

**Exhibit 3
WRITTEN DESCRIPTION
Tierra Chase PUD – Phase II
6.26.2023**

Original Ordinance #: 2015-0414 (Phase I)
Current Ordinance #: 2023-0XXX (Phase 2)

Project Name: Tierra Chase Phase II

RE Number(s): 160903-0150, 160903-0240, 160903-0235, 160903-0230, 160903-0225, 60903-0220, and 160903-0215.

Developer: **Brian Small**
Bird Dog, LLC
3948 3rd Street South
Jacksonville Beach, FL 32250

Owner: **Century Communities of Florida, LLC**
4601 Touchton Road
Jacksonville, FL 32246

Project Engineer **Matthews Design Group**
6621 Southpoint Drive North
Jacksonville, FL 32216

Surveyor: **ECK Land Surveyors, Inc.**
1660 Emerson Street
Jacksonville, FL 32207

Property Addresses: 0 TIERRA CHASE WAY. 12441 TIERRA CHASE WAY. 12447 TIERRA CHASE WAY. 12453 TIERRA CHASE WAY. 12459 TIERRA CHASE WAY. 12465 TIERRA CHASE WAY. 12471 TIERRA CHASE WAY.

Zoning: **Current** RR
Proposed PUD

Land Use: **LDR**

Property Description: Tierra Chase was adopted in 2015 as Tierra Chase Phase I. The subject parcel, 3.13 +/- acre FDOT Parcel, was not acquired in 2015. Thus, it was not included in the 2015 rezoning application. On February 22, 2022, the above referenced FDOT pond was acquired by Capital Outlay Fund, LLC. The FDOT Pond was then reconfigured, improved, incorporated into the Tierra Chase Homeowners association under a joint use agreement and into the approved plat. Consistent with the language in PUD 2015-0414 the pond was acquired, and no additional lots were added. The developer maintained the intent of Phase I with platted lots of 70'. The requested

second rezoning application will complete the Tierra Chase project as Tierra Chase PUD Phase II.

On March 17, 2022, the owner, Century Communities of Florida, LLC acquired the property, developed Tierra Chase Phase I & 2 property, and recorded the plat for 30 lots. The entire property has fully approved plans and permits to construct 30 homes. Six (6) of the Thirty (30) platted lots are affected by the split zoning of RR and PUD in the reconfigured FDOT pond area of 3.13 +/- acres. This amendment for Tierra Chase Phase II, shall ameliorate the split zoning and provide the originally intended comprehensive zoning for the entire Tierra Chase neighborhood.

The adopted PUD language in the 2015-0414 shall remain unchanged.

Wetland Survey:

Approved Plat. Not Required.

Wildlife Survey:

Approved Plat. Not Required.

II. QUANTITATIVE DATA

- A. Total Acreage: 3.13 +/- Acres
- B. Total number of dwelling units: 6 Single Family Units
- C. Total amount of non-residential floor area: N/A
- D. Total amount of recreation area: N/A
- E. Total amount of open space: N/A
- F. Total amount of public/private rights of way: N/A
- G. Total amount of land coverage of all buildings and structures: N/A
- H. Phase schedule of construction (include initiation dates and completion dates):

Tierra Chase Phase I & II construction complete. Tierra Chase plat recorded.

III. STATEMENTS

A.
This application is consistent with **PUD 2015-0414-E**.

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.

Consistent with PUD 2015-0414-E – This property will be incorporated into TIERRA CHASE HOMEOWNERS ASSOCIATION INC.

IV. USES AND RESTRICTIONS

A. Permitted Uses:	Single Family Homes
B. Permissible Uses by Exception:	N/A
C. Limitations on Permitted or Permissible Uses by Exception:	N/A
D. Permitted Accessory Uses and Structures:	N/A
E. Restrictions on Uses:	N/A

Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.

Air conditioning or other equipment designed to serve the main structure may be located in the required rear or side yard. Where lots are located on roadway curves or cul-de-sacs the Building Restriction Line (BRL) will be 15 feet notwithstanding the lot width at the BRL. On any corner lot notwithstanding the code the side yard setback shall be 5 feet.

V. DESIGN GUIDELINES

A. Lot Requirements:

(1) Minimum lot area:	7,000sf
(2) Minimum lot width:	70'
(3) Maximum lot coverage:	60%
(4) Minimum front yard:	20'
(5) Minimum side yard:	5'
(6) Minimum rear yard:	10'
(7) Maximum height of structures:	35'

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.

As outlined in recorded Plat for Tierra Chase.

(2) Vehicular Access:

a. Vehicular access to the Property shall be by way of, 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.

As outlined in recorded Plat for Tierra Chase.

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.

As outlined in recorded Plat for Tierra Chase.

(3) Pedestrian Access.

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

As outlined in recorded Plat for Tierra Chase.

C. Signs:

(1) One (1) double faced or two (2) single faced signs not to exceed square feet in area and feet in height. (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed feet in height.

(2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.

(3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

(4) Directional signs shall not exceed square feet in are and feet in height

D. Landscaping:

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

As outlined in recorded Plat for Tierra Chase.

E. Recreation and Open Space:

As outlined in recorded Plat for Tierra Chase.

F. Utilities

Water will be provided by Jacksonville Electric Authority.
Sanitary sewer will be provided by Jacksonville Electric Authority.
Electric will be provided by Jacksonville Electric Authority.

As outlined in recorded Plat for Tierra Chase.

G. Wetlands

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

As outlined in recorded Plat for Tierra Chase.

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.

As outlined in recorded Plat for Tierra Chase.

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 2045 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. PUD 2015 – 0414 outlines two phases of Tierra Chase. In time, and in necessity, this application requests to complete the Tierra Chase PUD.