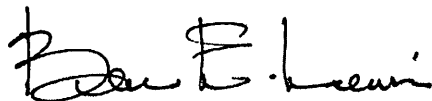


Daniel Blanchard	Aye
Ian Brown	Absent
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2021-426 TO

PLANNED UNIT DEVELOPMENT

AUGUST 19, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-426 to Planned Unit Development.

Location: 0 Apex Trail, located in the northeast quadrant of Apex Trail and Etown Parkway

Real Estate Number(s): 167761-3263

Current Zoning District(s): Planned Unit Development (PUD 2018-564)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Southeast, District 3

Applicant/Agent: Paul M. Harden, Esq.
1431 Riverplace Boulevard, Suite 901
Jacksonville, Florida 32207

Owner: Jed Davis
Eastland Timber, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2021-426 seeks to rezone approximately 19.46 acres of land from PUD to PUD. The rezoning to PUD is being sought to allow a maximum of 115 single family dwellings or townhomes. Single family dwellings with a front loaded garage are on a 35 foot wide lot, single family dwellings with a rear garage are on a 30 foot wide lot.

The current PUD, 2018-564-E, allows for commercial, service establishments, offices and similar uses in the Etown development.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5569-21C (Ordinance 2021-425) that seeks to amend the portion of the site that is within the CGC land use category to MDR. Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series L-5569-21C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): CGC. There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5569-21C (Ordinance 2021-425) that seeks to amend the portion of land that is within the CGC land use category to MDR. The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. Mobility # 106781.0 / CCAS # 106781.1 / City Dev # 8911.035: E-Town (f/k/a Davis/9B): Parcel E-10 was approved by the Concurrency & Mobility Management System Office on 5/17/2021.

It reserves 97 single family homes and the Mobility fee of \$224,416 must be paid (or provide an allocation letter of credit since this is part of the E-Town development) prior to permit sign-off by the CMMSO.

If the development exceeds 97 single family homes, then the agent/owner will have to reapply for a new Mobility application and CCAS/CRC application for the additional units for a new review/fee assessment/approval.

Also, the CCAS # 106781.1 will need to be converted to a CRC application in order to obtain the Concurrency Reservation Certificate (CRC) for this development, which is required prior to permitting/platting.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for single or multi-family residential development. This proposed development will not exceed the projected holding

capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The streetscape: The written description and site plan contain development standards produce a streetscape that will be similar to other subdivisions in the Etown development.
- The use of topography, physical environment and other natural features: The proposed development will preserve the existing wetlands on the east side.
- Traffic and pedestrian circulation patterns: The site plan shows a loop road with a single entrance on Etown Parkway.
- The use and variety of building groupings: The site plan indicates dwellings with front loaded garages are on the periphery of the development with dwellings with rear loaded garages on the interior.
- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed lots are 30 to 35 feet in width, which can be a concern if residents are allowed to park on the street.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

- The type, number and location of surrounding external uses: There is a single family development of 50 foot wide lots to the north and west. Undeveloped commercial lands are to the south. The proposed development will be a transition from the single family and commercial uses.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RLD-50	Single family dwellings
South	CGC	PUD (18-564)	Sales trailer, undeveloped
East	LDR	RR-Acre	Wetlands, planted pines
West	LDR	RLD-50	Single family dwellings
	CGC	PUD (18-564)	Undeveloped

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category as a single family subdivision. The PUD is appropriate at this location because it will act as a transition from the single family subdivision to the north and commercial uses to the south.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has two comments to the site plan which affect Chapter 654 of the Municipal Code. The PUD can only change or modify Chapter 656. During 10 set review the drawings will need to comply with Chapter 654 regardless of what is approved in the PUD.

Per Chapter 654.106 (b) of the City of Jacksonville Code of Ordinances, an Alley means a right-of-way which affords only a secondary means of access to property abutting thereon. Four of the rows of buildings have no other means of access.

Per Chapter 654.116 (d) of the City of Jacksonville Code of Ordinances, dead-end alleys are prohibited.

The Duval County School District indicates that the proposed development will generate 37 students for Mandarin Oaks ES, Twin Lakes Academy MS and Atlantic Coast HS.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

The Development Services Division recommends Utilize CLOMR 18-04-7479R submitted by Gemini Eng. for construction details.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 6, 2021, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-426 be **APPROVED** with the following exhibits:

1. The original legal description dated March 26, 2021.
2. The original written description dated June 16, 2021.
3. The original site plan dated June 9, 2021.



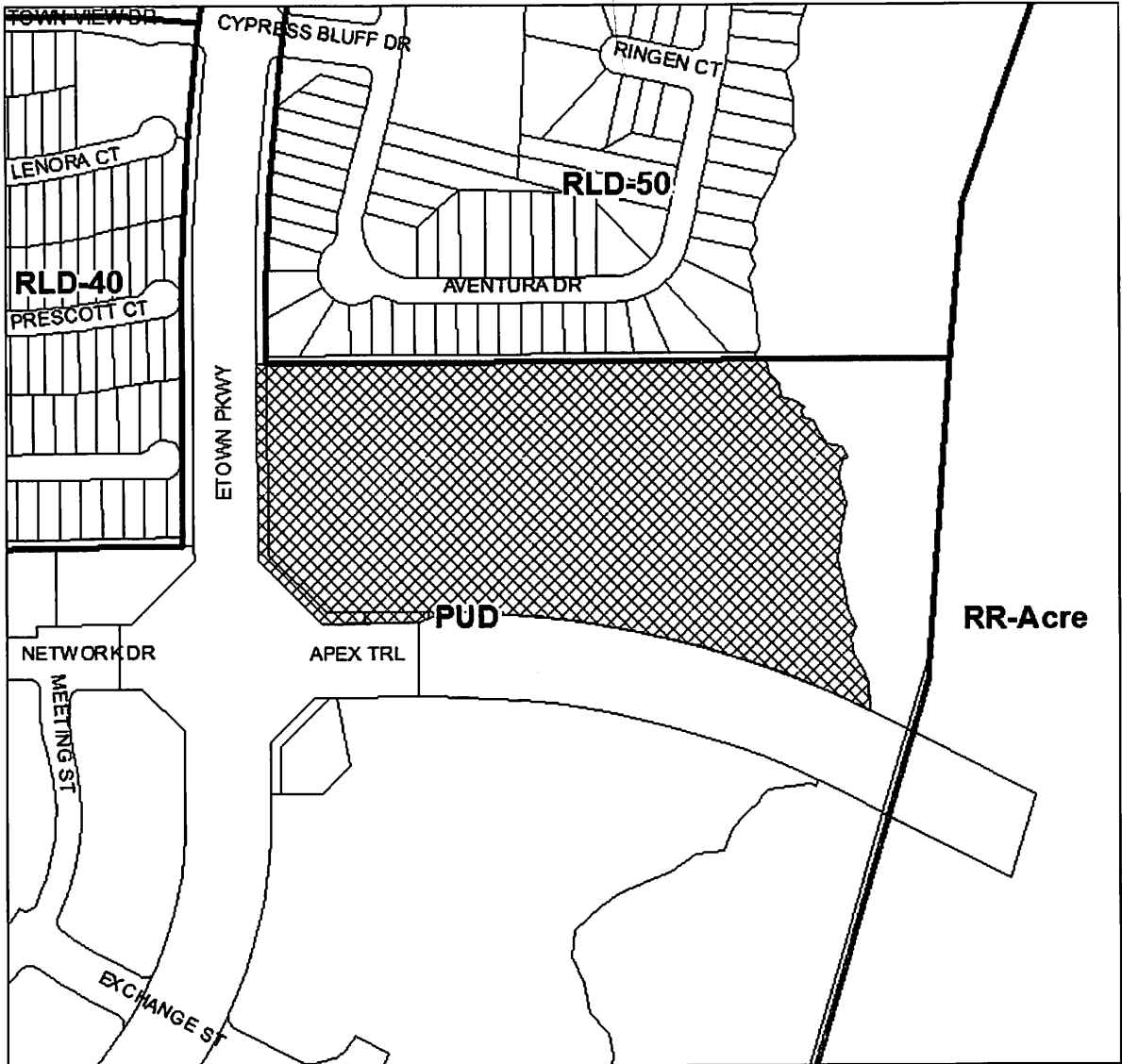
Aerial view of subject property looking east.

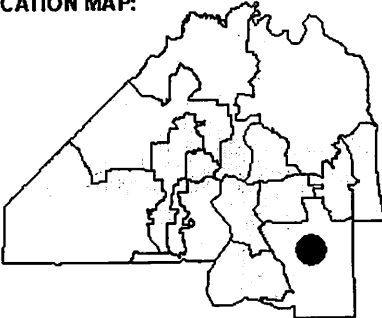



View of subject property



View of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 130 260 520 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE NUMBER ORD-2021-0426</p>	<p>TRACKING NUMBER T-2021-3559</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # N/A **Staff Sign-Off/Date** BEL / 06/30/2021
Filing Date N/A **Number of Signs to Post** 3
Hearing Dates:
1st City Council N/A **Planning Commission** N/A
Land Use & Zoning N/A **2nd City Council** N/A
Neighborhood Association NONE
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 3559 **Application Status** FILED COMPLETE
Date Started 05/17/2021 **Date Submitted** 05/17/2021

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.
Company Name
LAW OFFICE OF PAUL M. HARDEN
Mailing Address
1431 RIVERPLACE BLVD, SUITE 901
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043965731 **Fax** **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name DAVIS **First Name** JED **Middle Name** V
Company/Trust Name
EASTLAND TIMBER, LLC
Mailing Address
4310 PABLO OAKS CT
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2018-0564

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167761 3263	11	3	PUD	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Existing Land Use Category

CGC

Land Use Category Proposed?**If Yes, State Land Use Application #**

5569

Total Land Area (Nearest 1/100th of an Acre) 19.46**Development Number****Proposed PUD Name** APEX TRAIL PUD**Justification For Rezoning Application**

TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT.

Location Of Property**General Location**

ON THE EAST SIDE OF ETOWN PKWY, NORTH OF APEX TRAIL

House #	Street Name, Type and Direction	Zip Code
0	SQUARE ST	32256

Between Streets

APEX TRAIL and CYPRESS BLUFF DRIVE

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).

March 26, 2021

Work Order No. 21-097.00
File No. 127G-07.00A

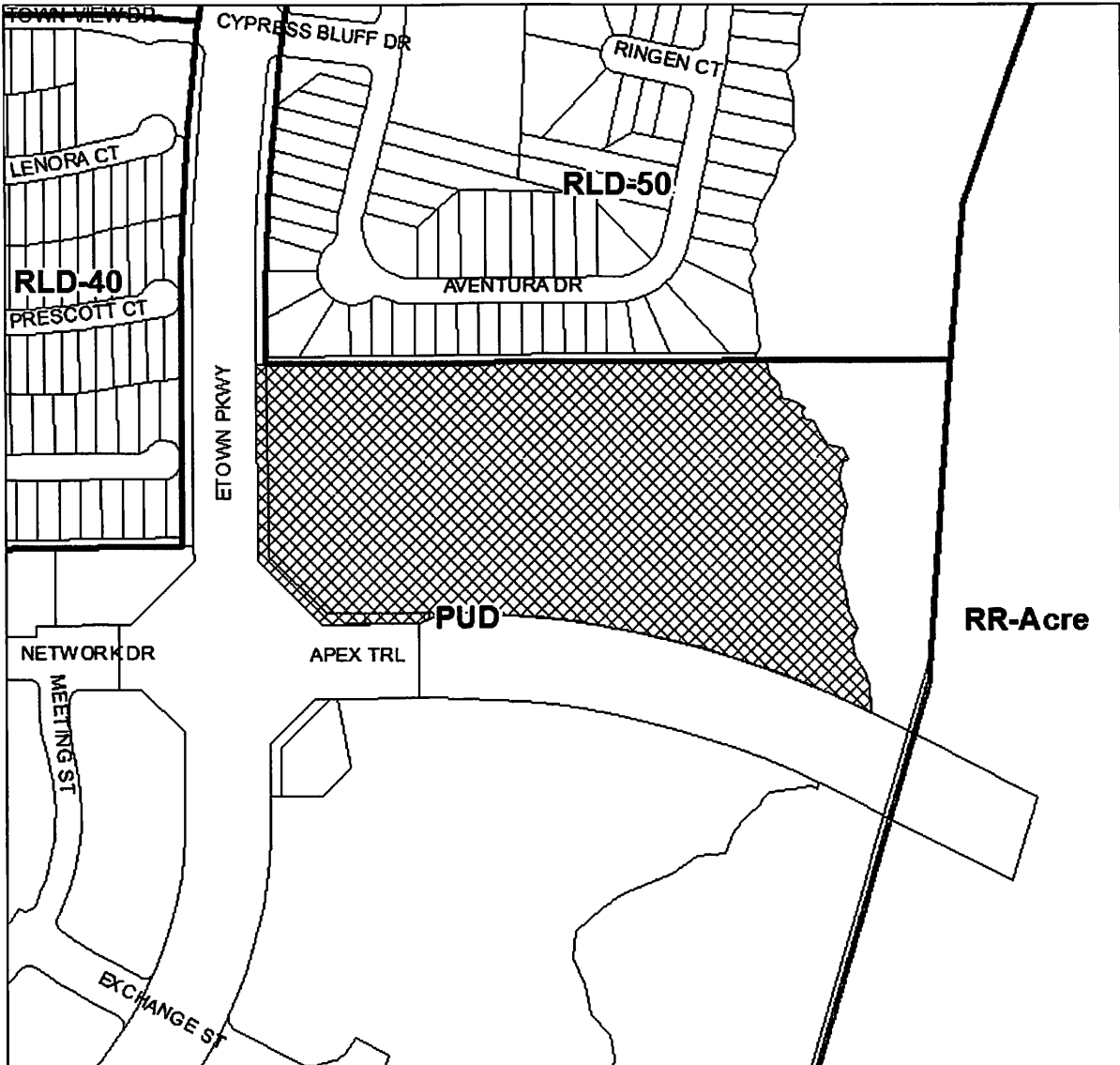
Parcel E-10

A portion of Sections 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 18197, page 1321 and Official Records Book 18197, page 1332, both of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of the Easterly terminus of Apex Trail, a 175 foot right of way as depicted on Etown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82 of said current Public Records; thence North 00°22'13" West, along said Easterly terminus, 175.00 feet to the Northeast corner thereof and the Point of Beginning.

From said Point of Beginning, thence South 89°37'47" West, along the Northerly right of way line of said Apex Trail, 225.00 feet to a point lying on the Easterly right of way line of Etown Parkway, a variable width right of way as depicted on said Etown Parkway Phase 1; thence North 45°22'13" West, departing said Northerly right of way line and along said Easterly right of way line, a distance of 212.13 feet; thence North 00°22'13" West, continuing along said Easterly right of way line, 455.39 feet; thence North 89°37'47" East, departing said Easterly right of way line, along the Easterly line of said Etown Parkway Phase 1 and along the Southerly line of Etown Parcel E2 Phase One, as recorded in Plat Book 72, pages 110 through 118, of said current Public Records, a distance of 1193.98 feet to its intersection with the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, departing last said Southerly line, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South 14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 9.85 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2300.00 feet; thence Northwesterly along the arc of said curve through a central angle of 25°46'11", an arc length of 1034.46 feet a point on said curve, said arc being subtended by a chord bearing and distance of North 76°42'40" West, 1025.76 feet; thence South 67°32'53" West, along a non-tangent line, 65.94 feet to the Point of Beginning.

Containing 19.46 acres, more or less

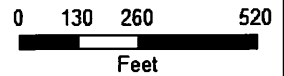
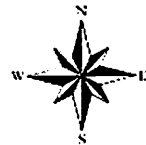
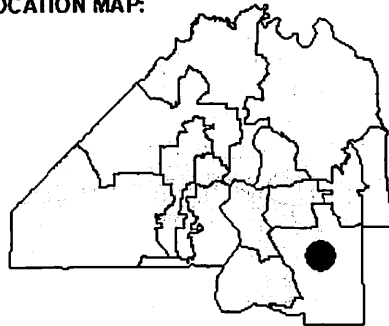


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:
11

TRACKING NUMBER

T-2021-3559

EXHIBIT 2
PAGE 1 OF 1

WRITTEN DESCRIPTION

**APEX TRAIL PUD
RE# 167761-3263**

June 16th, 2021

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 19.46 acres of property from PUD to PUD. The parcel is located on the east side of Etown Parkway, north of Apex Trail.

The subject property is currently owned by Eastland Timber, LLC and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of: CGC/PUD. The property is currently vacant. Surrounding uses include: LDR/RLD-50 to the north; CGC/PUD to the south; and LDR/RR-Acre to the East and LDR/RLD-40 to the West across Etown Parkway. The site will be developed as single family subdivision on an interior road, Apex Trail. The proposed use is allowable in the Medium Density Residential (MDR) land use category which is the subject of a companion Future Land Use Map (FLUM) Amendment from CGC to MDR.

Project Name: Etown Parcel E-10B PUD
Project Architect/Planner: David Weekly Homes
Project Engineer: ETM
Project Developer: David Weekly Homes

II. QUANTITATIVE DATA

Total Acreage: 19.46 acres

Total number of dwelling units: Not to exceed 115 units

Total amount of public/private rights of way: TBD

Total amount of land coverage of all residential buildings and structures: 18+/- acres

Phase schedule of construction (include initiation dates and completion dates)

Single phase project

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Single-family dwellings
2. Townhomes
3. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4

B. Permitted Accessory Uses and Structures:

Shall comply with §656.403

IV. DESIGN GUIDELINES

A. Lot Requirements – Single Family, Front Loaded Garage:

- (1) *Minimum lot area:* 3,500 s.f.
- (2) *Minimum lot width:* 35 feet
- (3) *Maximum lot coverage:* 60 percent
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 3 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

Lot Requirements - Single Family, Alley Loaded Garage:

- (1) *Minimum lot area:* 2,750 s.f.
- (2) *Minimum lot width:* 30 feet
- (3) *Maximum lot coverage:* 70 percent
- (4) *Minimum front yard:* 15 feet
- (5) *Minimum side yard:* 3 feet

- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

Lot Requirements - Townhomes:

- (1) *Minimum lot area:* 1,500 s.f.
- (2) *Minimum lot width:* 15 feet, 25 feet for end units
- (3) *Maximum lot coverage:* 70 percent
- (4) *Minimum front yard:*
 - i. 22 feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and 15 feet to the building façade;
 - ii. 22 feet from the back edge of curb where no sidewalks are located to the garage face and 15 feet to the building façade;
 - iii. 15 feet, if access to garage is from an alley.
- (5) *Minimum side yard:* 0 feet; 10 feet for end units
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

Measurement of rear yard for alley loaded garage homes will be made from the structure to the rear lot line. Driveways and paved alley surfaces shall not be included in the minimum lot coverage calculation.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code, except the ratio shall be 1.40 parking spaces per unit.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Etown Parkway, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
 - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs. – For Each Phase

- (1) Two (2) double faced or two (2) single faced signs not to exceed thirty-two (32) square feet in area for each face or sign and ten (10) feet in height, which shall be a monument sign with Halo lighted letters.
- (2) Directional signs shall not exceed six (6) square feet.

D. Landscaping:

The Property shall be developed in accordance with the requirements of Part 12 Landscape Regulations of the Zoning Code (however, landscape may be rearranged to meet development requirements) or as otherwise approved by the Planning and Development Department.

E. Recreation and Open Space:

The site is part of a master planned community that allows for and provides open space and recreational activities shared by the community. There is open space for this community, specifically as shown on the site plan designated common green.

F. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

G. Wetlands

Wetlands have been permitted according to local, state and federal requirements.

VI. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

VII. STATEMENTS

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

The PUD provides for a mix of uses for housing at a smaller size than normally provided for in the Zoning Code, but providing desirable sized dwelling units. The PUD also provides recreational activities for the entire community to be shared.

B. 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.

The facilities will be operated and maintained by a homeowners association.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community, as the use is allowable in the land use category.

A. The development is efficient in its use providing for a mix of products and gradation of uses on adjoining properties;

B. Is compatible with surrounding land uses which are similar uses or supporting uses;

C. The site meets the goals of a master plan for the Etown area under current development.

MASTER SITE PLAN
E-TOWN PARCEL E-10
FOR
DAVID WEEKLEY HOMES



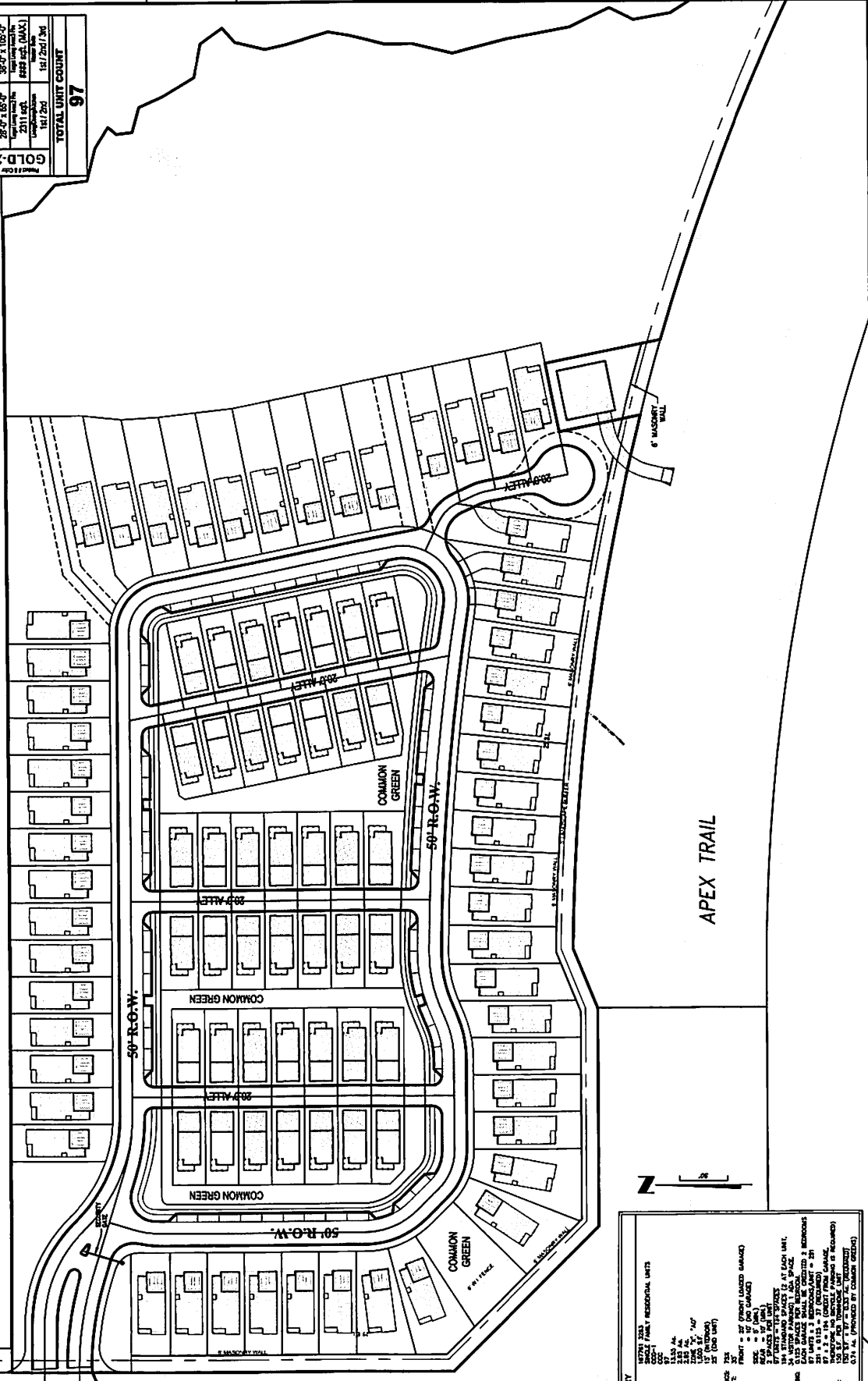
VISION - EXPERIENCE - RESULTS
 1711 E. UNIVERSITY ROAD
 SUITE 100
 TAMPA, FL 33613
 TEL: (813) 973-8888
 FAX: (813) 973-8888
 2021 - 2024, LLC - 000000

ETM NO. 21-110
 REVISIONS:
 DRAWN BY: D.G.S.
 CHECKED BY: S.A.W.
 DATE: APRIL, 2021

PLANS PREPARED UNDER THE
 DIRECTION OF:
 SCOTT A. WILD
 P.E. NUMBER: 47300
 PLOTTED: JUNE 9, 2021 - 9:28 AM BY: DWG SHARPER

DRAWING NUMBER
1

TOTAL UNIT COUNT	
1st / 2nd / 3rd	97
2nd / 3rd / 4th	
3rd / 4th / 5th	
4th / 5th / 6th	
5th / 6th / 7th	
6th / 7th / 8th	
7th / 8th / 9th	
8th / 9th / 10th	
9th / 10th / 11th	
10th / 11th / 12th	
11th / 12th / 13th	
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90th / 91st / 92nd	
91st / 92nd / 93rd	
92nd / 93rd / 94th	
93rd / 94th / 95th	
94th / 95th / 96th	
95th / 96th / 97th	



PROJECT SUMMARY

1. TOTAL LOTS	97
2. SINGLE FAMILY RESIDENTIAL UNITS	97
3. TOTAL GROSS AREA	1,111,111 sq. ft.
4. TOTAL NET AREA	1,111,111 sq. ft.
5. TOTAL LOT AREA	1,111,111 sq. ft.
6. TOTAL COMMON GREEN AREA	1,111,111 sq. ft.
7. TOTAL PAVED AREA	1,111,111 sq. ft.
8. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
9. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
10. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
11. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
12. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
13. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
14. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
15. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
16. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
17. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
18. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
19. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
20. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
21. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
22. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
23. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
24. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
25. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
26. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
27. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
28. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
29. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
30. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
31. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
32. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
33. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
34. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
35. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
36. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
37. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
38. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
39. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
40. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
41. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
42. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
43. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
44. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
45. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
46. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
47. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
48. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
49. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
50. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
51. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
52. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
53. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
54. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
55. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
56. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
57. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
58. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
59. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
60. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
61. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
62. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
63. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
64. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
65. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
66. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
67. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
68. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
69. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
70. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
71. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
72. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
73. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
74. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
75. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
76. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
77. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
78. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
79. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
80. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
81. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
82. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
83. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
84. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
85. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
86. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
87. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
88. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
89. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
90. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
91. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
92. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
93. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
94. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.
95. TOTAL PAVED DRIVEWAY AREA	1,111,111 sq. ft.
96. TOTAL PAVED PARKING AREA	1,111,111 sq. ft.
97. TOTAL PAVED COMMON GREEN AREA	1,111,111 sq. ft.

EXHIBIT F
Apex Trail PUD
Land Use Table
May 18, 2021

Total gross acreage	19.46 acres	100%
Single family/Townhomes	13.13 acres	67%
Total number of dwelling units	Not to exceed 115	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	0	
Active recreation and/or open space	N/A	
Passive open space	6.33 acres	33%
Public and private right-of-way	TBD	
Maximum coverage of buildings and structures		80%