

EXHIBIT 3

**WRITTEN DESCRIPTION
For
Morse Avenue PUD
August 22, 2023**

I. PROJECT DESCRIPTION

A. The applicant proposes to rezone approximately 3.73 acres located at 7932 Morse Avenue from Rural Residential-Acre (RR-Acre) to Planned Unit Development (“PUD”). The subject parcel is currently zoned RR-Acre and is developed as a single-family home. Given the recent growth along Morse Avenue, including PUD rezoning application (2023-0295) at 7878 Morse Avenue that has been recommended for approval by the City of Jacksonville Planning Department, the proposed rezoning to PUD is appropriate and necessary for the parcel to be re-developed to provide a more compatible site design than currently permitted within the RR-Acre zoning designation.

As described below, rezoning the subject parcel to PUD is necessary to provide the proposed mix of housing types that is appropriate and compatible with the surrounding area. The proposed PUD will be compatible with the surrounding single-family subdivisions and will generally emulate the Residential Low Density-TNH (RLD-TNH) zoning designation for townhomes and Residential Low Density (RLD-40) for single-family homes. The proposed project is located in the Suburban Area (SA) Development Area and meets the intent of this designation. Additionally, the proposed PUD will provide a diversity of housing that better suits the growing population and growth in this area.

Surrounding land use designations, zoning districts and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
<u>South</u>	LDR	RR-Acre	Residential
<u>East</u>	LDR	RR-Acre	Residential
<u>North</u>	LDR	RLD-60	Residential
<u>West</u>	ROS	ROS	Open Space/ Conservation

Project Team

Applicant	Engineer	Planning Team
7932 Morse Avenue LLC 99 King Street St. Augustine, FL 32084	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258

- B. Current Land Use Category: Low Density Residential
- C. Current Zoning District: Rural Residential-Acre (RR-Acre)
- D. Requested Zoning District: Planned Unit Development (PUD)
- E. Real Estate Number: 015791 0005

II. QUANTITATIVE DATA

- A. Total Acreage: +/- 3.73 acres
- B. Maximum Density: 7 Units/Acre
- C. Total number of dwelling units: 26 Units
 - a. There will be a mix of townhomes and single-family units. Single-family lots will be located directly adjacent to Morse Avenue with the townhomes located internal to the site.
- D. Total amount of non-residential floor area: N/A
- E. Total amount of recreation/open space: Per LDC Section 656.420
- F. Phase schedule of construction (include initiation dates and completion dates):

The Applicant is proposing development of this project in one five-year phase. Market conditions will dictate the actual pace of development.

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description, Phasing Schedule, and Concept Plan.

Due to site constraints and the desired mixed unit building form not being available in the Zoning Code, this PUD requests three deviations from strict application of the Zoning Code. The PUD will differ from the usual application of the Zoning Code by reducing the single-family minimum yard requirement for a secondary front from 10 feet to 5 feet. Additionally, this PUD will deviate from the zoning code Section 656.414(a)(4)(b) by reducing the townhome side setback for end units from 10 feet to 5 feet. An additional deviation from zoning code Section 656.1222(b) is proposed to remove the average 20 ft. buffer and propose a consistent 15 ft. buffer. Due to the project's location at the terminus of Morse Avenue, a 15 ft. minimum buffer is sufficient and will provide adequate landscaping and visual barrier to buffer. These deviations are appropriate and therefore will not have an adverse effect on the development or surrounding developments.

Through rezoning the subject property to PUD, the property can be used more efficiently than strict application of the Zoning Code. The proposed PUD provides appropriate and compatible design standards that permit a mix of single-family and townhome dwelling units. Rezoning the parcel to PUD is required to provide the cohesive mix of single-family and townhome units, enable flexibility in site design, and utilize the smart growth tools that are proposed by this development. In addition, locating the single-family lots along Morse Ave, allows the single-family continuity along Morse Avenue to continue.

- 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 facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

- A. Permitted Uses and Permissible Uses by Exception:

All permissible uses and uses by exception shall be consistent with Section 656.305 of the City of Jacksonville's Zoning Code (Low Density Residential Category).

Permitted Uses:

1. Single-family dwellings
2. Townhomes
3. Foster care homes
4. Family day care homes meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code
5. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code
6. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4 of the Zoning Code
7. Golf courses meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code

- 8. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code
- 9. Country clubs meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code
- 10. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code

B. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Section 656.305.A.II.(b) of the City of Jacksonville’s Zoning Code.

V. DESIGN GUIDELINES

A. Lot Requirements:

Single-family dwellings:

- i. Single-family lots will be located along Morse Avenue.
- ii. Minimum width and area.
 - a. Width—40 feet.
 - b. Area—4,000 square feet.
- iii. Maximum lot coverage by all buildings and structures.
 - a. 50%
- iv. Maximum impervious surface ratio (ISR)
 - a. 70%
- v. Minimum yard requirements (building setbacks)
 - a. Front—20 feet
 - b. Second Front—5 feet
 - c. Side—3 feet
 - d. Rear—10 feet
- vi. Maximum height of structures
 - a. 35 feet

Townhomes:

- i. Townhome lots will be located internal to the site.
- ii. Minimum width and area.
 - a. Width—15 feet; 25 feet for end units
 - b. Area—1,500 square feet
- iii. Maximum lot coverage by all buildings.
 - a. 70%
- iv. Maximum impervious surface ratio (ISR)
 - a. 75%
- v. Minimum yard requirements (building setbacks)
 - a. Front—22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building facade; 22 feet from the back edge of curb

where no sidewalks are located to the garage face and 15 feet to the building facade; 15 feet if access to garage is from an alley.

- b. Side—0 feet internal; 5 feet for end units
 - c. Rear—10 feet
 - vi. Maximum height of structures
 - a. 35 feet
- B. Ingress, Egress and Circulation:

1. Parking Requirements.

The vehicle parking requirement shall be consistent with Part 6 of the Zoning Code excluding the maximum parking standard found in Section 656.604.

2. Vehicular Access.

- a. Vehicular access to the Property shall be by way of Morse Avenue, as generally depicted on the PUD Site Plan. Additional vehicular accesses may be added to the site in the future. These future access locations shall be reviewed and approved through an administrative modification by the Planning and Development Department.
- b. If ownership or occupancy of the Property is subdivided among more than one person or entity, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels within the subject Property.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan. The internal sidewalks throughout the site will connect with the external sidewalks that will be provided along Morse Avenue.

C. Signs:

All sign design criteria and distances shall comply with Chapter 656, Part 13 of the City of Jacksonville's Zoning Code; more specifically 656.1303(a).

D. Landscaping:

The Property shall be developed in accordance with Part 12 (Landscape Regulations) except for the proposed deviation from LDC Section 656.1222(b) to remove the average 20 ft. buffer and propose a consistent 15 ft. buffer. Due to the project's location at the terminus of Morse Avenue, a 15 ft. minimum buffer is sufficient and will provide adequate landscaping and visual buffering.

E. Recreation and Open Space:

The property shall provide Recreation and Open Space in compliance with the City of Jacksonville 2045 Comprehensive Plan and Section 656.420 of the City's Land Development Code.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by JEA.

G. Wetlands:

The project will follow the requirements of the St. Johns River Water Management District's wetland permitting process and requirements.

H. Stormwater:

The project will follow the requirements of the St. Johns River Water Management District's permitting process and requirements.

VI. DEVELOPMENT PLAN APPROVAL

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

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 community.

A. Is more efficient than would be possible through strict application of the Zoning Code;

The proposed PUD is more efficient than would be possible through strict application of the Zoning Code. The proposed development includes a mix of single-family and townhome units. Through thoughtful site design, the development is proposed with single-family homes along the peripheral of the property and the townhomes concentrated in the center. Therefore, the development will buffer the townhomes with the single-family units and provide absolute compatibility with the single-family residence to the east. The current RR-Acre zoning would not permit the proposed development, and is no longer serving the property for development at the highest and best use. Rezoning to PUD will provide the necessary flexibility in site design to develop the property in a compatible and efficient manner.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed development is compatible with the surrounding single-family residences, single-family subdivisions, and open space uses. The proposed development has a current future land use designation of Low Density Residential (LDR). The proposed PUD will generally develop per the low-density residential zoning requirements. Therefore, the proposed residential development will be compatible with surrounding land uses and will use intentional site design to improve the characteristics of the surrounding area.

Additionally, a rezoning application from RR-Acre and PBF-1 to Planned Unit Development (PUD) at 7878 Morse Avenue (2023-0295) has been recommended for approval by the City of Jacksonville Planning Department. PUD rezoning 2023-0295 is proposing a maximum of 50 townhomes on 13.74 acres and therefore further supports the compatibility of this Morse Avenue PUD with the surrounding area.

- C. Will promote the purposes of the City of Jacksonville 2045 Comprehensive Plan.

The proposed PUD rezoning and will promote the City of Jacksonville’s 2045 Comprehensive Plan by meeting the following objectives and policies:

FLUE Policy 1.1.9:

Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic impacts
- Site access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

The proposed PUD will meet the intent of this policy by providing residential redevelopment on a property already developed as a single-family home. Additionally, the proposed development will include a mix of housing types (single-family and townhome units) that are both compatible

with each other and the surrounding properties. Further, the proposed development is in a location with existing infrastructure and residential development. Also, the proposed PUD utilizes innovative site planning to increase the compatibility of the proposed development. Therefore, the proposed development is an example of smart growth and does not contribute to urban sprawl.

FLUE Policy 1.1.15:

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed development fulfills this policy by locating in proximity to existing single-family residences and being infill redevelopment that does not contribute to urban sprawl. Additionally, there is another rezoning application in proximity that has been recommended for approval by the City of Jacksonville Planning Department (PUD rezoning 2023-0295) and further justifies the compatibility and appropriate location of the proposed development.

FLUE Policy 1.1.17:

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

The proposed development is in the Suburban Area (SA) Development Area and fulfills the intent of the SA Development Area through the appropriately proposed density, location, and compatible, thoughtful design.

FLUE Policy 1.1.21:

Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

The proposed development is redevelopment of an existing single-family home property in a location with existing sufficient infrastructure. The proposed PUD will provide a mix of housing that will further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population. Therefore, the proposed development meets the intent of this policy.

FLUE Policy 1.1.22:

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The proposed infill development project promotes a compact land use pattern by utilizing a parcel of land adjacent to existing residential subdivisions and residential homes, thereby decreasing urban sprawl. The project will utilize existing infrastructure which ensures an efficient urban service delivery system.

FLUE Policy 1.1.24:

The City will encourage the use of such smart growth practices as:

- i. Interconnectivity of transportation modes and recreation and open space areas;
- ii. A range of densities and types of residential developments;
- iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
- iv. Use of the Development Areas;
- v. Revitalization of older areas and the downtown;
- vi. Use of site design features and engage and enhance the pedestrian experience abutting collector roads and higher (public art, social connection, recreation and open spaces, pedestrian entries and transparency); and
- vii. Create walkable neighborhoods.

The proposed project is residential development in an existing residential area. The subject property is located in the Suburban Area (SA) Development Area. The proposed development aligns with the intent of the SA Development Area. Additionally, the project utilizes smart growth practices by proposing a maximum density of 7 units/acre, which is appropriate and compatible with the residential development in proximity. The project proposes redeveloping the existing single-family home property to a mix of single-family and townhome units, which will increase the diversity of housing in this location. Therefore, the proposed development meets the intent of this future land use policy.

Future Land Use Objective 2.10

Promote the development of complementary uses that include cultural, recreational, and vertically integrated commercial and residential components, by encouraging and incentivizing urban development characteristics in order to reduce the negative impacts of urban sprawl.

The proposed development is compatible with the existing development in proximity. Additionally, the proposed development will utilize existing infrastructure and central water/sewer. Therefore, the proposed development does not constitute as urban sprawl.

Future Land Use Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

The proposed development will redevelop the existing single-family property and provide a mix of housing units that can contribute to accommodating the projected population. Additionally, the proposed development is appropriate in the Suburban Area Development Area. Therefore, the proposed development fulfills this objective.

Transportation Element Objective 4.1.4:

The City shall require new development or redevelopment projects that front along City or state road right-of-way to include sidewalks within the public right-of-way or shared use/multi-use path subject to approval by the Jacksonville Planning and Development Department (JPDD), unless otherwise exempted by criteria contained in the Code of Subdivision Regulations (Ordinance Code, Chapter 654)

The proposed development will provide the required sidewalks along the subject property's Morse Avenue frontage, thereby fulfilling this objective. Additionally, the proposed development will have internal sidewalks, thereby providing internal and external pedestrian connectivity.

- D. The project will have internal and external compatibility.

All proposed uses within the PUD will be compatible internally and externally. The proposed site plan includes internal vehicle connectivity throughout the project site. In addition, it provides access to Morse Avenue, thereby providing external access and compatibility.