

EXHIBIT 3

**SADDLE BROOK LANDING PUD
Written Description**

February 6, 2023

**Current Zoning District: PUD / Proposed Zoning District PUD
Current Land Use Designation: LDR / Proposed Land Use Designation N/A
RE #002266-0140**

I. SUMMARY DESCRIPTION OF THE PLAN

In 2018, Applicant was approved to rezone approximately 53.42 acres of property located on the north side of Normandy Blvd and east of Yellow Water Road from a PBF to PUD to allow for multi-family apartment use for a total of 216 units. With this new PUD application, owner is now seeking to increase the number of multifamily apartments on this property from 216 units to 270 units and increase the number of buildings from seven to nine buildings as originally approved, with all required open space and recreational areas and storm water retention areas.

The property is currently under construction with three of the seven approved multifamily buildings completed, two buildings underway and the remaining two buildings scheduled for construction in 2023. All adjacent parcels are vacant land, except for a multi-family PUD to the west. Surrounding land use designations and zoning districts include: PBF/PBF-1 to the north, LDR/PUD to the west and AGR-III/AGR to the south.

A site plan of the apartment use is attached hereto as Exhibit "E."

II. QUANTITATIVE DATA

- A. Total Acreage: 53.42 acres
- B. Total number of dwelling units: 270 units
- C. Total amount of non-residential floor area:
- D. Total amount of recreation area: 1.0 acres
- E. Total amount of open space: 45.39 acres
- F. Total amount of public/private rights of way: 3.69 acres
- G. Total amount of land coverage of all buildings and structures: 6.24 acres
- H. Phase schedule of construction (include initiation dates and completion dates)
 - Phase I – 150 units start date 1/1/2020 completion date 9/1/2023
 - Phase II – 60 units start date 1/1/2024 completion date 6/1/2025
 - Phase III – Schedule is pending approval of PUD

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code? This PUD proposal simply seeks increase the previously approved number of multifamily apartments on this property from 216 units to 270 units with all necessary open space and recreational areas and storm water retention areas.

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. All areas and functions related to the continued operation and maintenance will be maintained by the owner.

IV. USES AND RESTRICTIONS

Set forth below are the permitted uses and corresponding development for a multi-family apartment use:

A. Permitted Uses

1. Multiple Family Dwellings
2. Accessory uses and structures as permitted in the Zoning Code.

V. DESIGN GUIDELINES

A. Minimum Lot and Building Requirements:

- a. Minimum Lot Width: 60 feet
- b. Minimum Lot Area: 1,100 square feet per unit
- c. Minimum Yard Requirements:
 - (i) Front – 20 feet
 - (ii) Side – 10 feet
 - (iii) Rear – 20 feet
- d. Maximum Height: Forty-five feet (45').
- e. Maximum Lot Coverage: 60%.
- f. Maximum Number of Units: 270.

B. Ingress, Egress and Circulation:

1. **Parking and Loading Requirements:** Unless otherwise agreed to by the Planning and Development Department, development of the property will comply with the City's off-street parking and loading space requirements as set forth in Part 6 of the Zoning Code.
2. **Vehicular Access:** Access will be from Bicentennial Drive. The proposed access point for the multi-family development is as shown on the site plan attached as Exhibit "E." Prior to verification of substantial compliance with this PUD, the location and design of all access points will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
3. **Pedestrian Access:** The location and design of the sidewalks will be consistent with the Comprehensive Plan and subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

C. Signage:

1. PUD Entrance Sign: The PUD shall be permitted three double-faced illuminated monument entrance sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height on Bicentennial Drive.
2. Wall Signs, Canopy Signs, and Other Interior Signs: Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street. One under canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, however, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs. Directional signs, real estate signs and construction signs are permitted.

D. Landscaping: Landscaping for the multi-family use shall be in accordance with the requirements set forth in Part 12 of the Zoning Code, except as otherwise described.

E. Open Spaces and Recreation Areas: The PUD includes open spaces and passive recreation areas. Recreational amenities and space, including a recreation center, and may include such amenities as a pool, playground/play areas and similar uses, but in any event, will be provided at a minimum one-hundred fifty (150) square feet per unit. In addition, the PUD includes a maintenance facility to service the development.

- F. Utilities:** Electric power is available to the site provided for by the JEA. Centralized Water System will provide water and sewer services. The developers will design and construct each building to furnish adequate fire protection.
- G. Wetlands:** The property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection, and the U.S. Army Corps of Engineers.
- H. Storm Water Retention:** Retention shall meet the requirement of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District. Storm water retention area may be located on or off-site and may be shared with other parcels provided the storm water design for the entire PUD meets the standards and requirements of the City of Jacksonville and the St. Johns River Water Management District.
- I. Phasing:** The development of the PUD will vary due to market conditions. Temporary sales and/or leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site if necessary.
- J. Conceptual Site Plan:** The configuration of the site is noted in the multi-family site plan.

CONSISTENCY

- A. Consistency with the Comprehensive Plan:** Development of the property for multi-family residential use is consistent with the underlying Comprehensive Plan designations governing the property.
- B. Consistency with the Concurrency Management System:** Pursuant to the provisions of the Jacksonville Ordinance Code and Comprehensive Plan, the development will comply with the requirements of the Concurrency Management System; alternatively, the Mobility System or the existing development agreement controlling the site.
- C. Internal Compatibility:** The multi-family conceptual site plan addresses circulation within the site. Pedestrian circulation, including exterior and interior sidewalks, shall be provided consistent with the Comprehensive Plan. The final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.
- D. External Compatibility/Intensity of Development:** The surrounding land use designations and zoning districts include PBF/PBF-1 to the north, LDR/PUD to the west and AGR-III/AGR to the south. The proposed PUD is compatible in both intensity and density of the surrounding developments and zoning districts.

E. Listed Species Regulations: A listed species survey is submitted with the PUD application. In addition to the listed species, the property will be developed in accordance with the three recommendations in the attached letter from the Florida Fish and Wildlife Conservation Commission.

1. To address the Black Cray Fish, the site will be surveyed for the species and development will maintain a non-disturbance buffer of approximately seventy-five feet from streams and add a second erosion control fence along the perimeter of development area adjacent to any streams.
2. To address the Homosassa Shrew the property owner will maintain the heavy wooded debris in the non-developed areas. The wooded debris exists due to the harvest of timber on the site and the residual remains will provide the coarse woody debris along with the grasses, forbs and leafy wood ground recommended by the FWC.
3. To address the Black Bear, the property owner will maintain a clean construction site with wildlife resistant containers and use proper food storage and removal practices during construction. In addition, once operations commence, the property will install closed trash receptacles or use the enclosed single trash hydraulic trash system we already have on site in the Saddle Brook Neighborhood at the entrance which is easily accessible to all future residents.

See Exhibit "E" site plan for notes regarding the application of the recommendations.

EXHIBIT F

PUD Name

Saddle Brook Landings Annex, LLC

Land Use Table

Total gross acreage	53.42	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family	2.37	Acres	4.44 %
Total number of dwelling units	270	D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space	.25	Acres	0.47 %
Passive open space	45.39	Acres	84.97 %
Public and private right-of-way	3.69	Acres	6.91 %
Maximum coverage of buildings and structures	6.24	Sq. Ft.	11.68 %