

EXHIBIT 3
ALLIER RESIDENTIAL PUD
Written Description
September 20, 2023

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A.** RE #: 012867-0000, 012860-0000, 012839-0030, 012865-0110
- B.** Current Land Use Designation: LDR
- C.** Current Zoning District: RLD-50, PUD
- D.** Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

Hart Resources, LLC (the “Applicant”) proposes to rezone approximately 31.56 +/- acres of property from Residential Low Density – 50 (“RLD-50”) and Planned Unit Development (“PUD”) to Planned Unit Development (“PUD”). The property is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). The PUD will be developed in accordance with this PUD Written Description.

The subject property (“Property”) is currently owned by Miller Landing, LLC. The property is located off Stratton Road, as shown on **Exhibit “K”**. The property is designated Low Density Residential (“LDR”) in the Future Land Use Map in the City’s Comprehensive Plan. The PUD will be developed consistent with the LDR future land use category within a Suburban and Rural Development Area of the 2045 Comprehensive Plan. The PUD shall be developed with a maximum gross density of seven (7) units per acre with centralized potable water and wastewater service.

The proposed residential product will consist of one-story and two-story homes consisting of freestanding single cottages, paired cottages, and four-unit cottages as conceptually depicted on **Exhibit “E”**. The proposed development of the property will be both aesthetically and environmentally appealing. A combination of fencing, buffering, landscaping, and architectural designs are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Maximum Density

The PUD will be developed consistent with the LDR future land use category within the Suburban and Rural Development Area of the 2045 Comprehensive Plan. The residential uses shall not exceed a maximum of gross density of seven (7) units per acre cumulatively within the LDR future land use category. The total number of dwelling units allowed within the Allier Residential PUD shall not exceed 220 residential units.

B. Site Development Standards

1. *Permitted Uses and Structures:*
 - a. Single family detached and attached dwellings not to exceed four (4) attached dwellings in any one (1) building.
 - b. Sales/management offices, models, and similar uses.
 - c. Amenity/recreation center, which may include a pool/cabana/clubhouse, health/exercise facility, playground and similar uses.
 - d. Mail center and/or mail scattered cluster boxes
 - e. Essential services, including water, sewer, gas, telephone, radio and electric, meet the performance standards and development criteria set forth below.
 - f. Home occupations are subject to below.
 - g. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.
2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code.
 - a. Maintenance shed / storage.
3. *Minimum lot requirements (width and area):*
 - a. N/A
4. *Maximum lot coverage by all buildings and structures: N/A*
5. *Minimum yard requirements will be determined from the internal development roadways.*
 - a. Front – 20 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 5 feet to the building façade; 20 feet from the back edge of curb where no sidewalks are located to the garage face and 10 feet to the building façade; 20 feet, if access is from an alley

Side and Rear yard requirements apply only to the outer perimeter of the development and are set forth below:

- b. Side – 5 feet
 - c. Rear – 10 feet
6. *Minimum Building Separation:* 10 feet
 7. *Maximum height of structures:* 35 feet
 8. *Alley Access.* Alleys will be permitted to be constructed. Alleys shall have a minimum of an eighteen (18) foot right of way if two-way and a twelve (12) foot right of way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries.
 9. *Number of units in a building.* Up to four (4) units shall be permitted in any one building.

C. Allier Amenity

1. *Permitted Uses and Structures*
 - a. Amenity/recreation center, which may include a swimming pool, cabana/clubhouse, health/exercise facilities, and similar facilities.
 - b. Parks, ball fields, playing courts, playgrounds, walking paths and similar facilities including associated stormwater ponds.
 - c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth below.

D. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Essential services (utility systems) shall be permitted subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with the appropriate section of the Jacksonville Ordinance Code.

E. Land Clearing

Land clearing and process of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed

only in conformity with applicable fire codes and other applicable chapters of the Jacksonville Ordinance Code.

F. Excavations, Lakes and Ponds

Excavations, lakes and ponds, dug as part of the developments storm water management system are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Excavations such as lakes, and ponds may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided through Stratton Road as shown on the PUD Site Plan. The access road as shown on the PUD Site Plan and other interior roads will be privately owned. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Planning and Development Department.

B. Recreation/Open Space

Recreation/open space requirements will be met by providing 150 square feet of active recreation area per dwelling unit according to Section 656.420 and pursuant to 2045 Comprehensive Plan.

C. Landscaping/Landscaped Buffers/Fencing

Landscaping and tree protection shall be provided in accordance with the City of Jacksonville Ordinance Code, and Article 25 of the Charter of the City of Jacksonville. The developer will provide a six-foot (6') vinyl fence along the Northern, Eastern, and Southern property boundaries as depicted on the site plan.

D. Signage

The applicant may construct up to two (2) permanent identity signs at the entrances to the subdivision on Stratton Road or one (1) permanent, double-faced sign in the median of the entry roads to the subdivision. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height and shall be non-illuminated or externally illuminated only. Real estate and construction signs shall also be allowed on each lot as provided for by Section 656.1306 and Section 656.1307 of the Zoning Code

E. Construction offices/model units/real estate sales.

On-site, temporary construction offices/model units/sales and leasing offices will be permitted. Real estate activities are permitted within model units. Associated parking for real estate activities is permitted adjacent to model units.

F. Parking and Loading Requirements

Each unit provides for 2 parking spaces. In addition to the provided parking for each unit, the PUD will provide up to 50(fifty) visitor parking spaces. The PUD may provide for more visitor parking, should the owner or developer deem it necessary and appropriate.

G. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

H. Utilities

The Property is served by JEA.

I. Conceptual Site Plan

The configuration of the development as depicted on the PUD Site Plan is conceptual and revisions to the PUD Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department. The roadways shown on the PUD Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department.

J. Permits

Upon approval of the construction plans for the infrastructure improvements within the PUD, building permits for the construction of buildings within the PUD may be obtained prior to the recordation of the plat(s).

K. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code.

L. Architectural Review

Prior to the construction of residential uses within the PUD, covenants and restrictions shall be recorded for the property.

M. Justification for the PUD Rezoning

The PUD allows for a unique housing product that will create diversity in the housing market, efficient use of the land, efficient provision of utilities and the inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD. The proposed development exceeds the minimum requirements of the Zoning Code and therefore requires a PUD.

N. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Conceptual Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development code; and provides for a more efficient use of land and infrastructure. The differentiations set forth above relating to the PUD Written Description, PUD Site Plan, and access are not capable of being set forth in the table below but are a result of the nature of the PUD rezoning. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element	Zoning Code	Proposed PUD	Reasoning
Fencing	For single family uses: 6ft Fencing is not required by code	For single family uses: Developer is agreeing to provide 6ft fencing on the Northern, Eastern and Southern portions of the property	Although fencing is not required, the developer is willing to provide fencing so that it will be aesthetically pleasing and provide privacy to the surrounding neighbors.
Engineering	The Zoning Code does not provide for the specific location of the Stormwater Management Pond.	This PUD specifies that the stormwater pond will be on the east side of the project abutting the property owners to the east as depicted on the site plan.	One of the ponds will be located on the eastern property line to provide an additional separation from existing property owners.

O. Names of Development Team

Agent: Hart Resources, LLC

Planner/Engineer: Kimley Horn.

P. Land Use Table

A Land Use Table is attached hereto as **Exhibit “F.”**

V. **PUD REVIEW CRITERIA**

A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the LDR – Low Density Residential land use category.

B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency Management System.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the Future Land Use Element of the 2045 Comprehensive Plan.

D. **Internal Compatibility:** The PUD provides for integrated design and compatible uses within the PUD.

E. **External Compatibility/Intensity of Development:** The PUD proposes uses and provides design mechanisms compatible with surrounding uses.

F. **Maintenance of Common Areas and Infrastructure. Maintained by Developer**

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD provides a recreation area as required by Section 656.420 of the Zoning Code.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. **Listed Species Survey:** Not Required.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides parking in accordance with Part 6 of the Zoning Code.

K. **Sidewalks, Trails, and Bikeways:** Sidewalks will be provided to the extent as noted on the site plan provided.