

PUD WRITTEN DESCRIPTION

KIRK ROAD PUD

May 7, 2026

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 23.32 acres of property to permit single-family residential development on the property located at 122, 138, 116, 210, 222, 280, 292, 250, 250, 262, 324, 348, 410, & 412 Kirk Rd and 0 Bird Rd (RE#s 108325 0000, 108327 0000, 108326 0000, 108324 0050, 108324 0005, 108322 0005, 108322 0100, 108323 0010, 108323 0005, 108322 0010, 108321 0010, 108321 0000, 108319 0010, 108319 0000, & 108319 0020) 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 Suburban Development Area, and is zoned RLD-120.

The Property is currently developed with single-family dwellings. This PUD is filed to permit a mix of single-family houses with forty (40) and fifty (50) foot minimum widths as depicted in the Site Plan. This PUD is intended to match the mix of forty (40) and fifty (50) foot lots that was approved in the neighboring PUD pursuant to Ordinance 2021-0744. 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	LDR	PUD (2021-0744), RLD-100A	Single-family including a mix of 40 and 50 foot lots
East	LDR	RLD-120	Single-family
South	LDR	RLD-120	Single-family
West	LDR	RLD-120	Single-family

B. Project name: Kirk Road PUD.

C. Project engineer: Dominion Engineering Group, Inc.

D. Project developer: Dial Square Properties LLC.

E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.

F. Current land use designation: LDR.

G. Current zoning district: RLD-120.

H. Requested zoning district: PUD.

I. Real estate numbers: 108325 0000, 108327 0000, 108326 0000, 108324 0050, 108324 0005, 108322 0005, 108322 0100, 108323 0010, 108323 0005, 108322 0010, 108321 0010, 108321 0000, 108319 0010, 108319 0000, & 108319 0020.

II. QUANTITATIVE DATA

A. Total acreage: 23.32 acres.

B. Proposed amount of residential units: One hundred fifty (150) single-family dwelling units as conceptually depicted in the Site Plan.

III. STATEMENTS

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

This PUD permits single-family development consistent with the RLD-40 and RLD-50 zoning districts, as further set forth herein.

B. Explanation of proposed deviations or waivers.

This PUD allows for a mix of forty (40) and fifty (50) foot lots with no deviation from the underlying RLD-40 and RLD50 zoning districts design guidelines.

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 and structures:

1. Single-family dwellings.

2. Foster care homes

3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.

4. Community residential homes of six or fewer residents 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. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
7. 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.
8. Country clubs meeting the performance standards and development criteria set forth in Part 4.
9. Home occupations meeting the performance standards and development criteria set forth in Part 4.

B. Permissible uses by exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Borrow pits subject to the regulations contained in Part 9.
4. Day care centers meeting the performance standards and development criteria set forth in Part 4.
5. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4.

C. Permitted accessory uses and structures:

1. As permitted in Section 656.403 of the Zoning Code.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Forty (40) Foot Lots:
 - a. Minimum lot width: Forty (40) feet.
 - b. Minimum lot area: Four thousand (4,000) square feet.
 - c. Minimum yard requirements:
 - (1) Front – Twenty (20) feet.
 - (2) Side – Three (3) feet.
 - (3) Rear – Ten (10) feet.
2. Fifty (50) Foot Lots:
 - a. Minimum lot width: Fifty (50) feet.
 - b. Minimum lot area: Five thousand (5,000) square feet.
 - c. Minimum yard requirements:
 - (1) Front – Twenty (20) feet.
 - (2) Side – Five (5) feet.
 - (3) Rear – Ten (10) feet.
3. Maximum lot coverage by all buildings: Fifty percent (50%).
4. Maximum height of structures: Thirty-five (35) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Parking shall be provided pursuant to Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Kirk Road as conceptually shown on the Site Plan.
3. *Pedestrian Access.* As required by City regulations.

- C. Signs: Signs for this development shall be consistent with the requirements for the RLD-50 zoning district as set forth in Part 13 of the Zoning Code.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code.
- E. Recreation and Open Space: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.
- F. 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.
- G. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- H. Modifications: The Site Plan is conceptual in nature and subject to change. Changes to lot allocation as set forth herein and changes to the location and configuration of parks, recreation, stormwater facilities and other infrastructure, open space, wetlands, and compensatory storage 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. 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.
 9. 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.
- 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.** The PUD allows for a maximum of one hundred fifty (150) single-family homes. The proposed density is less than would be permitted by the Property's LDR land use designation, which permits a maximum density of seven (7) units per acre, which amounts to one hundred sixty-three (163) homes.
- D. Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Primary access to the site is available from Kirk Road. Location of the access points shown on the Site Plan as well as final design of the access points are subject to the review and approval of the City Traffic Engineer and the Planning Department.
- E. External compatibility / Intensity of development.** The proposed development is consistent with and complimentary to existing uses in the area. The Property is in the middle of a large collection of properties designated LDR land use. Single-family residential uses surround the Property. The PUD immediately across Kirk Road (2021-0744-E) also consists of a mix of forty (40) and fifty (50) foot wide lots.
- 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 is provided pursuant to Part 6 of the Zoning Code.
- J. **Sidewalks, trails and bikeways.** Pedestrian circulation will be addressed consistent with the City regulations.