

PUD WRITTEN DESCRIPTION
SUNNYBROOK PUD
October 1, 2025

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 3.91 acres of property to permit townhome development on the property located at 3062 Sunnybrook Court (RE# 057499 0000) as more particularly described in Exhibit 1 (the “Property”) and depicted in the conceptual site plan attached as Exhibit 4 (the “Site Plan”). The Property is located within the LDR land use category, the Urban Priority Development Area, and is zoned RLD-60.

The Property is currently developed with a single-family home. A land use amendment to MDR is filed in companion with this PUD to permit townhome development with design protections to ensure compatibility with the surrounding community. The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	MDR/LDR	RMD-D/RLD-60	Apartments/Single-family
East	CGC/LDR	CCG-2/RLD-60	Retail/Auto Body Shop
South	CGC	CCG-2	Outdoor storage
West	LDR	RLD-60	Single-family

- B. Project name: Sunnybrook PUD.
- C. Project engineer: Maverick Engineering, PLLC.
- D. Project developer: Artek Homes LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: RLD-60.
- H. Requested land use designation: MDR.
- I. Requested zoning district: PUD.
- J. Real estate number: 057499 0000.

II. QUANTITATIVE DATA

- A. Total acreage: 3.91 acres.
- B. Proposed amount of residential units: Fifty-two (52).

III. STATEMENTS

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

This PUD generally adopts the RMD-A zoning district regulations with additional use and site restrictions. Golf courses, country clubs, and golf driving ranges are prohibited. The minimum lot area for townhomes shall be one thousand two hundred fifty (1,250) square feet. One (1) townhome lot has a minimum front and side yard of seven (7) feet, and another townhome lot has a minimum front and side yard of four (4) feet. Townhomes shall not exceed a two (2) story construction. Eight (8) foot fences in lieu of six (6) foot fences shall be provided where required as part of an uncomplementary buffer.

- B. Explanation of proposed deviations or waivers.

The prohibited uses are removed from this PUD because the Property is not suited for such uses. Townhomes have a minimum lot area of one thousand two hundred fifty (1,250) square feet to account for site geometry. Front and side yards are reduced for two (2) townhome lots to accommodate curvature in the right-of-way. Townhomes are limited to two (2) story construction to maintain consistency with the surrounding area which is developed with one (1) and two (2) story structures. Eight (8) foot fences will provide enhanced screening as compared to a six (6) foot fence.

- C. 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.

Owner and/or a HOA, CDD, or similar entity will be responsible for the operation and maintenance of the areas and functions described herein and any facilities that are not provided, operated or maintained by the City.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:
 - 1. Single-family dwellings.
 - 2. Townhomes, subject to the design guidelines herein.
 - 3. Housing for the elderly.

4. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
5. Foster care homes.
6. Community residential homes of six (6) or fewer residents meeting the performance standards and development criteria set forth in Part 4.
7. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
8. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
9. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
10. Home occupations.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code.
2. In connection with townhomes, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these townhome dwellings and their guests with no signs or other external evidence of the existence of these establishments.

C. Permissible Uses by Exception:

1. Cemeteries and mausoleums but not funeral home or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in the Part 4.
3. Borrow pits subject to the regulations contained in Part 9.
4. Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.

5. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
6. Day care centers meeting the performance standards and development criteria set forth in Part 4.
7. Nursing homes.
8. Residential treatment facilities.
9. Private clubs.
10. Commercial Neighborhood Retail Sales and Service or Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.
11. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
12. Community residential homes of seven (7) to fourteen (14) residents meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements for townhomes:

1. Minimum lot width: Fifteen (15) feet; twenty-five (25) feet for end units.
2. Minimum lot area: One thousand two hundred fifty (1,250) square feet.
3. Maximum lot coverage by all buildings: Seventy percent (70%). Maximum impervious surface ratio shall be seventy percent (70%) and shall be calculated on a Property-wide basis.
4. Minimum yard requirements:
 - a. Front – Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building facade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building facade; fifteen (15) feet, if access to garage is from an alley.

- b. Side – Zero (0) feet; ten (10) feet for end units on buildings containing more than two (2) units; five (5) feet for end units on buildings containing two (2) units.
 - c. Rear – Ten (10) feet.
 - d. Notwithstanding the above required yards, the western-most lot in Building 2 may have a minimum front and side yard of seven (7) to accommodate the curvature in the right-of-way. Likewise, the northern-most lot in Building 5 may have a minimum front and side yard of four (4) feet to accommodate the curvature in the right-of-way.
 - e. Townhomes that directly face, or back up to, another townhome dwelling shall have a minimum separation of at least twenty (20) feet, measured from the face of one (1) structure to the face of the other structure.
- B. Lot requirements for non-townhome uses shall be subject to the RMD-A zoning district regulations.
- C. Maximum height of structures: Thirty-five (35) feet. No structure shall exceed two (2) story construction.
- D. Ingress, Egress and Circulation:
 - 1. *Parking Requirements.* Parking for townhomes shall be provided at a minimum ratio of two (2) spaces per unit and one (1) guest space for every three (3) units. On-street parking is permitted and may be used to satisfy parking requirements. Parking may be provided on a lot or parcel that is (or will be) owned or managed by the HOA or a similar entity. The location of any on-street parking spaces shall be finalized at 10-set submittal. Separately designated loading spaces are not required for townhomes or multi-family development. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
 - 2. *Vehicular Access.* Vehicular access to the Property shall be by way of Detroit Street, as conceptually shown on the Site Plan.
 - 3. *Pedestrian Access.* Sidewalk(s) internal to the development and along the immediate frontage of public rights-of-way shall be provided as required by City regulations. Applicant may, but is not required, to construct a sidewalk south of the Property along the west side of Detroit Street to provide a complete pedestrian connection from the Property to Beaver Street West. The construction of any sidewalk beyond the Property frontage (offsite) shall be eligible for mobility fee credit subject to Florida Statutes and/or Chapter 655.

- E. Signs: Signs for this development shall be consistent with the requirements for the RMD-A zoning district as set forth in Part 13 of the Zoning Code.
- F. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except that an eight (8) foot fence shall be provided where an uncomplementary buffer is required.
- G. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- H. Utilities: Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- I. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- J. Modifications: The Site Plan is conceptual in nature and subject to change. Reductions in density and changes to the location and configuration of stormwater facilities and other infrastructure, and open space are allowed without a modification to the PUD and Site Plan. This PUD may be modified administratively, by minor modification, or by major modification (rezoning) subject to the procedures set forth in Section 656.341 of the Zoning Code or as set forth herein.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

In accordance with Section 656.341(d) of the Code the PUD meets the applicable Criteria for review as follows:

- A. **Consistency with the Comprehensive Plan.** The proposed PUD is consistent with the general purpose and intent of the City's 2045 Comprehensive Plan and Land Use Regulations, will promote the purposes of the City's 2045 Comprehensive Plan and specifically contributes to:

Future Land Use Element

- 1. Goal 1 - To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.
- 2. Objective 1.1 - Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through

implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

3. Policy 1.1.6 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
4. Policy 1.1.9 - Promote the use of Planned Unit Development (PUD) zoning districts, 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:
 - a. Potential for the development of blighting or other negative influences on abutting properties
 - b. Traffic Impacts
 - c. Site Access
 - d. Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - e. Configuration and orientation of the property
 - f. Natural or man-made buffers and boundaries
 - g. Height of development
 - h. Bulk and scale of development
 - i. Building orientation
 - j. Site layout
 - k. Parking layout
 - l. Opportunities for physical activity, active living, social connection, and access to healthy food
5. Policy 1.1.13 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - a. Creation of complementary uses;
 - b. Enhancement of transportation connections;
 - c. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - d. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. 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.

7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.8 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance with the following provisions:

- a. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
- b. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
- c. Subdivision (non-residential and residential) where:
 - i. The collection system of a regional utility company is greater than $\frac{1}{4}$ mile from the proposed subdivision.
 - ii. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - iii. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five-year period.
9. Goal 3 - To achieve a well balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
10. Policy 4.1.2 - The City shall require that all development conform to the densities and intensities established in the Future Land Use Map series and Operative Provisions of this element and be consistent with the plan.

Housing Element

1. Goal 1 - The City shall develop stable, sustainable and definable neighborhoods which offer safe, sound, sanitary and energy efficient housing that is affordable to all its present and future residents.
 2. Objective 1.1 - The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and/or fluctuations in market forces and migration patterns.
 3. Policy 1.1.1 - The City in its Land Development Regulations, shall continue to provide incentives such as higher densities or special design considerations, to encourage the building of a wide variety of housing types, designs, and price ranges; and promote an equitable distribution of housing choices throughout the City.
- B. **Consistency with the Concurrency Management System.** All development will secure necessary approvals from the CMMSO and pay all required fees in accordance with Chapter 655 of the Code.
- C. **Allocation of residential land use.** This PUD permits townhome and single-family development. This PUD proposes fifty-two (52) townhome units, well within the maximum density of MDR within the Urban Priority Area.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Detroit Street. Location of the access point shown on the Site Plan as well as final design of the access point is subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.
- E. **External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. Directly north of the Property is developed apartments within the RMD-D zoning district. The RMD-D district allows up to a maximum of thirty (30) units per acre. The proposed density of the project is under fifteen (15) units per acre. Furthermore, directly south of the Property is CCG-2 zoning, which is the most intense commercial zoning district in the City of Jacksonville. Accordingly, the proposed townhome development is consistent with abutting uses and provides a gradual transition of land uses from West Beaver Street.
- F. **Usable open spaces, plazas, recreation areas.** Open space in compliance with the 2045 Comprehensive Plan will be substantially provided as shown on the Site Plan attached as Exhibit E.

- G. **Impact on wetlands.** Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. **Listed species regulations.** The Property is less than fifty (50) acres and therefore a listed species survey is not required.
- I. **Off-Street parking including loading and unloading areas.** Parking for townhomes shall be provided at a minimum ratio of two (2) spaces per unit and one (1) guest space for every three (3) units. On-street parking is permitted and may be used to satisfy parking requirements. Parking may be provided on a lot or parcel that is (or will be) owned or managed by the HOA or a similar entity. The location of any on-street parking spaces shall be finalized at 10-set submittal. Separately designated loading spaces are not required for townhomes or multi-family development. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.

EXHIBIT F

Land Use Table

Total gross acreage	<u>3.91</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	<u>3.91</u> Acres	<u>100</u> %
Total number of dwelling units	<u>52</u> D.U.	
Commercial	_____ Acres	_____ %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.