

Conditions – CrossRoad Church PUD – 2020-610:

1. The new access road from Shiloh Mill Boulevard shall be an approved private street and not be dedicated to the public.
2. The sidewalk along the new access road from Shiloh Mill Boulevard shall be located on the east side of said road.
3. The eastern edge of pavement of the eastern travel lane of the new access road from Shiloh Mill Boulevard shall be no closer than forty (40) feet from the eastern boundary line of the Property.
4. The thirty foot (30') buffer along the eastern boundary of the Property (the "Buffer"), as shown on the Site Plan, shall contain both an eight foot (8') height vinyl fence and landscaping.
 - a. The fence shall be constructed on the western side of the Buffer.
 - b. On the eastern side of the fence in the Buffer, the developer shall provide an 85% opaque landscape buffer (the "Planting Area").
 - c. The plant material in the Planting Area shall be:
 - i. native or Florida-friendly;
 - ii. evergreen;
 - iii. five feet (5') in height at the time of planting; and
 - iv. must reach an opacity of eight-five percent (85%), and a height of ten feet (10'), within five (5) years of planting.
 - d. The Planting Area shall contain a shade tree, other than grouped palm trees, an average of every twenty-five feet on center within the Planting Area. If a shade tree of three inches (3") diameter breast height ("d.b.h.") or greater exists in the Planting Area, then that tree may be used in the place of a new tree.
 - e. Any existing shade trees shall be retained where possible and new trees will only be required where there is not a shade tree of at least three (3") d.b.h or greater within a forty (40) linear foot distance along the Planting Area.
 - f. Notwithstanding the foregoing, to the extent that existing vegetation within the Buffer complies with the opacity and tree count provisions above, or contributes thereto, said existing vegetation may remain as a part of said buffer and in lieu of additional plantings.
 - g. Upon completion of the installation of plant material in accordance with the foregoing, the Applicant agrees to designate the Old Mill Branch Homeowners Association (the "OMB HOA") as the entity solely responsible for maintenance of the Buffer and agrees to either provide an easement permitting such maintenance or convey such area to the OMB HOA.
5. No internally illuminated signage shall be permitted for the school, townhome, or water facility uses.
6. Changing message boards are prohibited.
7. An exterior lighting design plan, including a photometrics plan, pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department. All sag lenses, drop lenses and

convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (.5) foot candles (“f.c.”) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide, compact fluorescent or LED.

8. A traffic-calming plan shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department which shall propose speed table(s) (i.e. “table-tops”) for traffic calming on the new access road from Shiloh Mill Boulevard and a stop sign on the new access road at the intersection with Shiloh Mill Boulevard.
9. Any school located on the Property shall not start earlier than 8:30 a.m. and shall not dismiss students after 4:00 p.m.; provided, however, extended day and other before and/or after school activities may occur earlier than 8:30 a.m. and after 4:00 p.m. At 4:00 p.m. daily, the one-way internal circulation road in front of the play field will be gated and closed. On the west side of the fence and Buffer opposite the end of the one-way internal circulation road, a concrete bollard or decorative barrier shall be installed to prevent vehicles from damaging the Buffer.
10. A dedicated right turn lane shall be constructed on Shiloh Mill Boulevard, turning west onto Gate Parkway as shown in Attachment A hereto, such that, at the intersection with Gate Parkway, Shiloh Mill Boulevard will have one (1) dedicated right turn lane and two (2) dedicated left turn lanes onto Gate Parkway, all subject to review and approval of the Planning and Development Department and the City’s Traffic Engineer.
11. The median on Shiloh Mill Boulevard south of the entrance to the Mirabella Condominiums (the “Mirabella Entrance”) will be removed and the portion of Shiloh Mill Boulevard between the Mirabella Entrance and Gate Parkway will be improved as shown in Attachment A hereto, all subject to review and approval of the Planning and Development Department and the City’s Traffic Engineer.
12. Activities on recreational/athletic fields on the Church Parcel and School Parcel (each as defined in Exhibit 3) will end no later than 10:00 p.m.
13. All construction traffic shall enter and exit the Property on the western side of the Church Parcel (as defined in Exhibit 3), except to the extent necessary to construct the new access road from Shiloh Mill Boulevard. The hours of construction shall comply with all applicable City of Jacksonville rules and regulations, including Section 360.701(29), Ordinance Code, which limits hours of construction from 7:00 a.m. to 10:00 p.m.
14. Townhomes along the eastern boundary of the Townhome Parcel shall be limited to two (2) stories.
15. The townhome development will be gated.
16. The owner of the School Parcel shall meet biannually with the OMB HOA and the Mirabella Condominium Association, at a mutually agreed time and location, to review and discuss school capacity and traffic-related issues. The first meeting shall occur within six (6) months of adoption of the PUD (before commencement of construction).