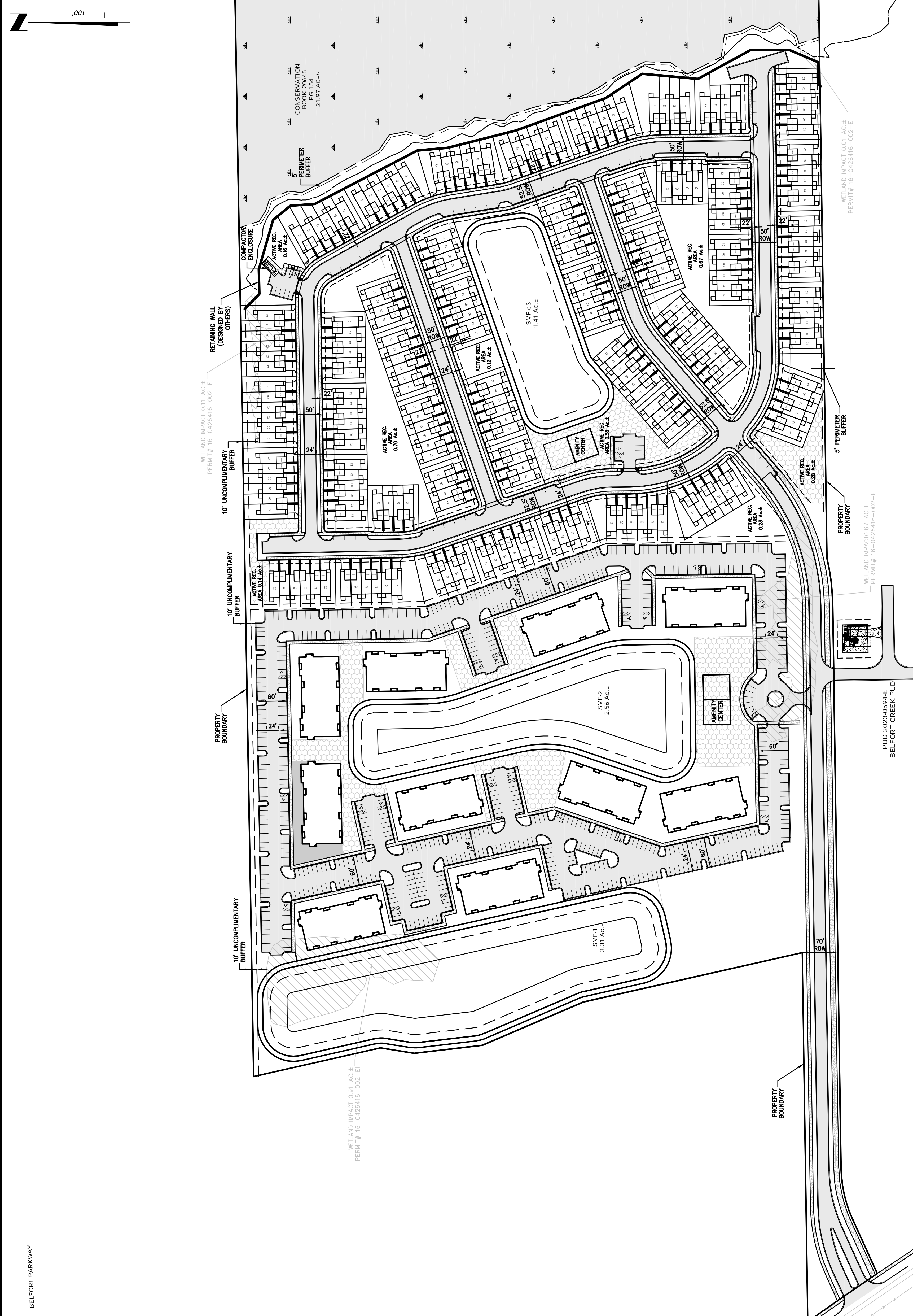


### SITE DATA TABLE

<b>A. PROJECT NAME:</b> BUTLER CREEK APARTMENTS AND TOWNHOMES	<b>PERMIT #:</b> 16-0426416-002-EI
<b>B. PROPOSED USE:</b> MULTI-FAMILY APARTMENT/TOWNHOMES	<b>DATE:</b> 05/10/2024
<b>C. PUD. ADMINISTRATION NUMBER:</b> 15277-0020	<b>DATE:</b> 05/10/2024
<b>D. REAL ESTATE NUMBER:</b> 15277-0050	<b>DATE:</b> 05/10/2024
<b>E. DATA SUMMARY</b>	
1. TOTAL PROJECT AREA: 72 AC±	2. TOTAL TOWNHOME BUILDING AREA: 23.00 AC±
2. TOTAL DEVELOPABLE AREA: 46.75 AC±	3. TOTAL WETLAND AREA: 25.25 AC±
3.1. WETLAND PRESERVE: 21.50 AC±	3.2. WETLAND OPEN SPACE: 3.75 AC±
4. OPEN SPACE RECREATION: 17.4 AC±	5. FEMA FLOOD ZONE AREA: ZONE X & AE
6. UTILITIES: SEA	
<b>F. DEVELOPMENT CRITERIA (MULTI-FAMILY)</b>	
1. TOTAL MULTI-FAMILY DWELLINGS: 400 DU	2. MINIMUM LOT AREA REQUIRED (WIDTH AND AREA): 20 AC
3. MINIMUM SETBACKS:	
FRONT: 10'	REAR: 10'
SEAR: 10'	(MEASURED FROM PARENT PARCEL)
5. MAXIMUM BUILDING HEIGHT: 80'	
6. MAXIMUM ISE: 75%	
7. MAXIMUM LOT COVERAGE BY BUILDING: 50%	
<b>G. DEVELOPMENT CRITERIA (TOWNHOMES)</b>	
1. TOTAL TOWNHOME DWELLINGS: 248 DU	2. MINIMUM LOT WIDTH: 15'
3. MINIMUM SETBACKS: 1500 SF	
FRONT: (BLDG. FACE TO SIDEWALK/BACK OF CURB) 15'	REAR: 15'
SIDE INTERNAL: 10'	SEAR: 10'
5. MAXIMUM BUILDING HEIGHT: 35'	60% PER LOT
6. MAXIMUM LOT COVERAGE BY BUILDING: 35% OVERALL	75% OVERALL
7. MAXIMUM ISE: 75%	
<b>F. SITE DESCRIPTION:</b>	
1. VEGETATION: VACANT LOT	2. DRAINAGE: PLANNED STORMWATER POND
<b>I. MINIMUM OPEN SPACE/RECREATION:</b>	
<b>MULTI-FAMILY</b>	
1. REQUIRED PER PUD: 1.51 AC±	
<b>TOWNHOME</b>	
1. REQUIRED PER PUD: 2.48 AC±	1. REQUIRED PROVIDED: 3.02 AC±

### PARKING DATA

<b>MULTI-FAMILY PARKING REQUIREMENT:</b>	
1.5 * 400 UNITS = 600 SPACES	
<b>ACCESSIBLE PARKING REQUIREMENT:</b>	
PER FLORIDA STATUTE 316.1955 & 316.1956	
** PER ADAAG 208.2	
<b>TOTAL # OF SPACES MINIMUM REQUIRED:</b>	
507 REQUIRED = 19 SPACES	MINIMUM REQUIRED PROVIDED = 19 SPACES
<b>REQUIRED = 612 SPACES (INCLUDING 12 ADA)</b>	
<b>PROVIDED = 678 SPACES (INCLUDING 19 ADA)</b>	
<b>GUEST PARKING: NOT REQUIRED</b>	
<b>TOWNHOME PARKING REQUIREMENT:</b>	
2.0 * 248 DU (GARAGE & DRIVEWAY)	
2.0 * 248 DU = 496 SPACES	
<b>REQUIRED = 496 SPACES (GARAGE &amp; DRIVEWAY)</b>	
<b>PROVIDED = 535 SPACES</b>	
<b>ACCESSIBLE PARKING REQUIREMENT:</b>	
PER FLORIDA STATUTE 316.1955 & 316.1956	
** PER ADAAG 208.2	
<b>TOTAL # OF SPACES MINIMUM REQUIRED:</b>	
51-75	3
REQUIRED = 3 SPACES	PROVIDED = 3 SPACES
<b>AMENITY PARKING PROVIDED= 61 SPACES (INCLUDING 3 ADA)</b>	
<b>TOTAL PARKING PROVIDED= 537 SPACES (INCLUDING 3 ADA)</b>	
<b>GUEST PARKING: NONE REQUIRED</b>	
<b>BICYCLE PARKING REQUIREMENTS:</b>	
<b>MULTI-FAMILY: 2% OF MINIMUM REQUIRED PARKING PER PUD.</b>	
600 DU * 2% = 12 SPACES	REQUIRED: 12 SPACES
PROVIDED: 14 SPACES	
<b>TOWNHOME: NONE REQUIRED</b>	



**PUD EXHIBIT MIXED**  
**BUTLER CREEK**  
**2024/05/02**

**Englund-Thoms & Miller, Inc.**  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
TEL: (904) 642-8990  
FAX: (904) 646-9465  
REG. 2884 LC - 0000316

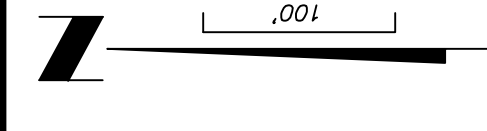
### LEGEND

	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	JURISDICTIONAL WETLANDS

### GENERAL NOTES:

1. FIRE TURN-AROUND MAY BE TURN IF ROADS ARE KEPT PRIVATE. CUL-DE-SAC WILL BE REQUIRED IF ROADS ARE DEDICATED.
2. TOWNHOME UNITS WILL MEET THE TOWNHOME DEVELOPMENT STANDARDS IN THE SITE DATA TABLE AND OUTLINED IN THE PUD WRITTEN DESCRIPTION. IF TOWNHOMES WILL BE A RENTAL PRODUCT (HORIZONTAL MULTI-FAMILY), THEY WILL BE REQUIRED TO MEET THE MULTI-FAMILY DEVELOPMENT STANDARDS.

BELFORT PARKWAY



**SITE DATA TABLE**

**A. PROJECT NAME:** BUTLER CREEK APARTMENTS AND TOWNHOMES  
**B. PROPOSED USE:** MULTI-FAMILY APARTMENT/TOWNHOMES  
**C. PROJECT NUMBER:** 2023-0010; 152577-0020;  
**D. REAL ESTATE NUMBER:** 152577-0050

**E. DATA SUMMARY**

- TOTAL PROJECT AREA: 72.0 AC ±
- TOTAL DEVELOPABLE AREA: 46.75 AC ±
- TOTAL WETLAND AREA: 25.25 AC ±
- WETLAND PRESERVED: 23.35 AC ±
- WETLAND TO BE REMOVED: 1.90 AC ±
- OPEN SPACE RECREATION: 12.37 AC ±
- FEMA FLOOD ZONE AREA: ZONE X & AE
- UTILITIES: EA

**F. DEVELOPMENT DATA (TOWNHOMES)**

- TOTAL TOWNHOMES DUMMINGS: 450 DU
- MINIMUM LOT WIDTH: 15'
- MINIMUM LOT AREA: 1500 SF
- MINIMUM SETBACKS:
  - FRONT (FACE OF GARAGE TO BACK OF CURB): 20'
  - FRONT (FACE OF GARAGE TO SIDEWALK/BACK OF CURB): 15'
  - FRONT (FACE OF GARAGE TO SIDEWALK/BACK OF CURB): 0'
  - SIDE (INTERNAL) FACE TO SIDEWALK/BACK OF CURB: 0'
  - REAR: 10'
- MAXIMUM BUILDING HEIGHT: 35' PER LOT
- MAXIMUM LOT COVERAGE: 35% PER LOT
- MAXIMUM LOT COVERAGE: 35% OVERALL
- MAXIMUM OVERALL LOT COVERAGE: 75%

**G. SITE DESCRIPTION:**

- RESERVATION: VACANT LOT
- DRAINAGE: PLANNED STORMWATER POND

**H. MINIMUM OPEN SPACE/RECREATIONAL AREAS:**

- REQUIRED: 12.37 AC ±
- PROVIDED: 5.31 AC ±

**PARKING DATA**

**TOWNHOME PARKING REQUIREMENT:**

- SPACES PER GARAGE & DRIVEWAY: = 880 SPACES
- REQUIRED: = 880 SPACES
- PROVIDED: = 880 SPACES
- AMENITY PROVIDED: = 95 SPACES

**ACCESSIBLE PARKING REQUIREMENTS**

- \*\* PER FLORIDA STATUTE 316.1955 & 316.1956
- \*\* PER ADAS 2004

**TOTAL OF PARKING:** 975

**MINIMUM REQUIRED:** 4

**REQUIRED = 4 SPACES**

**PROVIDED = 5 SPACES**

**AMENITY PARKING PROVIDED = 100 (INCLUDING 5 ADA SPACES)**

**TOTAL PARKING PROVIDED = 880 (INCLUDING 5 ADA SPACES)**

**GUEST PARKING: NONE REQUIRED**

**BICYCLE PARKING REQUIREMENTS: NONE REQUIRED**

**LEGEND**

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- JURISDICTIONAL WETLANDS

**GENERAL NOTES:**

- FIRE TURN-AROUND MAY BE REQUIRED IF ROADS ARE KEPT DEDICATED. PERMIT # 16-0426416-002-EI
- TOWNHOME UNITS WILL MEET THE TOWNHOME DEVELOPMENT STANDARDS. PERMIT # 16-0426416-002-EI

**PUD EXHIBIT TOWNHOMES**

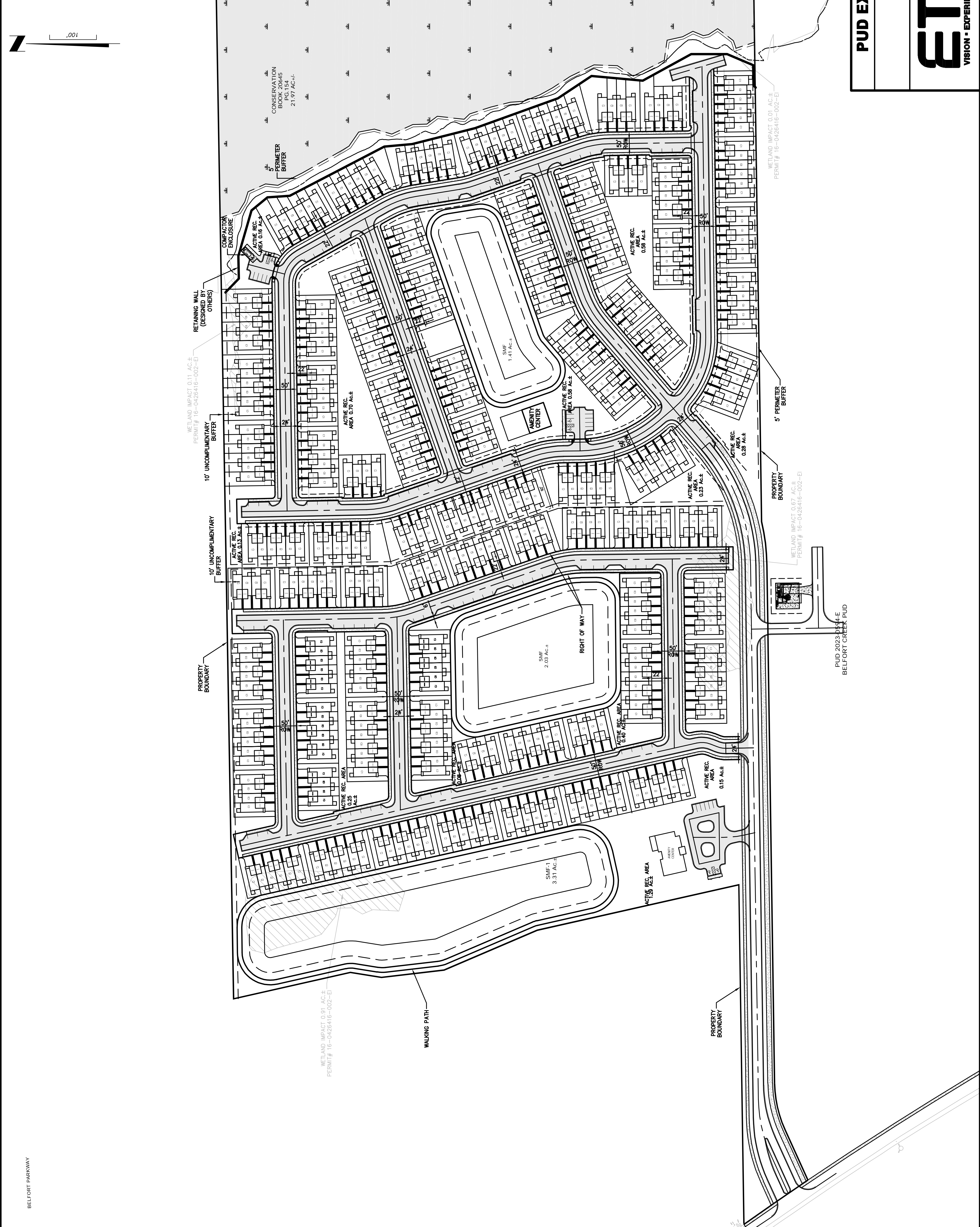
**BUTLER CREEK**

**2024/05/02**

**Englund-Thims & Miller, Inc.**  
 14775 Old St. Augustine Road  
 Jacksonville, FL 32258  
 TEL: (904) 442-8990  
 FAX: (904) 446-9485  
 REG. 2884 LC - 0000316

**ETM**

**VISION • EXPERIENCE • RESULTS**



BELFORT PARKWAY

SALISBURY ROAD