

Exhibit 3

WRITTEN DESCRIPTION

Cedar Creek PUD

October 5, 2022

I. PROJECT DESCRIPTION

Applicants propose to rezone from RR-Acre to PUD 17.85 acres of land. The property is located on the north side of Hemlock Rd and to the west of Lem Turner Rd.

- A. Project Name: Cedar Creek PUD
- B. Project Architect/Planner: Dunn & Associates, Inc.
- C. Project Engineer: Dunn & Associates, Inc.
- D. Project Developer: Bird Dog, LLC
- E. Current Land Use Designation: RR
- F. Current Zoning District: RR-Acre
- G. Requested Zoning District: PUD
- H. Real Estate Number(s): 019531-0000, 019517-0000, 019516-0000, 019495-9100, 019507-0000

II. QUANTITATIVE DATA

- A. Total Acreage: 17.85 +/- Acres
- B. Total number of dwelling units: Maximum of 150
- C. Total amount of non-residential floor area: 0
- D. Total amount of recreation area: .8 +/- Acres
- E. Total amount of open space: 2.8 acres includes open space, upland and perimeter buffers
- F. Total amount of public/private rights of way: 2.64 acres.
- G. Total amount of land coverage of all buildings and structures: 70%
- H. Phase schedule of construction: Single phase

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The Cedar Creek PUD differs from the RMD zoning district in that it seeks to provide 5ft. side setbacks on the townhome/ duplexes instead of the standard 10ft setback.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated, or maintained by the City.

The continued operation and maintenance shall be managed by the Cedar Creek Homeowners Association.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

- a) Permitted Uses: Duplexes, rental or fee simple, not to exceed 150 lots.
- b) Temporary construction trailers and offices, leasing/sales/management offices, models and similar uses.
- c) Amenity/recreation areas.
- d) Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
- e) Mail centers/kiosks.
- f) Maintenance offices/areas, maintenance equipment storage building/area, security office and similar use.
- g) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

- B. Permissible Uses by Exception: None

- C. Limitations on Permitted or Permissible Uses by Exception:

- D. Permitted Accessory Uses and Structures:

- a) Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area: 1,890 square feet*
- (2) *Minimum lot width: Twenty-one (21) feet.*
- (3) *Maximum lot coverage by all buildings: Seventy (70) percent.*
- (4) *Minimum front yard: Twenty (20) feet.*
- (5) *Minimum side yard: Zero (0) feet, five (5) feet exterior, with 10 feet between buildings.*
- (6) *Minimum rear yard: Ten (10) feet.*
- (7) *Maximum height of structures: 35 feet*

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Hemlock Street, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

(1) One (1) double faced or two (2) single faced monument signs not to exceed thirty-two (32) square feet (each side) in area and fifteen (15) feet in height.

(2) Directional Signs:

Directional signs for vehicles (handicapped, deliveries, no parking, directional, etc.) are permitted and shall be designed as a unified package. Directional signs indicating common areas and buildings, etc. are permitted. The design of these signs should reflect the character of the use and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For

pedestrian directional signage, such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

(3) Real Estate and Construction Signs.

Real estate and construction signs of a maximum of forty-eight (48) square feet in area and twelve (12) feet in height are permitted.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

F. Utilities

Electric, Water and sewer to be provided by JEA.

G. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

EXHIBIT F

PUD Name Cedar Creek PUD

Land Use Table

Total gross acreage	17.85	Acres	100 %
Amount of each different land use by acreage			
Single family	N/A	Acres	0 %
Total number of dwelling units	N/A	D.U.	
Multiple family	17.85	Acres	100 %
Total number of dwelling units	150	D.U.	
Commercial	N/A	Acres	0 %
Industrial	N/A	Acres	0 %
Other land use	N/A	Acres	0 %
Active recreation and/or open space	.8	Acres	4 %
Passive open space	2.8	Acres	16 %
Public and private right-of-way	2.6	Acres	15 %
Maximum coverage of buildings and structures	1,890	Sq. Ft.	70% %