

PUD WRITTEN DESCRIPTION
SCARWIN PUD
July 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 22.64 acres of property to permit single-family development on the property located at 2600 Scarwin Lane, 12709 Lanier Road, and 12665, 12653, and 0 Sapp Road (RE#s 106898 0030, 106898 0080, 106929 0000, 106898 0070, 106929 0400, and 106929 0410) 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 RR-Acre.

The Property is currently developed with single-family dwellings. This PUD is filed to permit a mix of single-family houses with fifty (50) and sixty (60) foot minimum widths as depicted in the Site Plan. 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	RR-Acre	Single-family
East	LDR	RR-Acre	Single-family
South	LDR	RLD-100A	Single-family
West	LDR	RLD-100A	Single-family

- B. Project name: Scarwin PUD.
- C. Project engineer: Dunn & Associates, Inc.
- D. Project developer: KB Home Jacksonville LLC.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC.
- F. Current land use designation: LDR.
- G. Current zoning district: RR-Acre.
- H. Requested zoning district: PUD.
- I. Real estate numbers: 106898 0030, 106898 0080, 106929 0000, 106898 0070, 106929 0400, and 106929 0410.

II. QUANTITATIVE DATA

- A. Total acreage: 22.64 acres.
- B. Maximum amount of single-family residential units: Ninety (90), comprised of a maximum of seventy-eight (78) fifty (50) foot wide lots and the remaining lots shall have a minimum width of sixty (60) feet.

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-50 and RLD-60 zoning districts, as further set forth herein. The PUD limits the total amount of single-family lots to ninety (90). A maximum of seventy-eight (78) of the lots may be less than sixty (60) feet in width. Golf courses and country clubs are removed as permitted uses. The lots abutting the eastern stormwater pond shall have a minimum width of sixty (60) feet as depicted in the Site Plan. Industry standard temporary real estate, construction, and marketing signage is permitted. This PUD requires buffering along the outer boundaries of the Property as depicted in the Site Plan and also requires fencing.

- B. Explanation of proposed deviations or waivers.

This PUD does not seek a reduction of any Zoning Code requirement applicable to the RLD-50 Zoning District. Instead, this PUD imposes additional restrictions, including capping the amount of fifty (50) foot lots that can be developed and locating such lots away from the eastern boundary line. Golf courses and country clubs are removed as uses to maintain consistency with the surrounding area. Fencing and buffering are provided, despite not being required under code, to screen the single-family subdivision from the other existing single-family dwellings.

- 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. Foster care homes.
3. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
4. Family day care homes 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. Animals, other than household pets, meeting the performance standards and development criteria set forth in Part 4.
9. Home occupation meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Accessory Uses and Structures:

1. As permitted in Section 656.403 of the Zoning Code, including temporary construction offices, model units, and sales and leasing offices.

C. 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. Excavations, Lakes, and 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. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4.

V. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot width: Fifty (50) feet, for a maximum of seventy-eight (78) lots. All additional lots, up to the ninety (90) unit lot max, shall have a minimum lot width of sixty (60) feet. The Site Plan depicts the proposed mix of fifty (50) and sixty (60) wide lots.
2. Minimum lot area: Five thousand (5,000) square feet for the lots with a minimum fifty (50) foot lot width. Lots with a minimum sixty (60) foot width shall have a minimum lot area of six thousand (6,000) square feet.
3. Maximum lot coverage by all buildings: Fifty percent (50%). Maximum impervious surface ratio shall be sixty-five percent (65%).
4. Minimum yard requirements:
 - a. Front – Twenty (20) feet.
 - b. Side – Five (5) feet.
 - c. Rear – Ten (10) feet.
5. Maximum height of structures: Thirty-five (35) feet.

B. Ingress, Egress and Circulation:

1. *Parking Requirements.* Pursuant to Part 6 of the Zoning Code.
2. *Vehicular Access.* Vehicular access to the Property shall be by way of Scarwin Lane and Sapp 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. Consistent with those requirements, subdivision identification signage may be provided at each entrance of the proposed subdivision. Each sign shall be no greater than twenty-four (24) square feet and may be externally illuminated. Real estate, construction, and marketing signs may be temporarily provided on the Property and shall not exceed twenty-four (24) square feet per sign.
- D. Landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, except that ten (10) and twenty (20) foot perimeter buffers shall be provided as depicted in the Site Plan, and a minimum six (6) foot tall, eighty-five percent (85%) opaque fence shall be provided along the perimeter of the Property, excluding access drives.
- 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 density as set forth herein and changes to the location and configuration of 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. 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.

- 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 limits single-family development to ninety (90) lots. The proposed density is consistent with the Property's LDR land use designation, which permits a maximum density of seven (7) units per acre, which amounts to one hundred fifty-eight (158) units.
- D. **Internal compatibility.** The Site Plan conceptually depicts access and circulation within the site. Access to the site is available from Scarwin Lane and Sapp Road. 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. The Property is in the middle of a large collection of properties designated LDR land use. Residential uses exist to the east, south, and west of the Property.
- 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.

EXHIBIT F

Land Use Table

Total gross acreage	<u>22.64</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	<u>15.17</u> Acres	<u>67%</u> %
Total number of dwelling units`	<u>90</u> D.U.	
Multiple family	<u>0.00</u> Acres	<u>0.00</u> %
Total number of dwelling units	<u>0.00</u> D.U.	
Commercial	<u>0.00</u> Acres	<u>0.00</u> %
Industrial	<u>0.00</u> Acres	<u>0.00</u> %
Other land use (Hospital and related uses)	<u>0.00</u> Acres	<u>0.00</u> %
Active recreation and/or open space	<u>0.00</u> Acres	<u>0.00</u> %
Passive open space	<u>0.44</u> Acres	<u>1.9</u> %
Public and private right-of-way	<u>7.03</u> Acres	<u>31.1</u> %

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.