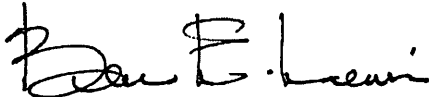


Planning Commission Report
Page 2

Planning Commission Vote:	5-0
Joshua Garrison, Chair	Absent
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
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 2021-0532 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 9, 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 **2021-0532** to Planned Unit Development.

Location: Between New Kings Road and Braddock Road and
between Braddock Road and V C Johnson Road

Real Estate Numbers: 002481-0000, 002484-5010, 002509-0115, 003782-0025,
003782-0035, 003783-0010, 019443-0000, and 019446-
0000

Current Zoning District: Planned Unit Development (PUD 2005-0419-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Multiuse (MU)

Planning District: 6-North

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owners: Michael Veazey
CC Westport, LLC
2379 Beville Road
Daytona Beach, Florida 32119

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0532** seeks to rezone approximately 1508± acres of land from PUD to PUD. The rezoning to a new PUD is being sought in order to update the master site plan, modify residential lot requirements, and consolidate all previous amendments and

modifications (**Ordinance 2001-0256-E**, **Ordinance 2005-0419-E**, and **MM-07-14**) into one ordinance.

Staff notes that PUD Ordinance 2001-0256 was originally approved for a mixed-use development with 2,550 residential units. Since its enactment, approximately 767 units have either been sold or developed. In an effort to remain under this unit cap, the proposed PUD will contain 1,783 (remaining) residential dwelling units, 412,000 square feet of commercial/office uses, and 7,405,200 square feet of industrial uses in the Multi-Use (MU) Functional Land Use Category.

The current PUD, **2005-0419-E**, spans 1945.00± acres and allows up to 2,550 residential units (both single-family and multi-family, 412,000 square feet of commercial/office uses, and 7,405,200 square feet of industrial uses. In relation to the current PUD, the proposed rezoning covers a slightly smaller 437± acres of land. The modified PUD includes an updated site plan, smaller lot sizes, and a reconfiguration of the village centers and commercial uses. Staff also notes that the maximum number of requested dwellings remains unchanged at 2,550 dwellings—with 767 units already sold or developed. Nonetheless, **2005-0419-E** was enacted on May 24, 2005 with the following conditions:

- (a) In addition to the residential development requirements in the written description and site plan, the following shall apply: maximum lot coverage for single-family residences shall not exceed 45%; a maximum of 1,200 50-foot wide and 60-foot wide lots may be developed in the LDR areas, with no more than 450 lots of the 1,200 maximum as 50-foot wide lots; minimum lot width at the front building restriction line shall be the same as the minimum required lot width for all parcels; 80% of the required lot width shall be provided as road frontage for each lot, except that 35 feet may be provided for lots on a cul-de-sac; flag lots are prohibited; and maximum lot coverage for town homes shall be 60%.
- (b) Existing sign regulations pursuant to Ordinance 2001-256-E shall remain in effect.
- (c) Condition 6.18.4 related to school sites shall not be included in the revised written description dated May 5, 2005.

The Planning and Development has reviewed the conditions of the enacted ordinance and forwards the following comments:

All three (3) conditions are not being recommended by Staff for this report as the intent of this proposed rezoning is update the current Ordinance's site plan and unify all previous amendments and modifications under one ordinance.

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(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 Multiuse (MU) functional land use categories 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.

According to the Category Descriptions for the Suburban Development Area identified within the Future Land Use Element (FLUE), the Multi-Use (MU) land use category is intended to accommodate, in a more innovating fashion, development or redevelopment of areas in a larger size and scale. The site is subject to the Westport Regional Activity Center (RAC) Multi-Use Area FLUE Site Specific Policy 4.3.4. FLUE Site Specific Policy 4.3.4 for the Westport RAC allows for mixed-use development of both residential and non-residential uses within the Suburban Development Area. FLUE Site Specific Policy 4.3.4 for the Westport RAC is included below:

Policy 4.3.4

The Westport Regional Activity Center, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Business Park (BP), Light Industrial (LI), Community/General Commercial (CGC), Residential-Professional-Institutional (RPI), Medium Density Residential (MDR), Low Density Residential (LDR) , Conservation (CSV), Recreation and Open Space (ROS), and Public Buildings and Facilities (PBF), consistent with the Multi-Use Land Use Category.

The permitted uses of PUD Ordinance 2021-532 are consistent with the allowed uses of FLUE Site Specific Policy 4.3.4 for the Westport RAC Multi-Use Area.

The PUD rezoning site is also within the boundaries of the 150, 300 and 500-foot Height Restriction Zone and 60-db noise and notice zones for Jacksonville International Airport and is located within an area that includes flood zones and wetlands. These areas are reviewed in more detail below.

Staff finds the proposed rezoning to be consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Zoning Code.

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

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 (FLUE):

Policy 1.2.9

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. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

The subject property is located in the Suburban Development Area and according to the attached JEA Availability Letter, **2004-0213**, the proposed development shall connect to City water and sewer.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address projected growth within the general vicinity by providing for a greater variety of housing options for local citizens.

Policy 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.

The proposed rezoning to a PUD would allow for commercial and residential infill on traditionally vacant and rural parcels along New Kings Road (SR 15) and Braddock Road. The PUD will also allow for a greater variety of mixed residential lots—which directly will address the housing needs of City residents.

Recreation and Open Space Element

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

As demonstrated on the attached site plan, the proposed development will provide at least two active recreation parks and a recreational community center.

Policy 2.2.3

A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

In accordance with the policy mentioned herein, the single-family dwelling subdivision outlined on the site plan, dated April 2021, will provide active recreation/amenities at a ratio minimum of one acre per 100 residential lots.

(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 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 categories as identified in the Future Land Use Map series (FLUMs): Multiuse (MU). Furthermore, Staff finds the proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, as previously 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.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the subject parcels for a mixed-use development. Moreover, 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 with specific reference to the following:

The streetscape: The internal streetscape of the project contains a several thoroughfares to each respective residential community. Meanwhile, main ingress/egress points will be provided along New Kings Road (SR 15) and Braddock Road.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description indicates that a minimum of 64.5 acres of land will be provided for public use, along with active and recreational parks, a donated public park, and other recreational areas. According to the site plan, active recreational uses are evenly distributed throughout the development. The applicant has also stated that recreation/amenities may include fitness centers, athletic courts, exercise trails, pools, or a cabana/club house.

The use of existing and proposed landscaping: The subject site will be developed in accordance with Part 12 of the Zoning Code and Article 25 of Charter of the City of Jacksonville. The applicant has also proposed a list of designated shade trees along with locational standards for street trees.

The treatment of pedestrian ways: Pursuant to the provisions outlined in Chapter 654 Code of Subdivision Regulations and the 2030 Comprehensive Plan, the proposed development will provide sidewalks, community trails, and bicycle connectivity.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using New Kings Road (SR 15) and Braddock Road.

Braddock Road, from Sandler Drive to Lem Turner Boulevard, is the directly accessed functionally classified roadway in the vicinity. Braddock Road is a 2-lane undivided collector in this vicinity,

and is currently operating at 5.26% of capacity. This Braddock Road Parkway segment has a maximum daily capacity of 12,744 vpd and a 2020 daily traffic volume of 759 vpd.

This development is for 2,962,080 square feet of ITE Code 110 Light Industrial, 1,783 units of ITE Code 21 Single Family Residential, 310,000 square feet of ITE Code 820 Shopping Center, 100,00 square feet of ITE Code 750 Office Park, and 12 Screens Cinema which in total will generate **54,911** daily trips.

The variety and design of dwelling types: The proposed site plan dated April 2021, depicts five (8) residential communities. Cumulatively, the entire development will contain a maximum of 1,738 single-family and multi-family dwelling units and a variety of lot sizes. The proposed single-family lots will vary between 40 feet and 60 feet wide.

The particular land uses proposed and the conditions and limitations thereon: The proposed project is a mixed-use development that contains a residential component with 1,783 dwelling units, an internal park system, a community center and a commercial component. The conceptual site plan, together with these uses, provides for a compact development that maximizes the preservation of natural areas while supporting the shopping, recreation and employment needs of the development's residents.

Compatible relationship between land uses in a mixed-use project: Developing the site for single-family dwellings and commercial uses creates an opportunity for unique and compact compatibility in the given area. This mixed-use development will further the intent of the North Vision Plan, which is to create communities rather than subdivisions in the suburban areas of the Northwest Planning District.

(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: The proposed development is located between New Kings Road and Braddock Road and between Braddock Road and V C Johnson Road with little to no residential activity. Although being developed for mixed use, the subject site will preserve the residential character of the area, while also offering an assortment of commercial retail uses within the immediate area.

Nonetheless, the adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	CSV/LDR/AGR-II/AGR-III/MU	CSV/PUD 2020-0472/AGR/PUD 2008-0792	Undeveloped Land
South	CGC/LI/LDR	CCG-1/RLD-100A/RR-Acre/PUD 2017-0638	Single-Family Dwellings
East	AGR/II/RR/MU	AGR/ PUD 2008-0792/RR-Acre	Single-Family Dwellings
West	MU/LI	PUD 2009-0542/IL	Industrial Uses

(6) Intensity of Development

The proposed development is consistent with the MU functional land use category.

The availability and location of utility services and public facilities and services: The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated October 27, 2020, the proposed project design shall meet the JEA Design Standards in effect at the time of construction plan submittal.

School Capacity: Based on the Development Standards for impact assessment, the 1508.00± acre proposed PUD rezoning has a development potential of 1,738 single-family dwellings. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

**School Impact Analysis
PUD 2021-0532
Development Potential: 1,738 Residential Dwellings**

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats - CSA	Available Seats - Adjacent CSA 8 & 2 MS (2&7)
Elementary	1	11,133	60%	297.761	297	67%	4775
Middle	1	7,607	89%	130.159	130	98%	606
High	1	8,520	84%	165.819	165	76%	815
Total New Students				592			

Total Student Generation Yield: 0.333

*Elementary: 0.167
Middle: 0.073
High: 0.093*

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore ES #45	1	219	683	545	80%	96%
Biscayne ES #269 (Parcel RE #002481-0000)	1	78	667	656	98%	100%

Highland MS #244	1	130	1071	751	70%	77%
Jean Ribault HS #96	1	165	1683	1415	84%	85%
		315				

- Parcel RE#002481-0000 (aka Parcels B&C) lies within the Biscayne Elementary School boundary, whereas the remaining subject propoerty lies within the Dinsmore Elementary School boundary. As shown on the Master Site Plan dated April 2021, Parcels B & C propose 470 single-family units. These 470 units have a student distribution of 78 as indicated in the separate baseline review.
- Does not include ESE & room exclusions
- Analysis based on a **maximum 1,738 dwelling units** – PUD 2021-0532

The amount and size of open spaces, plazas, common areas and recreation areas: The written description indicates that a minimum of 1.5 acres of land will be provided for public use, along with active and recreational parks, a public facility and other recreational areas. According to the site plan, active recreational uses are evenly distributed throughout the development. The applicant has also stated that recreation/amenities may include fitness centers, bike trails, event pavilions, pools, or a cabana/club house.

The existence and treatment of any environment hazards to the proposed PUD property or surrounding lands: A small portion of the site is located within the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such, this area is within the Civilian Influence Zone for Jacksonville International Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed development will have direct access via New Kings Road (SR 15) and Braddock Road. The Traffic Engineer has reviewed the application and has issued comments. **Staff supports the Engineer’s findings and forwards the following:**

- There shall be no direct access to a single family or townhome lot to Braddock Road, Braddock Parkway or New Kings Road. All single family and townhome lots shall access a local road.
- All signs, parking spaces, structures, transit shelters, or landscaping shall be located to not block horizontal sight distance as defined by the FDOT Design Manual, Section 212.11.
- All street trees shall have a minimum of 7’ clear trunk and shall be maintained by the developer. A Revocable Permit and Indemnification Agreement shall be included with any set of plans that show trees planted in proposed City of Jacksonville right of way.

- Traffic Studies may be required for future developments within the master site plan. These studies may be needed to determine the need for left and right turn lanes and signalization at the entrance to the development as well as impact studies and potential improvements to the intersections of Braddock Road and Dunn Avenue, Braddock Road and Braddock Parkway, and Braddock Parkway and New Kings Road. The developer's qualified traffic engineering consultant shall meet with Transportation Planning Division, Traffic Engineering Division, and Development Services Division personnel to determine the requirements of the traffic studies.

The application was also forwarded to the Transportation Planning Division. The following comments were issued:

- This development is subject to mobility fee review.
- FDOT, the City, and the applicant met on 5/27/21 regarding a traffic study that will evaluate the full buildout and include an ICE analysis for the connection to US-1. It has not been received. This application shall be postponed until Transportation Planning Division, Traffic Engineering, and FDOT have received and reviewed the required Traffic Study.
- There shall be no direct access to a single family or townhome lot to Braddock Road, Braddock Parkway or New Kings Road. All single family and townhome lots shall access a local road.
- All signs, parking spaces, structures, transit shelters, or landscaping shall be located to not block horizontal sight distance as defined by the FDOT Design Manual, Section 212.11.
- All street trees shall have a minimum of 7' clear trunk and shall be maintained by the developer. A Revocable Permit and Indemnification Agreement shall be included with any set of plans that show trees planted in proposed City of Jacksonville right of way.
- Traffic Studies may be required for future developments within the master site plan. These studies may be needed to determine the need for left and right turn lanes and signalization at the entrance to the development as well as impact studies and potential improvements to the intersections of Braddock Road and Dunn Avenue, Braddock Road and Braddock Parkway, and Braddock Parkway and New Kings Road. The developer's qualified traffic engineering consultant shall meet with Transportation Planning Division, Traffic Engineering Division, and Development Services Division personnel to determine the requirements of the traffic studies.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space in accordance with Section 656.420 of the Zoning Code and Policies 2.2.2 and 2.2.3 as applicable of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

(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 confirmed the presence of wetlands on site. In 2001

during the application for the Westport RAC MU Area (Ordinance 2001-255-E), a detailed report was provided to address wetlands. The environmental assessment identified wetlands on site. The PUD site plan appears to set aside many of the wetland areas as identified in the environmental assessment for conservation. Additionally, the PUD written description acknowledges that any development on site that may impact wetlands will be permitted pursuant to local, state and federal permitting requirements.

For more information regarding wetlands, please see the attached memo from Community Planning Division.

(9) Listed species regulations

Coastal Science Associates, Inc. prepared the Vegetation/Wildlife/Wetlands Assessment for Future Land Use Map Amendment in October 2000. The preliminary endangered and threatened species survey did not identify any state or federally endangered or threatened species on the site.

At the date of inspection, the preliminary archeological and historical site and or structure surveys indicate that the Broward and McMahn tracts have a medium to low probability of containing sites that will meet National Register eligibility requirements as defined in 36CFR60.4 (National Register Criteria).

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

The residential communities and Commercial/Village Centers 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.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **August 26, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2021-0532** be **APPROVED** with the following exhibits:

1. The original legal description dated July 21, 2021
2. The revised written description dated September 1, 2021
3. The original site plan dated April 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-0532** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 07/21/21

Aerial view of the subject site and parcel, facing north.

Figure B:



Source: Planning & Development Dept, 09/02/21

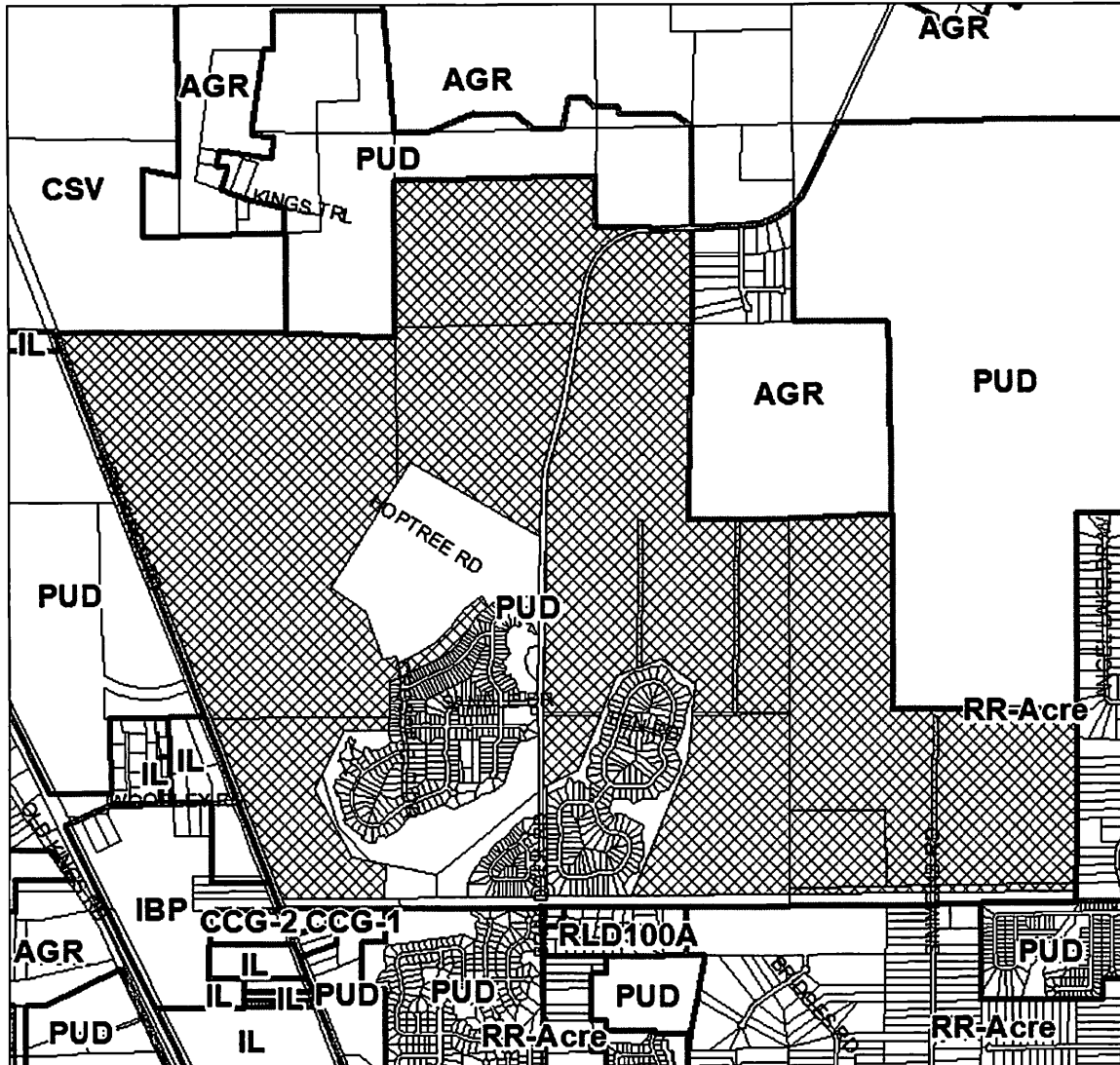
View of New Kings Road and the subject site on the east side.

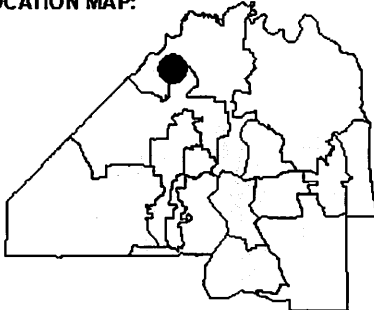
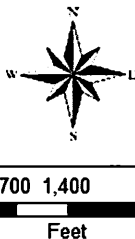
Figure C:



Source: Planning & Development Dept, 08/26/21

View of the subject property, facing west along Braddock Road.



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 700 1,400 2,800 Feet</p> <p>COUNCIL DISTRICT: 7 & 8</p>
<p>ORDINANCE NUMBER ORD-2021-0532</p>	<p>TRACKING NUMBER T-2021-3567</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>



21 West Church Street
Jacksonville, Florida 32202-3139

August 20, 2021

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Villages of Westport PUD
ORD 2021-0532

PUD application for a mixed use development. No objection to proposed PUD. Approved master utility plans and models based on construction timing required for construction plan approval. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0532 **Staff Sign-Off/Date** ATW / 07/21/2021
Filing Date 08/04/2021 **Number of Signs to Post** 110
Hearing Dates:
1st City Council 09/14/2021 **Planning Comission** 09/09/2021
Land Use & Zoning 09/14/2021 **2nd City Council** N/A
Neighborhood Association THE EDEN GROUP INC.
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3567 **Application Status** FILED COMPLETE
Date Started 05/25/2021 **Date Submitted** 06/15/2021

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name
 ROGERS TOWERS, P.A.
Mailing Address
 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name VEAZEY **First Name** MICHAEL **Middle Name**
Company/Trust Name
 CC WESTPORT, LLC
Mailing Address
 2379 BEVILLE ROAD
City DAYTONA BEACH **State** FL **Zip Code** 32119
Phone 9046522558 **Fax** **Email** MVEAZEY@ICIHOMES.COM

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2001-256-E, 2005-419-E, MM-2007-14

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 002481 0000	7	6	PUD	PUD
Map 002484 5010	7	6	PUD	PUD
Map 002509 0115	7	6	PUD	PUD
Map				

	003782 0025	8	6	PUD	PUD
Map	003782 0035	8	6	PUD	PUD
Map	003783 0010	8	6	PUD	PUD
Map	019443 0000	8	6	PUD	PUD
Map	019446 0000	8	6	PUD	PUD

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

Existing Land Use Category

MU

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 1508.00

Development Number

Proposed PUD Name THE VILLAGES OF WESTPORT

Justification For Rezoning Application

SEE THE WRITTEN DESCRIPTION ATTACHED AS EXHIBIT "3"

Location Of Property

General Location

NORTH OF DUNN AVE., EAST OF NEW KINGS ROAD, ALONG BRADDOCK ROAD

House #	Street Name, Type and Direction	Zip Code
0	BRADDOCK RD	32218

Between Streets

NEW KINGS ROAD and ROBERT MASTERS BOULEVARD

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.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 1508.00 Acres @ \$10.00 /acre:** \$15,080.00
- 3) Plus Notification Costs Per Addressee**
 - 297 Notifications @ \$7.00 /each:** \$2,079.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$15,000.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

VILLAGES OF WESTPORT
CDD BOUNDARY
EAST PARCEL

A PARCEL OF LAND, BEING A PORTION OF SECTION 25, SECTION 36 AND SECTION 38, THE "BLOODWORTH DONATION," ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST; TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGIN AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT PHASE 1," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT OF WAY LINE OF "BRADDOCK ROAD," A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD," THE FOLLOWING NINE (9) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, NORTH 00°30'12" WEST, A DISTANCE OF 1,170.48 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE NO. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 2,874.88 FEET, THROUGH A CENTRAL ANGLE OF 01°23'33" TO THE RIGHT, AN ARC DISTANCE OF 69.88 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°11'35" EAST, 69.88 FEET;

COURSE NO. 3: RUN THENCE, NORTH 00°53'22" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 2,689.79 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE NO. 4: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,886.32 FEET, THROUGH A CENTRAL ANGLE OF 14°37'44" TO THE RIGHT, AN ARC DISTANCE OF 481.62 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°12'14" EAST, 480.31 FEET;

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COURSE NO. 5: RUN THENCE, NORTH 15°31'06" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 561.92 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHEASTERLY;
COURSE NO. 6: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 5,723.38 FEET, THROUGH A CENTRAL ANGLE OF 05°39'05" TO THE LEFT, AN ARC DISTANCE OF 564.53 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°41'33" EAST, 564.30 FEET;

COURSE NO. 7: RUN THENCE, NORTH 09°52'01" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,336.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE NO. 8: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 922.40 FEET, THROUGH A CENTRAL ANGLE OF 77°43'43" TO THE RIGHT, AN ARC DISTANCE OF 1,251.35 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°43'52" EAST, 1,157.57 FEET;

COURSE NO. 9: RUN THENCE, NORTH 87°35'44" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 607.91 FEET, TO A POINT ON THE EASTERLY LINE OF THE SOUTH 1/2, OF GOVERNMENT LOT 2, SECTION 25, (AND ALSO BEING THE WESTERLY LINE OF THE PLAT OF "FOREST VIEW ESTATES" AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE 52 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE, SOUTH 00°21'18" WEST, A DISTANCE OF 1,291.62 FEET; TO THE COMMON BOUNDARY LINE BETWEEN SECTION 25 AND SECTION 38, THE "BLOODWORTH DONATION"; RUN THENCE, ALONG THE WESTERLY AND THEN SOUTHERLY LINES OF THE EAST 1/2, OF THE NORTHEAST 1/4, OF SAID SECTION 38, THE "BLOODWORTH DONATION," THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 01°03'23" WEST, A DISTANCE OF 2,695.55 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE, NORTH 88°46'52" EAST, A DISTANCE OF 1,351.11 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SECTION 30, AND SECTION 38, THE "BLOODWORTH DONATION," TOWNSHIP 1 NORTH, RANGE 25 EAST, AND SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST; RUN THENCE, NORTH 89°49'37" EAST, ALONG THE AFORESAID COMMON BOUNDARY BETWEEN SECTION 30, AND SECTION 31, BOTH IN TOWNSHIP 1 NORTH, RANGE 26 EAST, A DISTANCE OF 1,304.84 FEET, TO THE NORTHEAST CORNER OF THE WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 31; RUN THENCE, SOUTH 00°11'12" EAST, ALONG THE EASTERLY LINE OF SAID WEST 1/2, OF THE NORTHWEST 1/4, OF SAID SECTION 31, A DISTANCE OF 2,649.11 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 31; RUN THENCE, NORTH 88°55'39" EAST, ALONG THE AFORESAID NORTHERLY LINE OF THE SOUTHWEST 1/4, OF SECTION 31, A DISTANCE OF 1,327.43 FEET, TO THE NORTHEAST CORNER THEREOF, (AND ALSO BEING THE NORTHWEST CORNER OF THE WEST 1/2, OF THE

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SOUTHEAST 1/4, OF SAID SECTION 31); RUN THENCE, NORTH 88°53'37" EAST, ALONG THE NORTHERLY LINE OF THE WEST 1/2, OF THE SOUTHEAST 1/4, OF SECTION 31, A DISTANCE OF 1,341.01 FEET, TO A POINT ON THE WESTERLY LINE OF "ANGEL LAKES PHASE II," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGES 5, 5A AND 5B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 00°16'54" WEST, ALONG THE WESTERLY LINE OF THE AFORESAID PLAT OF "ANGEL LAKES PHASE II," AND THEN ALONG THE WESTERLY LINE OF "ANGEL LAKES PHASE I," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 53, PAGES 87, 87A AND 87B OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 2,543.52 FEET, TO A POINT ON THE NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY GRANTED IN OFFICIAL RECORDS BOOK 2738, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY GRANTED IN OFFICIAL RECORDS BOOK 2738, PAGE 557, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE SOUTH 89°13'53" WEST, A DISTANCE OF 3,962.80 FEET, TO THE COMMON BOUNDARY LINE BETWEEN SECTION 31, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND SECTION 36, TOWNSHIP 1 NORTH, RANGE 25 EAST;

COURSE NO. 2: RUN THENCE, SOUTH 89°41'57" WEST, A DISTANCE OF 2,196.25 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT PHASE 1," AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 60, PAGES 101 THROUGH 115 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID BOUNDARY OF THE PLAT OF "VILLAGES OF WESTPORT PHASE 1," THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, NORTH 22°42'51" EAST, A DISTANCE OF 2,084.35 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE, NORTH 05°36'26" EAST, A DISTANCE OF 1,067.43 FEET, TO A POINT;

COURSE NO. 3: RUN THENCE, NORTH 54°50'45" WEST, A DISTANCE OF 579.42 FEET, TO A POINT;

COURSE NO. 4: RUN THENCE, SOUTH 70°36'58" WEST, A DISTANCE OF 652.65 FEET, TO A POINT;

COURSE NO. 5: RUN THENCE, SOUTH 21°49'35" WEST, A DISTANCE OF 1,419.43 FEET, TO A POINT;

COURSE NO. 6: RUN THENCE, SOUTH 64°33'52" WEST, A DISTANCE OF 527.52 FEET, TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY LINE OF "BRADDOCK ROAD," AND THE POINT OF BEGINNING.

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THE LANDS THUS DESCRIBED CONTAIN 33,049,090 SQUARE FEET, OR 758.70 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

VILLAGES OF WESTPORT CDD
WEST SIDE OF BRADDOCK ROAD
PARCEL 1

A PARCEL OF LAND, BEING A PORTION OF SECTION 25, SECTION 26, SECTION 35, AND SECTION 38, THE "BLOODWORTH DONATION," ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE COMMON BOUNDARY OF SECTIONS 25 AND 26, WITH THE NORTHERLY BOUNDARY OF SAID SECTION 38, THE "BLOODWORTH DONATION," AND RUN THENCE, NORTH 00°01'57" EAST, ALONG THE COMMON BOUNDARY LINE BETWEEN SAID SECTIONS 25 AND 26, A DISTANCE OF 2,095.58 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTH 3/4, OF THE NW 1/4, OF SECTION 25; RUN THENCE, NORTH 89°35'23" EAST, ALONG THE NORTHERLY LINE OF SAID SOUTH 3/4, OF THE NW 1/4, OF SECTION 25, A DISTANCE OF 2,709.56 FEET, TO THE COMMON BOUNDARY BETWEEN THE EASTERLY LINE OF THE SOUTH 3/4, OF THE NW 1/4, OF SECTION 25, AND THE WESTERLY LINE OF GOVERNMENT LOT 2, SECTION 25; RUN THENCE, SOUTH 00°16'17" WEST, ALONG LAST SAID LINE, A DISTANCE OF 665.00 FEET, TO A POINT, ON THE NORTH LINE OF THE SOUTH 1/2, OF GOVERNMENT LOT 2, OF SAID SECTION 25; RUN THENCE, NORTH 89°17'07" EAST, ALONG LAST SAID LINE, A DISTANCE OF 500.40 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "BRADDOCK ROAD," A 66 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY MONUMENTED; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID "BRADDOCK ROAD," THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 988.40 FEET, THROUGH A CENTRAL ANGLE OF 61°47'30" TO THE LEFT, AN ARC DISTANCE OF 1,065.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°45'46" WEST, 1,015.05 FEET;

COURSE NO. 2: RUN THENCE, SOUTH 09°52'01" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,336.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;
COURSE NO. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 5,657.38 FEET, THROUGH A CENTRAL ANGLE OF 05°39'05" TO THE RIGHT, AN ARC DISTANCE OF 558.02 FEET, TO THE POINT

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OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°41'33" WEST, 557.79 FEET;

COURSE NO. 4: RUN THENCE, SOUTH 15°31'06" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 561.92 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE NO. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,952.32 FEET, THROUGH A CENTRAL ANGLE OF 14°37'44" TO THE LEFT, AN ARC DISTANCE OF 498.47 FEET, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°12'14" WEST, 497.12 FEET;

COURSE NO. 6: RUN THENCE, SOUTH 00°53'22" WEST, ALONG LAST SAID LINE, A DISTANCE OF 567.90 FEET, TO A POINT; THENCE, DEPARTING FROM AFORESAID WESTERLY RIGHT-OF-WAY LINE, RUN THENCE NORTH 59°58'09" WEST, A DISTANCE OF 2,047.32 FEET, TO A POINT; RUN THENCE, SOUTH 33°00'53" WEST, A DISTANCE OF 2,045.17 FEET, TO A POINT; RUN THENCE, SOUTH 56°59'07" EAST, A DISTANCE OF 597.84 FEET, TO A POINT; RUN THENCE, LEADING 18°53'04" EAST, A DISTANCE OF 864.03 FEET, TO A POINT ON THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 36°32'02" TO THE RIGHT, AN ARC DISTANCE OF 586.62 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°07'11" WEST, 576.74 FEET; RUN THENCE, NORTH 80°36'48" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,015.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE LEFT, AN ARC DISTANCE OF 543.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°02'41" WEST, 537.10 FEET; RUN THENCE, SOUTH 68°42'10" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 195.31 FEET, TO A POINT; RUN THENCE, NORTH 00°02'28" WEST, A DISTANCE OF 176.25 FEET, TO A POINT; RUN THENCE, SOUTH 69°44'25" WEST, A DISTANCE OF 242.46 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ U. HIGHWAY NO. 17," A 150 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED; RUN THENCE, NORTH 21°20'17" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4,907.83 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2, OF SAID SECTION; RUN THENCE, ALONG THE NORTH LINE OF THE SOUTH 1/2, OF SECTION 26, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, NORTH 89°44'27" EAST, A DISTANCE OF 3,134.86 FEET, TO A POINT;

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COURSE NO. 2: RUN THENCE, SOUTH 88°03'50" EAST, A DISTANCE OF 1,497.33 FEET, TO THE COMMON BOUNDARY OF SECTIONS 25 AND 26, WITH THE NORTHERLY BOUNDARY OF SAID SECTION 38, THE "BLOODWORTH DONATION," AND THE POINT OF BEGINNING;

THE LANDS THUS DESCRIBED CONTAIN 26,617,093 SQUARE FEET, OR 611.04 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

VILLAGES OF WESTPORT CDD
WEST SIDE OF BRADDOCK ROAD
PARCEL 2

A PARCEL OF LAND, BEING A PORTION OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS VOLUME 2738, PAGE 557, PARCEL "C", OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ U.S. HIGHWAY No. 17", A 150 FOOT WIDE PUBLIC ROAD RIGHT-OF-WAY, AS PRESENTLY ESTABLISHED, AND RUN THENCE NORTH 21°20'20" WEST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3,111.49 FEET, TO A POINT; RUN THENCE, NORTH 23°42'10" EAST, DEPARTING FROM AFORESAID RIGHT-OF-WAY LINE, A DISTANCE OF 35.87 FEET, TO A POINT; RUN THENCE, NORTH 68°42'10" EAST, A DISTANCE OF 348.47 FEET, TO A POINT OF CURVATURE, OF A CURVE LEADING EASTERLY; RUN THENCE, EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE RIGHT, AN ARC DISTANCE OF 479.30 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°02'41" EAST, 473.60 FEET; RUN THENCE, SOUTH 80°36'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 1,040.00 FEET, THROUGH A CENTRAL ANGLE OF 03°48'39" TO THE LEFT, AN ARC DISTANCE OF 69.17 FEET, TO A POINT OF TANGENCY, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°31'08" EAST, 69.16 FEET; RUN THENCE, SOUTH 58°59'01" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 639.85 FEET, TO A POINT; RUN THENCE, SOUTH 01°43'21" WEST, A DISTANCE OF 262.86 FEET, TO A POINT; RUN THENCE, NORTH 89°58'32" WEST, A DISTANCE OF 616.58 FEET, TO A POINT; RUN THENCE, SOUTH 25°59'23" WEST, A DISTANCE OF 930.98 FEET, TO A POINT; RUN THENCE, SOUTH 28°56'59" EAST, A

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DISTANCE OF 1,059.45 FEET, TO AS POINT; RUN THENCE SOUTH 82°32'20" EAST, A DISTANCE OF 479.70 FEET, TO A POINT; RUN THENCE, SOUTH 02°05'32" WEST, A DISTANCE OF 476.21 FEET, TO A POINT ON THE AFORESAID NORTHERLY LINE OF THAT 150 FOOT WIDE JEA RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS VOLUME 2738, PAGE 557, PARCEL "C", OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND ALSO BEING THE SOUTHERLY LINE OF THAT 100 FOOT WIDE EASEMENT GRANTED TO JEA, AS PER OFFICIAL RECORDS VOLUME 5762, PAGE 352 OF THE CURRENT PUBIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, SOUTH 89°43'32" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1,423.06 FEET TO A POINT ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ U.S. HIGHWAY No. 17" AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 4,652,233 SQUARE FEET, OR 106.80 ACRES, MORE OR LESS, IN AREA.

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VILLAGES OF WESTPORT

ROADWAY PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 26, 35 AND THE "BLOODWORTH DONATION", SECTION 38, ALL IN TOWNSHIP 1 NORTH, RANGE 25 EAST, DUVAL COUNTY, CITY OF JACKSONVILLE, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°11'16" WEST, A DISTANCE OF 260.79 FEET, TO THE POINT OF A NON TANGENT CURVE, LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 36°01'38" TO THE LEFT, AN ARC DISTANCE OF 440.15 FEET, TO THE POINT OF BEGINNING OF SAID PARCEL, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°46'32" WEST, 432.94 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE NORTHERLY BOUNDARY OF THE AFORESAID PLAT OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 115 THROUGH 123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: CONTINUE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE, HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF 20°01'03" TO THE LEFT, AN ARC DISTANCE OF 244.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°46'35" WEST, 243.32 FEET;

COURSE No. 2: RUN THENCE, SOUTH 34°46'03" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 363.30 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 3: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 780.00 FEET, THROUGH A CENTRAL ANGLE OF 30°16'24" TO THE RIGHT, AN ARC DISTANCE OF 412.13 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°54'15" WEST, 407.35 FEET;

COURSE No. 4: RUN THENCE, SOUTH 65°02'28" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 592.22 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING SOUTHWESTERLY;

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COURSE No. 5: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,260.00 FEET, THROUGH A CENTRAL ANGLE OF 05°25'06" TO THE LEFT, AN ARC DISTANCE OF 119.15 FEET, TO THE MOST NORTHWESTERLY CORNER OF "VILLAGES OF WESTPORT - PHASE 2", AS SHOWN ON THE PLAT THEREOF, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°45'00" WEST, 119.11 FEET;

COURSE No. 6: RUN THENCE, SOUTH 01°57'39" EAST, ALONG THE WESTERLY BOUNDARY OF SAID "VILLAGES OF WESTPORT-PHASE 2", A DISTANCE OF 420.58 FEET, TO A POINT; RUN THENCE, NORTH 58°59'01" WEST, A DISTANCE OF 683.74 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 1,040.00 FEET, THROUGH A CENTRAL ANGLE OF 03°48'39" TO THE RIGHT, AN ARC DISTANCE OF 69.17 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°31'08" WEST, 69.16 FEET; RUN THENCE, NORTH 80°36'48" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE LEFT, AN ARC DISTANCE OF 479.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°02'41" WEST, 473.60 FEET; RUN THENCE, SOUTH 68°42'10" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 348.47 FEET, TO A POINT; RUN THENCE, SOUTH 23°42'10" WEST, A DISTANCE OF 35.87 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF "NEW KINGS ROAD ~ HIGHWAY No. 17, (A 100 FOOT PUBLIC ROAD RIGHT-OF-WAY); RUN THENCE, NORTH 21°17'50" WEST, ALONG LAST SAID LINE, A DISTANCE OF 314.01 FEET, TO A POINT; RUN THENCE, NORTH 69°44'25" EAST, DEPARTING FROM AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 242.46 FEET, TO A POINT; RUN THENCE SOUTH 00°02'28" EAST, A DISTANCE OF 176.25 FEET, TO A POINT; RUN THENCE, NORTH 68°42'10" EAST, A DISTANCE OF 195.31 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 1,015.00 FEET, THROUGH A CENTRAL ANGLE OF 30°41'02" TO THE RIGHT, AN ARC DISTANCE OF 543.57 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°02'41" EAST, 537.10 FEET; RUN THENCE, SOUTH 80°36'48" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,205.70 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 920.00 FEET, THROUGH A CENTRAL ANGLE OF 36°32'02" TO THE LEFT, AN ARC DISTANCE OF 586.62 FEET, TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 19467, PAGE 1441 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°07'11" EAST, 576.74 FEET; RUN THENCE, NORTH 18°53'04" WEST, ALONG SAID SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 19467, PAGE 1441 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 161.03 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LANDS

July 21, 2021

DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED, RECORDED IN OFFICIAL RECORDS BOOK 19467, PAGE 1441 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG LAST SAID LINE, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 75°45'01" EAST, A DISTANCE OF 183.56 FEET, TO A POINT, ON THE ARC OF A CURVE, LEADING SOUTHERLY;

COURSE No. 2: RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 465.00 FEET, THROUGH A CENTRAL ANGLE OF 09°34'04" TO THE LEFT, AN ARC DISTANCE OF 77.65 FEET, TO THE POINT OF TANGENCY OD LAST SAID CURVE, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°02'02" EAST, 77.56 FEET;

COURSE No. 3: RUN THENCE, SOUTH 23°49'05" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 4.90 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 4: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 90°15'11" TO THE LEFT, AN ARC DISTANCE OF 23.63 FEET, TO THE POINT OF A COMPOUND CURVE, CONTINUING NORTHEASTERLY, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°56'04" EAST, 21.26 FEET;

COURSE No. 5: CONTINUE THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,200.00 FEET, THROUGH A CENTRAL ANGLE OF 05°20'51" TO THE LEFT, AN ARC DISTANCE OF 205.32 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°17'58" EAST, 205.25 FEET;

COURSE No. 6: RUN THENCE, NORTH 60°39'00" EAST, ALONG A NON-TANGENTIAL LINE, A DISTANCE OF 230.45 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 7: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, LEADING NORTHEASTERLY, AND HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 24°27'34" TO THE LEFT, A ARC DISTANCE OF 416.22 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°25'13" EAST, 413.07 FEET;

COURSE No. 8: RUN THENCE, NORTH 36°11'27" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 126.35 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENTIAL CURVE, LEADING NORTHEASTERLY;

COURSE No. 9: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 1,050.00 FEET, THROUGH A CENTRAL ANGLE OF 27°25'33" TO THE RIGHT, AN ARC DISTANCE OF 502.60 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°44'08" EAST, 497.82 FEET;

COURSE No. 10: RUN THENCE, SOUTH 26°33'07" EAST, DEPARTING ALONG A NON-RADIAL LINE TO LAST SAID CURVE, A DISTANCE OF 150.95 FEET, TO A POINT ON THE AFORESAID NORTHERLY BOUNDARY

July 21, 2021

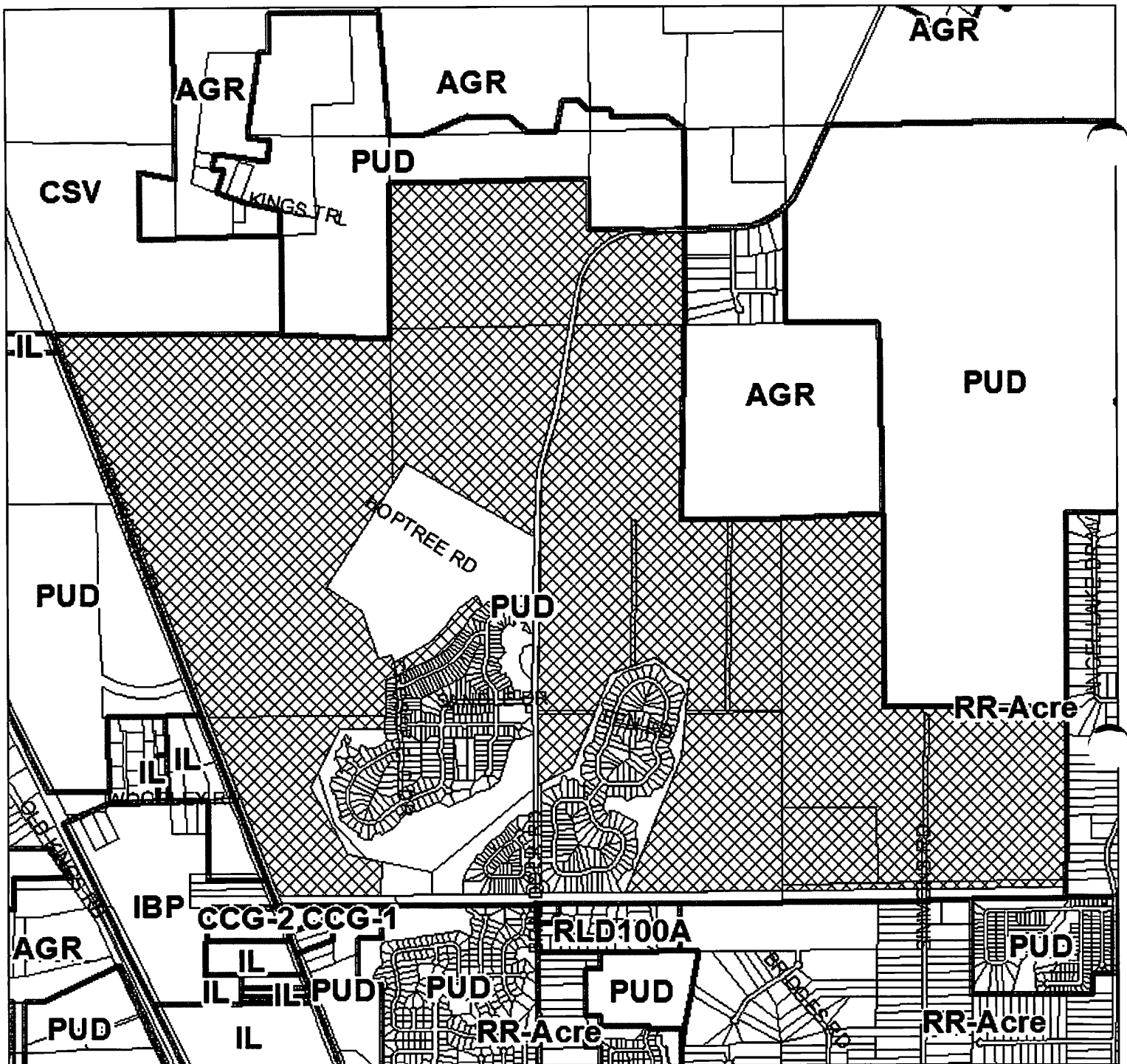
**Exhibit 1
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OF THE PLAT OF "VILLAGES OF WESTPORT-PHASE 2", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGES 115-123 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 844,712 SQUARE FEET, OR 19.39 ACRES, MORE OR LESS, IN AREA.

July 21, 2021

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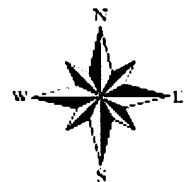
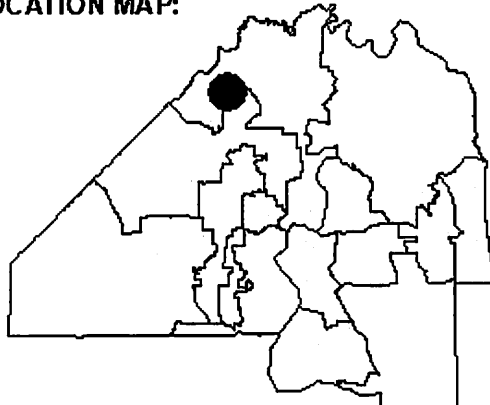


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 700 1,400 2,800



Feet

COUNCIL DISTRICT:

7 & 8

TRACKING NUMBER

T-2021-3567

EXHIBIT 2

PAGE 1 OF 1

Villages of Westport
Planned Unit Development

September 1, 2021

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RE #s: 002481-0000, 002484-5010, 002509-0115, 003782-0025, 003782-0035, 003783-0010, 019443-0000, 019446-0000
Current Land Use Designation: MU
Current Zoning District: PUD
Proposed Zoning District: PUD

PART I INTRODUCTION AND BACKGROUND

1.1 Summary of the History of the Westport RAC and the Villages of Westport PUD

In 2001, a Comprehensive Plan Future Land Use Map (FLUM) amendment was adopted pursuant to Ordinance 2001-255-E, changing the FLUM designation for approximately 1,777 acres located in northwest Jacksonville from Agriculture-II, Agriculture-III and Agriculture-IV to Mixed Use (MU) and adding Policy 4.3.4 to the Comprehensive Plan thereby creating the Westport Regional Activity Center (the “Westport RAC”). Immediately thereafter, the City Council adopted Ordinance 2001-256-E creating the Villages of Westport Planned Unit Development (the “PUD”). The Westport RAC was amended in 2004 to add an additional 168.36 acres to the RAC (Ordinance 2004-1064-E) bringing the total land area to approximately 1,945 acres. The PUD has been amended twice, by Ordinance 2005-419-E and MM-2007-14, to include the additional land, to change some of the development standards and criteria, to increase the number of residential units permitted and to add an exchange table. Also, since 2001, four single family residential villages, consisting of approximately 469 acres, have been sold and/or developed within the Westport RAC/PUD since its creation.

The master developer of the remaining land within the PUD desires to modify the PUD to better reflect current development trends and to incorporate many of the prior changes into one comprehensive document that can guide development from here forward.

Therefore, this PUD Written Description hereby SUPERSEDES and REPLACES all prior versions of the Villages of Westport PUD as set forth in Ordinances 2001-256-E and 2005-419-E and Minor Modification MM-2007-14, and any conditions associated with those prior versions, with regard to all Property not previously conveyed. This PUD does not modify or replace the prior version of the Villages of Westport PUD with regard to the four single family residential villages that have already been developed and/or sold which are comprised of the following:

- A. Villages of Westport – Phase 1, recorded in Plat Book 60, Pages 101 – 115 of the Public Records of Duval County, Florida**
- B. Villages of Westport – Phase 2, recorded in Plat Book 66, Pages 115 – 123 of the Public Records of Duval County, Florida**

- C. Villages of Westport – Phase 3, recorded in Plat Book 70, Pages 15 – 28 of the Public Records of Duval County, Florida
- D. That certain property conveyed by CC Westport, LLC to LGI Homes – Florida, LLC by Special Warranty Deed on November 7, 2020, recorded in Official Records Book 19467, Pages 1441 – 1443 of the Public Records of Duval County, Florida (a copy of which is attached hereto as **Exhibit J-5**).

See the Master Site Plan, Exhibit 4, for a graphic depiction of the location of the four single family residential villages that have already been developed and/or sold which are identified as Phases 1 through 4.

1.2 Written Summary of the Project

The vision of the Villages of Westport is to create a special place and a quality community in which to live. Within this community, residents will also be able to work, shop, enjoy the natural surroundings that have been preserved, play in the parks and enjoy the other recreational amenities that are available because of a plan shaped by the principles of smart growth.

The Villages of Westport has evolved since the adoption of the original PUD and will continue to evolve gradually over the next 10 to 20 years, growing in step with the North Jacksonville area. With a carefully executed master plan and as growth demands, this gradual approach will introduce residential neighborhoods or villages with a variety of lot sizes, architectural style and amenities. These neighborhoods will be clustered to provide open space, parks and green spaces to preserve the natural resources and to provide pedestrian-friendly neighborhoods with walking trails and bicycle paths that interconnect with the Village Center and the parks and recreation areas.

The Village Center will be the cornerstone of the community, providing shopping, offices, light industrial uses and employment for a wide area of Jacksonville.

A community parks system, or network of parks, natural areas, open spaces and lakes, are planned for the Villages of Westport. Where possible, walking paths and bicycle paths will interconnect these spaces giving residents a sense of space and place.

Consistent design controls incorporating architectural and landscape standards will govern the community theme and quality.

1.3 Purpose and Intent of the Villages of Westport PUD District

- 1.3.1* To provide for the complimentary and orderly development of a planned mixed-use community containing a variety of retail, office, light industrial

and residential uses mixed on site both horizontally and vertically in accordance with an approved development plan which:

- Allows a diversity of uses, building types, and open spaces to be developed in a manner that is both internally organized and compatible with external existing or future land uses;
- Provides the maximum opportunity for the application of innovative site planning concepts to create an aesthetically pleasing environment in which to live, work, shop, and play;
- Allows a more efficient use of infrastructure than is possible through the application of conventional zoning districts;
- Conforms to the limitations of use, design, density, coverage, and phasing stipulated on the approved development plan;
- Encourages increased open space areas by permitting a more efficient use of building areas than would be possible under conventional zoning.

1.4 Legal Description

See **Exhibit 1** attached to PUD Application.

1.5 Ownership of the Property

CC Westport, LLC
2379 Belville Road
Daytona Beach, Florida 32119

1.6 Site Characteristics

1.6.1 Location

The Villages of Westport is located generally in northwest Jacksonville. The Property is comprised of approximately 1508 acres adjacent to U.S. 1 north of Dunn Avenue (which excludes the four villages already sold and/or developed). A legal description is attached as **Exhibit 1**. A location map is included as **Exhibit K** and an aerial photograph of the site is included as **Exhibit H**.

1.6.2 Topography

A topographical map is attached to this application as **Exhibit J-1**.

1.6.3 Wetlands Land Cover and Wildlife

In 2001, a detailed report was prepared by an ecologist to address wetlands and wildlife on the site, a copy of which was attached to the original PUD application and is attached hereto as **Exhibit I**. The environmental assessment was conducted on the site.

In summary, the report identifies the occurrence of jurisdictional wetlands on site. The vast majority of these wetlands have either been set aside as conservation areas or will be set aside in the future.

The results of the endangered and threatened species survey indicated that no state or federally threatened or endangered species exist on the site.

1.6.4 Surrounding Land Uses

The parcels immediately adjacent to the north side of the Villages of Westport site are currently undeveloped, while the south and east sides are partially bounded by residential use and the west side has been developed with some light industrial uses. The surrounding area's future land use designations include: Mixed Use, Agriculture, Light Industrial, Community/General Commercial and Low Density Residential.

1.6.5 Existing Zoning

The property is currently zoned PUD.

1.6.6 Consistency with Comprehensive Plan

The Property is designated as MU on the FLUM (2001) and is in the Suburban Development Area. Policy 4.3.4 of the FLUE governs the uses permitted within the Westport RAC. The uses proposed within the PUD are consistent with Policy 4.3.4 and MU (2001).

1.6.7 Traffic

The Villages of Westport will comply with the City's Concurrency and Mobility Management System.

1.6.8 Community Development District (CDD)

In 2004, the developer of the Villages of Westport established a Community Development District (CDD) for portions of the project. One or more additional CDDs may be established at Developer's sole discretion.

1.6.9 External Circulation

Simmons Road, a public right-of-way runs across the easterly portion of the Villages of Westport. The developer agrees that no portion of Simmons Road will be used as a primary access road for the PUD. Simmons Road will only be used as an emergency access, if needed.

1.6.10 Silvicultural Operations

Silviculture activities shall be permitted to continue on the Westport PUD property and be considered exempt from any contrary requirements imposed by local ordinances. However, after submission for final construction plan approval for each portion/village of the site, for that portion of the site which is the subject of the final construction plan, land clearing shall not be considered a permitted silvicultural activity.

PART II SITE DEVELOPMENT STANDARDS

2.1 General Provisions

For the purposes of this section, development of the Villages of Westport will be primarily categorized as Multi-Use and Low Density Residential as shown on the **Master Site Plan** attached as **Exhibit 4**.

2.1.1 Multi-Use (MU) shall refer to development that offers a full range of shopping, goods, offices, entertainment, movie theaters, light industrial, multi-family residential up to twenty (20) dwelling units per gross acre and services.

2.1.2 Low Density Residential (LDR) shall refer to residential development of seven (7) dwelling units per gross acre or less.

2.2 Development Program and Phasing

2.2.1 Under the original PUD 2,550 residential dwelling units were permitted. To date 767 dwelling units have been sold and/or developed. The development program for this Revised and Restated PUD shall not exceed the following maximums:

Land Use	Size
Light Industrial	170 acres
Residential	1,783 dwelling units*
Village Center, Commercial/Retail	312,000 square feet
Professional Office	100,000 square feet
Movie Cinema	12 screens
Conservation/Preservation/Open Space	840 acres (+/-)
In addition, the following uses will also be provided as a minimum:	
Public Parks and Recreation	64.5 acres
Community Amenity Areas	12.8 acres
Project Total	1508 acres

* (Ord. 2001-255-E, as modified by 2004-1064-E, 2005-419-E and MM-2007-14 permitted 2,550 residential units. 2,550 units – 767 units sold/developed = 1783 remaining units.)

2.2.2 The project will be developed in multiple phases over the next ten (10) years as dictated by the market.

PART III SITE DEVELOPMENT CRITERIA FOR MULTI-USE (MU)

3.1 Site Development Criteria for MU Designated Parcels

3.1.1 Permitted uses and structures in the MU district include:

- (a) Retail outlets for the sale of food and drugs, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, home furnishings and appliances, office equipment or furniture, hardware, antiques, and all other similar retail uses.
- (b) Personal service establishments such as barber and beauty shops, shoe repair, restaurants, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, and similar uses.
- (c) Travel agencies.
- (d) Libraries, museums, and community centers.
- (e) Establishments which include the retail sale of all alcoholic beverages, including liquor, beer or wine for off premises consumption.
- (f) Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (g) Automobile service stations, including petroleum sales, service garages for repairs and car washes.
- (h) Convenience stores, with petroleum sales meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (i) Restaurants with on premises consumption of beer, wine and alcohol meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (j) Restaurants with the outside sale and service of food, including drive-through and drive-up facilities.

- (k) Parks, playgrounds, playfields and recreational and community structures meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (l) Public buildings and facilities, including schools and school bus parking meeting the performance standards in Part VII of this PUD.
- (m) Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- (n) Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas and theaters.
- (o) Express or parcel delivery offices.
- (p) Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (q) Hotels and motels.
- (r) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (s) Off-street parking lots.
- (t) Hospitals.
- (u) Medical, dental and chiropractic offices.
- (v) Business and professional offices.
- (w) Business centers.
- (x) Multi-family dwellings not to exceed twenty (20) units per acre.
- (y) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and other property.
- (z) Child or adult day care centers meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.

- (aa) Churches including a rectory or similar use and day school meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (bb) Essential services including water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.
- (cc) Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- (dd) Blueprinting and job printing.
- (ee) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.
- (ff) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- (gg) Printing, lithography, publishing or similar establishments.
- (hh) Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, restaurants, hiring and union halls, employment agencies, sign companies, automobile service stations, major repair garages, truck stops and similar uses.
- (ii) Vocational, technical, trade or industrial schools and similar uses.
- (jj) Medical clinics.
- (kk) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.
- (ll) Radio or television broadcasting offices, studios and transmitters.
- (mm) Nursing homes, assisted living facilities, independent living facilities and hospice facilities.
- (nn) Multifamily, townhomes and condominiums not to exceed twenty (20) dwelling units per acre.

- (oo) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed fifty percent of the gross floor area of the building of which it is a part.
- (pp) Recycling facilities, not including the recycling of hazardous waste, and so long as recycling activities occur within an enclosed building. Outside storage of recycling materials is prohibited.
- (qq) Retail sales of heavy machinery, farm equipment and building materials.
- (rr) Home occupation meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (ss) Schools meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
- (tt) Other similar and compatible uses.

3.1.2 Permitted Accessory Uses and Structures shall be consistent with Part VI of these PUD regulations.

3.1.3 *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for uses other than multi-family residential, townhomes and condominium uses:* For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and ‘yard’ refers to distance from the parent property boundary.

- (a) Minimum lot requirements (width and area): None.
- (b) Maximum lot coverage by all buildings and structures: None.
- (c) Minimum yard requirements from a public street:
 - (1) Front 20 feet
 - (2) Rear 10 feet
 - (3) Side 10 feet
- (d) Maximum height of structures shall not exceed one hundred (100) feet except as follows:

The one hundred (100) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not

intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the MU district, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- Three hundred (300) feet.
- The height zones established for airport zones and airspace height limitations.
- Elevations prescribed by the Federal Aviation Administration (FAA), unless the FAA has issued a determination of no hazard to air navigation on the structure.

3.1.4 *Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multi-family residential, townhouse and condominium uses:* For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and ‘yard’ refers to distance from the parent property boundary.

- (a) Minimum lot requirements (width and area) are not applicable.
- (b) Maximum lot coverage by all buildings and structures shall not exceed seventy percent (70%) of the development parcel.
- (c) For multi-family residential uses:
 - (1) Minimum yard requirements:

a.	Front	0 feet
b.	Rear	0 feet
c.	Side	0 feet
d.	Side Street	0 feet
 - (2) A minimum ten (10) foot perimeter setback shall be provided along the boundary of the development parcel. Zero yard requirements will allow for the potential for development similar to a Traditional Neighborhood Design (TND).
- (d) For Townhouse/Condominium uses:
 - (1) Minimum yard requirements:

a.	Front	20 feet
b.	Rear	10 feet
c.	Side	0 feet
d.	Side/Double Street Frontage Lot	10 feet

- (2) A minimum building separation of (10) feet shall be maintained between structures. The required front yard may be reduced to fifteen (15) feet if the garage is located to the rear of the dwelling unit.
- (e) Minimum Floor Area: Five hundred (500 square feet)
- (f) Maximum height of structures shall not exceed fifty (50) feet except as follows:

The fifty (50) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- One hundred (100) feet.
- The height zones established for airport zones and airspace height limitations.
- Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.

PART IV SITE DEVELOPMENT STANDARDS FOR LDR

4.1 General Provisions

4.1.1 Low Density Residential (LDR) shall refer to residential development of seven (7) dwelling units per gross acre or less.

4.2 Site Development Criteria for LDR Designated Parcels

4.2.1 Permitted uses and structures within the LDR designated parcels:

- (a) Up to 1,783 single-family residential dwelling units.
- (1) Any phase or pod of lots that includes forty (40) foot wide lots shall include another larger lot type as well.
- (2) The maximum number of forty (40) foot wide lots permitted is forty (40) percent.
- (3) Forty (40) foot wide lots shall not abut Braddock Road.

- (4) However, in all cases, where a residential lot within the PUD abuts existing residential development outside of the PUD, the minimum lot size for the PUD lot shall be equal to or greater than the width of the abutting lot.
 - (b) Zero side yard developments meeting the performance standards and development criteria set forth in Part VII of these PUD regulations. This could allow for the potential to develop townhouses in a manner similar to Traditional Neighborhood Design (TND).
 - (c) Accessory dwelling units meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
 - (d) Essential Services, including water, sewer, gas, telephone, stormwater management facilities, radio, television and electric.
 - (e) Golf courses, golf clubhouse, driving ranges, and related uses.
 - (f) Home occupations meeting the performance standards and development criteria set forth in Part VII of these PUD regulations as an exception in accordance with the City of Jacksonville Code.
 - (g) Parks, playgrounds, playfields and recreational and community services.
 - (h) Child and adult day care centers meeting the performance standards and development criteria set forth in Part VII of these PUD regulations as an exception in accordance with the City of Jacksonville Code.
 - (i) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.
 - (j) The existing communication tower located in the southeast corner of the site shall be a permitted use. The tower may remain as built, may be renovated and maintained. Should the tower be removed from the site, it can be replaced with a communication tower that meets the criteria set forth in Part 15 of the Zoning Code.
- 4.2.2 Permitted Accessory Uses and Structures shall be consistent with Part VI of these PUD regulations, provided that up to ten (10) model homes may be constructed without concrete driveways prior to platting. At such time as the models are sold for occupancy, the driveways will be installed.

4.2.3 *Single Family – 40’ Wide Lots: Minimum lot width, Minimum Area, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:*

- (a) Minimum lot width: Forty (40) feet. For lots located on cul-de-sacs, the minimum width shall be twenty-five (25) feet at the curb, as long as the cul-de-sac lot is forty (40) feet in width at the building restriction line.
- (b) Minimum Area: 4,000 square feet.
- (c) Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- (d) Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Five (5) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.
- (e) Maximum height of structures: Thirty-five (35) feet.

4.2.4 *Single Family – 50’ Wide Lots: Minimum lot width, Minimum Area, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:*

- (a) Minimum lot width: Fifty (50) feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb, as long as the cul-de-sac lot is fifty (50) feet in width at the building restriction line.
- (b) Minimum Area: 5,000 square feet.
- (c) Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- (d) Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.

- (2) Side: Five (5) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.
- (e) Maximum height of structures: Thirty-five (35) feet.

4.2.5 Single Family – 60’ Wide Lots: Minimum lot width, Minimum Area, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:

- (a) Minimum lot width: Sixty (60) feet. For lots located on cul-de-sacs, the minimum width shall be thirty-five (35) feet at the curb, as long as the cul-de-sac lot is sixty (60) feet in width at the building restriction line.
- (b) Minimum Area: 6,000 square feet.
- (c) Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- (d) Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet.
 - (2) Side: Five (5) feet.
 - (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.
- (e) Maximum height of structures: Thirty-five (35) feet.

4.2.6 Townhomes - Minimum lot width, Minimum Area, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential townhome uses:

- (a) Minimum lot width: Fifteen (15) feet; Twenty-five (25) feet for end units.
- (b) Minimum lot area: 1,500 square feet.

- (c) Maximum lot coverage by all buildings: Seventy (70%) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- (d) Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building façade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building façade; fifteen (15) feet, if access to garage is from an alley.
 - (2) Side: Zero (0); Ten (10) feet for end units.
 - (3) Rear: Ten (10) feet.
- (e) Maximum height of structures: Fifty (50) feet.

4.2.7 Zero Lot Line - Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential zero lot line uses:

- (a) Minimum lot width: Fifteen (15) feet; Twenty-five (25) feet for end units.
- (b) Minimum lot area: 1,500 square feet.
- (c) Maximum lot coverage by all buildings: Sixty (60%) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.
- (d) Minimum yard requirements. The minimum yard requirements for all primary structures are:
 - (1) Front: Twenty (20) feet. The front yard may be reduced to fifteen (15) feet if the garage is located to the rear of the dwelling unit.
 - (2) Side: Zero (0) on one side, Five (5) feet on the other; provided there is a minimum of ten (10) feet between a dwelling unit on one lot and any structure on an adjacent parcel.

(3) Rear: Ten (10) feet.

(e) Maximum height of structures: Fifty (50) feet.

4.2.8 Maximum height of all structures: The height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenance usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the LDR district, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:

- One hundred (100) feet
- The height zones established for airport zones and airspace height limitations.
- Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure.

4.2.9 Garages may be detached pursuant to the requirements of Subpart 7.1.4 of these PUD regulations and a residential unit may be built over the garage so long as height limitations are met.

4.2.10 Simultaneously with the submittal of the sketch plan for any sub-phase thereof of development of any Low Density Residential (LDR) parcel pursuant to Section 654.108 (Subdivision Regulations), the Developer shall submit, for review and approval by the Planning and Development Department a sketch plan (Master Plan) showing the lot types and sizes proposed for the that phase.

4.2.11 For single family residential lots that are between forty (40) feet wide and forty-nine (49) feet wide the following conditions apply:

- (a) Prior to the construction of any detached single family residential use less than fifty (50) feet in within the PUD, covenants and restrictions shall be recorded for the Property which:
- (1) Provide for architectural review of plans/elevations of home exteriors by an architectural review board, and
 - (2) Provide standards for such review, including requirements that:

a. The front façade of each single-family detached home must have at least two different finishes, one being a primary finish and the secondary finish being an accent feature;

b. No vinyl siding can be used on a single family detached home; and

c. No panel siding can be used as the primary building product on the front façade of any single family detached home.

(b) As part of verification of substantial compliance for the first detached single family residential use, such recorded covenants and restrictions shall be submitted to the Planning and Development Department for review and approval.

PART V GENERAL DEVELOPMENT STANDARDS FOR LDR DEVELOPMENT

The **Master Site Plan, Exhibit 4**, shows the overall master plan for the Villages of Westport. **Exhibit J-3, Prototype of Conceptual Residential Village**, shows certain design elements that may be incorporated into residential villages. Prototype plans provide a level of detail that illustrate conceptually how certain design elements may be utilized in final design.

5.1 Landscape, Open Space and Tree Protection

5.1.1 Landscape shall be provided to meet or exceed the requirements of the City’s Landscape Code as set forth in Subpart C, Part 12, Chapter 656, of the Zoning Code with the exception of the following:

(a) Shade trees. For the purpose of this district, a tree shall mean a woody species which will grow to achieve an average mature crown spread greater than thirty (30) feet and a clear trunk of seven (7) feet from the ground. In order to provide a cooling effect on paved areas, a minimum of fifty percent (50%) of the required trees adjacent to the right-of-way and within parking areas shall be of a shade tree type. No more than twenty-five percent (25%) of the required trees may be palms. Palms may be substituted for shade trees as required in the City Landscape Code. All required trees must be at least ten (10) feet tall with a minimum two (2) inch caliper. The following trees are suggested for use as shade trees. There are a number of alternative trees, which will meet this standard; therefore, this list is offered only as a suggestion.

(1)	<u>Botanical Name</u>	<u>Common Name</u>
	Acerrubrum	Red Maple

Liquidambar styraciflua	Sweet Gum
Magnolia grandiflora	Magnolia
Pinus elliottii	Slash Pine
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak
Ulmus parvifolia	Chinese Elm

(2) Street trees shall be provided the abutting public rights-of-way of collector roads at a frequency of one (1) tree for every sixty (60) feet of road frontage or fraction thereof and one (1) tree every one hundred (100) feet along typical residential streets. This provision may be modified to avoid conflicts with the location of underground utilities.

(b) In single-family development, trees shall be planted on lots in accordance with the City's landscape requirements.

5.1.2 Open Space

(a) Open space areas shall be provided within all areas of Villages of Westport in order to enhance the living and working environment. Thirty-four (34%) percent of the entire Westport site or a minimum of 840 acres of open space/conservation will be set aside in the community. Additional open space will be provided within each of the residential villages and in the Multi-Use areas. Specific open space areas will be identified at the time of site plan review. Open space shall include lakes, wetlands, conservation areas, upland buffers, active and passive parks and recreation areas, and other "green space".

5.1.3 Tree Protection

(a) Protected trees shall be preserved and maintained in accordance with the requirements of the City's Tree Protection Ordinance as set forth in Subpart B, Part 12, Chapter 656 of the Zoning Code.

5.2 Recreation Facilities:

5.2.1 Recreation areas in the form of usable land shall be provided to serve the residents of the Villages of Westport PUD.

5.2.2 Recreation areas in LDR designated areas shall be provided at a ratio of one (1) acre per one hundred (100) dwelling units. Active recreation areas in for multifamily uses shall be provided at the rate of 150 square feet per multi-family unit. The following guidelines should be considered in designing these areas:

- (a) Active recreation. Typical facilities would include playgrounds, athletic fields, various types of courts (tennis, basketball, racquetball), swimming pools, exercise trails, clubhouses, neighborhood parks, etc.
 - (b) Passive recreation. Typical facilities would include picnic areas, benches, trails and water features. Recreation areas should be easily accessible for the residents of Villages of Westport PUD to be served by the areas and should include, where appropriate, sidewalk/bike path facilities, as well as parking areas for both autos and bicycles. Attention should be given to screening and buffering light and noise from adjacent residents.
- 5.2.3 Recreation areas should be easily accessible for residents of the Villages of Westport PUD to be served in the areas and should include, where appropriate, sidewalk/bike path facilities, as well as parking areas for both autos and bicycles. Attention should be given to screening and buffering light and noise from adjacent residents.
- 5.2.4 All land shown on the site plan as common open space, private recreational areas and facilities shall be subject to covenants and restrictions which ensure the payment of future taxes and the maintenance of areas and facilities for a safe, healthful and attractive living environment.
- 5.2.5 Prior to approval of construction plans including the 301st lot within Parcels D, E, or F in the PUD Master Site Plan, the Applicant shall convey to the City of Jacksonville, at no cost to the City, Park Parcel 11 in the PUD Master Plan. Attached as **Exhibit L** is a Park Design Concept which is a conceptual representation of potential public park improvements to be developed by the City; it may be subject to change by the City. Prior to conveyance of Park Parcel 11, the Applicant shall clear and grade an area approximately equivalent in size to the areas shown on **Exhibit L** [the Park Design Concept] as “Phase 1,” including a multi-purpose field and a parking area. The Applicant shall coordinate with the Parks and Recreation Department regarding the location and configuration of the area to be cleared and graded.
- 5.2.6 Following the construction of park facilities by the City on Park Parcel 11 (timing to be determined by the City), the Applicant may seek credit from the City for the value of the land conveyed and the cost of clearing and grading, as a proportion of the total cost of the park, to be applied toward meeting the standards for active recreation as required in Recreation and Open Space Element Policies 2.2.3-2.2.5 of the 2030 Comprehensive Plan.

5.3 Off-Street Parking and Loading:

5.3.1 Off-street parking and loading facilities shall be provided for in all residential areas within Villages of Westport pursuant to the City of Jacksonville's Off-Street Parking and Loading Requirements set forth in Part 6, Chapter 656 of the Zoning Code.

5.4 Community Trail, Sidewalks and Street Trees:

5.4.1 A community trail is planned for the Villages of Westport to serve as a recreation amenity and to provide an alternate mode of transportation other than the vehicle to community residents. The trail is planned as a paved surface, 10' wide and will link the residential villages with parks/recreation areas, public uses and shopping/employment centers.

(a) A minimum ten (10) feet wide public sidewalk (community trail) shall be constructed along one (1) side of Braddock Road in the Villages of Westport PUD as shown on the Master Site Plan.

5.4.2 Sidewalks shall be required along all rights-of-way (other than limited access highways) to provide for and encourage pedestrian movement. With the exception of the community trail noted in 4.4.1, sidewalks will be provided to meet or exceed City code.

5.4.3 Street trees shall be provided in all single-family residential development areas at the time of house construction. At a minimum street trees shall be:

- (a) Provided at a rate of one (1) tree per sixty (60) lineal feet of collector road right- of-way and one (1) tree per 100 lineal feet of local street (except when adjacent to conservation areas), consistent with the definition of shade tree in Subpart 4.1.1(a) of this PUD;
- (b) Located between the street curb and sidewalk.
- (c) Street trees may be allowed within the first 5' of land contiguous to the street right-of-way.

5.5 Signage

The Villages of Westport PUD Sign Criteria are intended to modify Part 13, Chapter 656 of the Zoning Code (included in the appendices) in order to regulate the number, location, size, type, and use of signs within the development; to promote the public health, safety and welfare and to maintain, enhance and improve the beauty of the City; and to improve traffic safety, while recognizing the right of residential and business communities both to reasonably identify and advertise its existence.

5.5.1 It is the intent of these PUD regulations to adopt Part 13 of the Jacksonville Code in its entirety except as modified below:

- (a) Section 656.1303(a)(2) modified to include the LDR residential uses.
- (b) It is the intent of the developer to provide for a common sign scheme within the Villages of Westport. The developer will prepare a signage plan for the Villages of Westport and enforce such guidelines through deed restriction.
- (c) Two (2) primary community entry signs for the residential villages shall be allowed as located on Master Site Plan. Each sign shall be 200 sq. ft. in area, indirectly lighted, single-sided and ground-mounted.
- (d) Village Identification, Neighborhood, and Park Signs. Development, village, neighborhood, and park signs are allowed within the public right-of-way, with the exact location of such signs subject to site development standards as approved by the City of Jacksonville. Development signs are allowed at each vehicular entrance to the Villages of Westport. Village identification signs are allowed at each vehicular or non-vehicular village entrance. Neighborhood identification signs are allowed at intersections. Park identification signs are allowed at key park entrances, with a limit of four (4) signs per park. Village sign size shall be less than thirty-two (32) square feet and sign height shall be under fifteen (15) feet. Neighborhood and park sign size shall be under twenty-four (24) square feet and sign height shall be less than ten (10) feet. Such signs shall be externally illuminated.

5.6 Access and Roads

Access to the Villages of Westport shall be as shown on the Master Site Plan. The Master Site Plan includes a typical section of Westport Boulevard and a residential street. The number and location of access points shall be subject to the review and approval of the City's Traffic Engineering Division at the time of preliminary plan review.

5.7 Architectural Guidelines

It is the intent to create a community with a cohesive identity expressed through a variety of common architectural styles and compatible building materials. The architectural themes will be accomplished through the use of common colors, roof types, and the like. It is not the intent to create a community that appears the same throughout but to create architectural interest through the use of a variety of colors and materials that create a statement of quality. The developer will prepare

architectural guidelines for the residential area of the project and enforce such guidelines through deed restrictions.

5.8 Ownership and Maintenance of Common Facilities

A master property owners association shall be responsible for the ownership and maintenance of privately owned common lands and facilities.

5.9 Utility Systems

5.9.1 Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.

5.9.2 Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.

5.9.3 Stormwater management facilities shall be constructed in a manner that enhances its visual appeal. At a minimum these facilities shall:

- (a) Maintain a 4:1 side slope.
- (b) Remain unfenced.
- (c) Utilize a curvilinear shape and be landscaped.

PART VI GENERAL DEVELOPMENT STANDARDS FOR MU DISTRICT

The Master Site Plan shows the overall master plan for the Villages of Westport. **Exhibit J-4**, Prototype of Conceptual Multi-Use Center, shows certain design elements that may be incorporated into multi-use parcels. Prototype plans provide a level of detail that illustrate conceptually how certain design elements may be utilized in final design.

6.1 Landscape, Buffering, Open Space and Tree Protection

6.1.1 Landscape shall be provided to meet or exceed the requirements of the City's Landscape Code as set forth in Subpart C, Part 12, Chapter 656 of the Zoning Code with the exception of the following:

- (a) Shade trees. For the purpose of this district, a tree shall mean a woody species which will grow to achieve an average mature crown spread greater than thirty (30) feet and a clear trunk of seven (7) feet from the ground. In order to provide a cooling effect on paved areas, a minimum of fifty percent (50%) of the required trees adjacent to the right-of-way and within parking areas shall be of a shade tree type. No more than twenty-five percent (25%) of the required trees may be palms. Palms may be substituted for shade trees as required

in the City Landscape Code. All required trees must be at least ten (10) feet tall with a minimum two (2) inch caliper. The following trees are suggested for use as shade trees. There are a number of alternative trees, which will meet this standard; therefore, this list is offered only as a suggestion.

(1)	<u>Botanical Name</u>	<u>Common Name</u>
	Acer rubrum	Red Maple
	Liquidambar styraciflua	Sweet Gum
	Magnolia grandiflora	Magnolia
	Pinus elliottii	Slash Pine
	Quercus laurifolia	Laurel Oak
	Quercus virginiana	Live Oak
	Ulmus parvifolia	Chinese Elm

(2) Street trees shall be provided along the public rights-of-way at a frequency of one (1) tree for every sixty (60) feet of road frontage or fraction thereof. This provision may be modified to avoid conflicts with the location of underground utilities.

6.1.2 Buffering

- (a) The buffer yards prescribed in this section are intended to reduce, both visually and physically, the impacts generated by uncomplimentary abutting uses. Buffer yards shall be located on the outer perimeter of a lot or parcel, extending to the parcel boundary. Buffer yards shall not be located on any portion of an existing or dedicated public right-of-way.
- (b) The following table illustrates buffering needs for uncomplimentary abutting uses. Please note that the required buffering is only required between MU and LDR or Multi-family Residential (MF) and not between uses within MU.

Land Use		Land Use	Buffer Requirement
Office (MU)	Adjacent To	MF	Type C
Office (MU)		LDR	Type B
Commercial/Light Industrial (MU)		MF	Type A
Commercial/Light Industrial (MU)		LDR	Type A
Essential Service		MF	Type D
Essential Service		LDR	Type C
MF		LDR	Type B

(c) Buffer Classifications

- (1) Type A, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifty (50) feet wide. The type A buffer shall utilize a masonry wall.
 - (2) Type B, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of twenty-five (25) feet wide. The type B buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination, thereof which maintains a completely opaque buffer. If planted, the buffer must be five (5) feet high and planted three (3) feet on center, opaque at planting and be capable of attaining full height and opacity within three (3) years.
 - (3) Type C, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof, which maintains a completely opaque buffer. If planted, the buffer must be five (5) feet high and planted three (3) feet on center and be capable of attaining full height and opacity within three (3) years.
 - (4) Type D, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of ten (10) feet wide. The type D buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof, which maintains a completely opaque buffer. If planted, the buffer must be five (5) feet high and planted three (3) feet on center and be capable of attaining full height and opacity within three (3) years.
- (d) Buffer Trees. If planted, 50% of the buffer shall include one (1) shade tree for each twenty-five (25) lineal feet or fraction thereof. The other 50% is not required to be a shade tree.
- (e) Decrease of widths, types B and C. Minimum buffer yard widths of types B and C may be decreased through administrative deviation by up to twenty percent (20%) where an applicant demonstrates a reduction is warranted.

- (f) Use of buffer yards. All of the buffer yard options may be counted toward zoning district yard setbacks and open space requirements. Passive recreational uses such as walkways, bikeways, conservation areas and retention areas may be located within buffer yards to the extent they are allowed by these PUD regulations, provided that buffer yard width and screening requirements are maintained. The following uses are prohibited in buffer yards: playgrounds, swimming pools, tennis courts, vehicular use areas, storage or buildings.
- (g) Buffer yard maintenance. Buffer yards shall be maintained as follows:
 - (1) The buffer yards may be placed in common ownership of property owners with maintenance by the property owners' association; or
 - (2) The buffer yard may be placed on private property within a landscape buffer easement with maintenance provided by an individual property owner.

6.1.3 Open Space

Open space areas shall be provided within all areas of Villages of Westport in order to enhance the living and working environment. Thirty four (34%) percent of the entire Westport site or a minimum of 612 acres of open space/conservation will be set aside in the community. Additional open space will be provided within each of the residential villages and in the Multi-Use areas. Specific open space areas will be identified at the time of site plan review. Open space shall include lakes, wetlands, conservation areas, upland buffers, active and passive parks and recreation areas, and other "green space".

6.1.4 Tree Protection

Shall be consistent with the requirements of the City's Tree Protection Ordinance set forth in Subpart B, Part 12, Chapter 656 of the Zoning Code.

6.2 Off-Street Vehicular and Bicycle Parking and Loading

6.2.1 Off-street parking and loading facilities shall be provided for in all developments within Villages of Westport pursuant to the City's Off-Street Parking and Loading Regulations as set forth in Part 6, Chapter 656 of the Zoning Code.

6.2.2 Bicycle parking will be provided in accordance with Subpart B of Part 6 of the City's Zoning Code (Off-Street Parking for Bicycles) with the following additional and superseding provisions:

- (a) Parking for multifamily units will be provided at 0.125 spaces on-site per bedroom (2 spaces minimum).
- (b) No bicycle parking will be required for townhomes.

6.3 Outdoor Sales and Storage

Open storage of articles, goods or materials and outside sales shall be permitted as a use occurring in conjunction with retail sales. Such outside sales include retail plant nurseries and outside retail sales of holiday and seasonal goods. Outside storage can occur in conjunction with retail sales uses for storage of inventory and items such as lumber, construction materials, and other goods sold in the retail operation. Utility fixtures and mechanical equipment, when outside a structure, shall be screened with dense plant materials or berms or a combination of both, or within a completely enclosed area.

6.4 Community Trail, Sidewalks and Street Trees

6.4.1 A community trail is planned for the Villages of Westport to serve as a recreation amenity and to provide an alternate mode of transportation other than the vehicle to community residents. The trail is planned as a paved surface, 10' wide and will link the residential villages with parks/recreation areas, public uses and shopping/employment centers. The trail is intended to replace the City requirement of smaller width sidewalks on both sides of a collector road.

- (a) A minimum ten (10) feet wide public sidewalk (community trail) shall be constructed along one (1) side of Braddock in the Villages of Westport PUD as shown on the Master Plan Development.

6.4.2 Sidewalks shall be required along all rights-of-way (other than limited access highways) to provide for and encourage pedestrian movement. With the exception of the community trail noted in 5.4.1, sidewalks will be provided to meet or exceed City code.

6.4.3 Street trees shall be provided in all non-residential development areas. These trees shall meet all of the standards contained within Part V of these PUD regulations. At a minimum street trees shall be:

- (a) Provided at a rate of one (1) tree per sixty (60) lineal feet with right-of way except when contiguous to conservation acres. Street trees

may be allowed within the first 5' of land adjacent to the street right-of-way.

- (b) Located between the street curb and sidewalk and within the first 5' of land contiguous to the street right-of-way.
- (c) A canopy shade tree, such as Live Oak or Laurel Oak, consistent with the definition of shade tree in Subpart 5.1.1(a) of this PUD.

6.5 Signage

The Villages of Westport PUD Sign Criteria are intended to modify Part 13, Chapter 656 of Zoning Code (included in the appendices) in order to regulate the number, location, size, type, and use of signs within the development; to promote the public health, safety and welfare and to maintain, enhance and improve the beauty of the City; and to improve traffic safety, while recognizing the right of residential and business communities both to reasonably identify and advertise its existence.

6.5.1 It is the intent of these PUD regulations to adopt Part 13 of the Zoning Code in its entirety except as modified below:

- (a) Section 656.1303 is modified to include the MU land use category. Development in the MU category is allowed the following signage:
 - (1) One (1) monument sign per lot not exceeding one (1) square foot for each linear foot of street frontage, per street, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof is permitted, provided they are located no closer than two hundred (200) feet apart.
 - (2) Wall signs are permitted.
 - (3) One (1) under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
 - (4) Pole/Pylon signs are prohibited.

6.6 Lighting

To minimize the effects of site lighting on adjoining properties, development in Multi-use areas will utilize directional and “cut-off” site lighting fixtures to cast light downward and into the site.

6.7 Access and Roads

Access to the Villages of Westport shall be as shown on the Master Site Plan. The number and location of all access points shall be subject to the review and approval of the Traffic Engineering Division at the time of preliminary plan review.

6.8 Architectural Guidelines

It is the intent to create a community with a cohesive identity expressed through a variety of architectural styles and building materials that are native of North Florida. The developer will prepare architectural guidelines for the non-residential area of the project and enforce such guidelines through deed restrictions.

6.9 Ownership and Maintenance of Common Facilities

A master property owners association shall be responsible for the ownership and maintenance of privately owned common lands and facilities.

6.10 Utility Systems

6.10.1 Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.

6.10.2 Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.

6.10.3 Stormwater management facilities shall be constructed in a manner consistent with applicable regulations.

PART VII ACCESSORY USES AND STRUCTURES

7.1 Accessory Uses and Structures: Accessory uses and structures are permitted in the residential categories (LDR and Multi-family Residential) if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations

or structures not in keeping with character of the district where located and shall be subject to the following:

- 7.1.1 Accessory uses shall not be located in required front or side yards in a residential district except as follows:
- 7.1.2 On double frontage lots, through lots and corner lots, Accessory Uses and Structures may be located only in a required side yard except where a double frontage lot has frontage on a navigable waterway.
- 7.1.3 Accessory structures for the housing of persons, such as guesthouses or servant's quarters, shall not be located in a required yard.
- 7.1.4 Detached accessory structures such as private garages, which are separated from the main structure by not less than five (5) feet, may be located in a required side or rear yard but not less than three (3) feet from a lot line.
- 7.1.5 Air conditioning compressors or other equipment (i.e. pool equipment) designed to serve the main structure may be located in a required yard but not less than three and one-half (3 ½) feet from a lot line.
- 7.1.6 Household pets are a permitted accessory use in all residential districts, provided those pets do not become a public nuisance or health hazard.
- 7.1.7 Trailers may be used as temporary facilities for construction offices and sales offices. Mulched parking may be used at these temporary facilities.
- 7.1.8 Accessory Uses and Structures in a residential district shall include noncommercial greenhouses and plant nurseries, servant's quarters and guesthouses, private garages and private boathouses or shelters (if boathouses or shelters do not exceed nine hundred square feet in area), tool houses and garden sheds; garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which:
 - (a) Do not involve the conduct of business of any kind.
 - (b) Are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood.
 - (c) Do not involve operations or structures not in keeping with the character of a residential neighborhood.

Non-residential accessory structures will be limited to fifteen (15) feet in height. Residential accessory structures shall not exceed the height of the principal structure.

7.2 Accessory dwelling units: Accessory dwelling units, where the unit is clearly subordinate to the primary dwelling unit, shall be allowed subject to the following conditions:

7.2.1 The primary dwelling unit and accessory dwelling unit shall be under single ownership at all times.

7.2.2 An accessory dwelling unit shall be located only on the rear or side of the primary dwelling unit.

7.2.3 One (1) additional off-street parking space shall be provided for an accessory dwelling unit.

PART VIII ADDITIONAL PERFORMANCE STANDARDS

Additional performance standards for those uses identified shall be as follows:

8.1 Home occupations shall be allowed subject to the following conditions:

8.1.1 That no person shall be engaged in the occupation unless such person resides on the premises and that the premises shall be the primary residence of each of the persons engaged in the occupation.

8.1.2 That the use of the premises for the home occupation shall be clearly incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.

8.1.3 That there shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation, including the allowable sign pursuant to the City of Jacksonville's sign code as it may be amended by these PUD regulations.

8.1.4 That no one shall call upon the premises in connection with the home occupation for such purposes as retail or wholesale sales, services negotiations, contractual agreements, etc.; no home occupation shall cause or encourage vehicular or pedestrian traffic which is unusual or out of the ordinary based on the characteristics of the residential area in which the home occupation is conducted.

8.1.5 That there shall be no flammable or hazardous material stored on premises.

8.1.6 That there shall be no equipment or process used in the home occupation which creates noise, vibration, glare, fumes, odors or electrical interference so as to create a nuisance off the lot.

8.1.7 That in the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in the radio or television

receiver off the premises or causes fluctuations in line voltage off the premises.

8.1.8 That no home occupation shall be conducted in an accessory building or structure which is not attached to and part of the principal structure or an open porch or carport.

8.1.9 That no home occupation shall occupy more than two hundred fifty (250) square feet or ten percent (10%) of the gross floor area of the dwelling unit, exclusive of the area of an open porch or attached garage or similar space not suited or intended for occupancy as living quarters.

8.1.10 That any supplies stored on the premises shall be for the purpose of maintaining and operating the home occupation.

8.1.11 That the address of the home occupation shall not be advertised.

8.2 Bed and breakfast establishments shall be allowed subject to the following conditions:

8.2.1 One (1) off-street parking space for each bedroom used as a guestroom and one (1) off-street parking space for the operator or owner thereof shall be provided.

8.2.2 No cooking facilities shall be allowed in a guestroom.

8.2.3 The structure shall be compatible with the character of the neighborhood and any modifications thereto shall also comply with such character.

8.2.4 No long-term rental of guest rooms shall be allowed.

8.3 Child or adult care centers/day care centers shall be allowed subject to the following conditions:

8.3.1 Child or adult care centers/day care centers with between one (1) and fourteen (14) children or adults shall be permissible by exception within LDR designated parcels provided they meet the minimum lot requirements.

8.3.2 Child or adult care centers/day care centers shall be permitted within MU designated parcels provided that they are limited to a maximum of fifty (50) children or adults. Centers with between fifteen (15) and fifty (50) children or adults shall be located on a site not less than two acres in size and be contiguous to a street classified as a collector street or higher classification, as designated on the Functional Highway Classification Map of the Comprehensive Plan unless the center is located within a church sanctuary or elementary school, with no access from local residential streets.

- 8.3.3 Child or adult care centers/day care centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
- 8.3.4 Where a center is contiguous to a residential zoned property, a six-foot visual barrier, not less than ninety-five percent (95%) opaque, shall be provided along the property line, excluding any required front yards.
- 8.3.5 Child or adult care centers/day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency (HRS) and which shall be located in the rear or side yards of the subject property.
- 8.3.6 Adult and child day care centers shall be limited to the following hours of operations: 6 a.m. to 7 p.m.; and that adult and child care centers shall have unlimited hours of operation.

8.4 Churches shall be allowed subject to the following conditions:

- 8.4.1 The site shall be located on a street classified as a collector street or a higher classification.
- 8.4.2 There shall be no direct vehicular access to the church site from any local street within a residential district.

8.5 Townhouse developments shall be allowed subject to the following conditions:

- 8.5.1 Complete plans shall be submitted for the townhouse project that indicate the location of buildings, parking spaces, driveways, street, service areas, walkways, and areas which are to be retained in common ownership. The floor area of townhouse units, the number of parking spaces, the total area of the project, and other pertinent data shall be indicated on the plan.
- 8.5.2 Each townhouse building shall contain not less than two (2) dwelling units.
- 8.5.3 Each townhouse unit shall be self-contained with respect to utilities, heating and air conditioning. Each unit shall have independent entrances, and common stairwells shall be prohibited.
- 8.5.4 Swimming pools, tennis courts, playgrounds and other recreational uses may be permitted within townhouse projects, provided such uses are located in areas retained in common ownership. Adequate provisions shall be made to eliminate problems of noise and lights with respect to dwelling units within the project and with respect to adjacent property. All land within townhouse projects shall be developed and maintained in a neat and orderly condition.

8.5.5 For fee simple townhouse projects parking may be within individual parking garage spaces, may be within driveway spaces or may be surface parking that is “off-site” to the individual lot, or a combination of any or all of these types of parking.

8.6 Zero side yard developments: Zero side yard developments, where the side building setback line is on the side lot line, of one (1) side of each single-family lot, shall be allowed subject to the following conditions:

8.6.1 An applicant shall submit a detailed site plan drawn to scale indicating the location of the proposed zero side yard dwelling unit and any existing or proposed structures on the adjacent lot(s) or parcel(s).

8.6.2 Zero side yard developments shall be developed on a multi-parcel basis. The zero side yard concept may be utilized with new subdivisions provided that such request is made during the preliminary subdivision plan stage and the zero side yard lots are clearly identified. The subdivision shall be designed so that the exterior side yard of all lots located at the periphery of the subdivision shall comply with the established minimum side yard setbacks.

8.6.3 A five (5) foot maintenance easement shall be recorded on the adjacent lot or parcel along the length of the zero side yard lot line and shall assure ready access to the lot line wall at reasonable periods of the day for normal maintenance.

8.6.4 The wall of any dwelling unit located on a zero side yard shall be constructed without doors.

8.6.5 No portion of the dwelling unit shall project over any property line except for the eaves of the roof, windowsills and similar minor appurtenances, with a maximum encroachment of two (2) feet.

8.6.6 Gutters shall be designed so as to not flow onto the adjacent zero side yard lot or parcels.

8.7 Petroleum sales shall be allowed subject to the following conditions:

8.7.1 No more than two self-service dispensing pumps shall be located on one (1) island and no other services pertaining to a service station may be offered.

8.7.2 No dispensing pump shall be located within twenty-five (25) feet of a street right-of-way line.

8.7.3 The minimum lot size shall be no less than twenty-two thousand five hundred (22,500) square feet.

8.7.4 The lighting for the facility shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially zoned district to the extent that it interferes with the residential use of that area.

8.8 Automobile service stations, including petroleum sales, service garages for repairs and car washes shall be allowed subject to the following conditions:

8.8.1 Each lot shall conform to the minimum performance standards of the land use category it is located in but in no case shall it have less than one hundred (100) feet of street frontage and a minimum lot area of not less than twenty-two thousand five hundred (22,500) square feet.

8.8.2 The lighting for the facility shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially zoned district to the extent that it interferes with the residential use of that area.

8.8.3 No dispensing pump shall be located within twenty-five (25) feet of a street right-of-line.

8.8.4 No main or accessory building, and no gasoline pump shall be located within twenty-five (25) feet of the lot line of any property that is residentially zoned.

8.9 Parks, playgrounds, and playfields or recreational or community structures shall be allowed subject to the following conditions:

8.9.1 Documentation and instrumentation providing for ownership and maintenance of these areas shall be recorded in the public records prior to building permits being issued for the same.

8.9.2 If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No sources of illumination shall be allowed if such source of illumination would be visible from a residentially zoned district to the extent that it interferes with the residential use of that area.

8.10 Off-street parking lots shall be allowed subject to the following conditions:

8.10.1 Off-street parking lots shall be located within four hundred (400) feet of the premises requiring off-street parking.

8.11 Private clubs, lodges and fraternities shall be allowed subject to the following condition:

8.11.1 Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

8.12 Veterinarians, animal hospitals and animal boarding kennels shall be allowed subject to the following conditions:

8.12.1 Buildings, which are used for animal boarding, shall be completely soundproofed.

8.12.2 Buildings shall be located on an individual and separate lot.

8.12.3 Animals shall be kept in the enclosed soundproofed buildings during the hours of 6:00 p.m. to 9:00 a.m.

8.13 Outside sale and service of alcoholic beverages shall be allowed subject to the following conditions:

8.13.1 Restricted outside sale and service must be for a special event occurring within the city, generally recognized by the community as a whole, as determined by the City.

8.13.2 Restricted outside sale and service may occur no more than twelve (12) times during one (1) calendar year and on no more than two consecutive days.

8.13.3 The area for the restricted outside sale and service shall be limited to an area, which is contiguous to an existing licensed facility, or establishment and the area shall be equal to or less than the area of the existing licensed facility.

8.14 Permanent outside sale and service shall be allowed subject to the following criteria:

8.14.1 The area for outside sale and service shall be limited to an area, which is contiguous to an existing licensed facility or establishment.

8.14.2 The size of the outside area shall be no greater than the inside area for sale and service.

8.14.3 The outside area shall be surrounded by a permanent railing or other barrier at least three and one-half (3 ½) feet high; provided, that the barrier may be broken by up to two entranceways no more than four feet wide each.

8.15 Country Clubs

8.15.1 The term country club shall include swim club, tennis club, racquet club, golf club, yacht club, etc.

8.15.2 Alcoholic beverages shall be allowed for on premises consumption provided that the country club maintains a club alcohol license as provided by the State Department of Business and Professional Regulation, Division of Alcoholic Beverages and Tobacco.

8.16 Golf Course/Driving Ranges

8.16.1 The parcel of land (excluding any residential lots, streets and accompanying residentially supportive uses) shall contain not less than one hundred acres minimum for eighteen holes and not less than fifty acres for a nine-hole golf course.

8.16.2 All buildings, including the pro-shop, clubhouse, maintenance building and office, shall be located no closer than one hundred feet from any property line.

8.16.3 Any lighting associated with the golf course shall be designed and installed so as to prevent glare. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

8.16.4 A driving range as an accessory use to a golf course, shall be allowed, subject to the following conditions:

(a) The area developed as the driving range shall be located not less than one hundred feet from adjacent residentially-zoned property, and that natural buffering, as well as a six-foot high visual barrier, not less than ninety-five percent opaque, shall be provided along the property lines of such adjacent residentially-zoned property.

(b) Any lighting associated with the driving range shall be designed and installed so as to prevent glare or excessive light on adjacent residentially-zoned property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

8.16.5 A driving range which is not an accessory use to a golf course, shall be allowed, subject to the following conditions:

- (a) The basic criteria set forth in subsection (1)(4) of this section shall apply; provided that, due to the unique nature of a driving range not associated as an accessory use to a go If course, the chief may and is hereby authorized to require different or additional criteria such as natural buffering, lighting, setback areas, visual buffers, minimum property width and length and netting or other similar requirements to prevent or minimize any intrusion of the driving range activities into the surrounding or adjacent area. Such criteria shall be as consistent as possible but may be tailored to fit the specific property or circumstances of each driving range in order to meet the minimal intrusion objectives of this subsection.

8.17 Schools

8.17.1 The minimum lot size shall be five (5) acres.

8.17.2 All recreational areas and playing fields shall provide a six-foot high visual barrier, not less than ninety-five percent opaque, where adjoining residential properties.

8.17.3 Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.

8.18 School Buses

8.18.1 The school bus shall not be parked in the required front yard.

8.18.2 The school bus shall not be parked or permitted within twenty-five (25) feet of a side or rear property line.

8.18.3 No repairs or maintenance shall be made to the bus while on the subject property.

8.19 Utility Systems

8.19.1 Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.

8.19.2 Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.

8.19.3 Stormwater management facilities shall be constructed in a manner that enhances its visual appeal. At a minimum these facilities shall:

- (a) Maintain a 4:1 side slope.
- (b) Remain unfenced.
- (c) Utilize a curvilinear slope and be landscaped.

PART IX TRAFFIC STUDY

Prior to or in conjunction with the initial submittal of subdivision construction plans (single family residential) or application for building permits (multifamily or non-residential) within the undeveloped portions of this PUD, as amended, a traffic study shall be conducted by a professional traffic engineer and submitted subject to the review and approval of the Planning and Development Department and the City Traffic Engineer (the “Traffic Study”) and subject to the review and comment of FDOT. The Traffic Study shall be comprehensive and shall evaluate the impact of the PUD through buildout and evaluate individual thresholds or phases of development in the PUD. A methodology meeting shall be held with the Transportation Planning Division, City Traffic Engineer, and FDOT prior to commencement of the study. The applicant shall be responsible for roadway improvements as identified in the Traffic Study and as required by the Planning and Development Department and City Traffic Engineer based upon the Traffic Study. Additionally, this condition shall not preclude the applicant from seeking mobility fee credits for improvements which meet applicable Code provisions for credits.

PART X LAND USE EXCHANGE TABLE

The developer may increase or decrease the amount of a particular land use within the approved development program without filing a rezoning or minor modification to this PUD by using the below Land Use Exchange Table that is based on equivalent peak hour directional end trips. The use of the Land Use Exchange Table below shall be limited to conversion values by each land use as follows:

Converting From/To	Light Industrial S.F.³	Single Family DUs	Multi Family DUs⁴	Office S.F.	Shopping Center S.F.
General Light Industrial 1,000 sq ft ³	1,000	.97	1.58	657.72	260
Single Family Residential 1 d.u. (LUC 210)	1,030.61	1.00	1.63	677.85	270
Apartment 1 d.u. ⁴ (LUC 220)	632.65	.61	1.00	416.11	170

Office 1,000 sq ft (LUC 710)	1,520.41	1.48	2.40	1,000	400
Shopping Center 1,000 sq ft (LUC 820)	3,816.33	3.70	6.03	2,510.07	1,000

¹ How to Use Table: Multiply number of dwelling units (or 1,000 square feet) by conversion factor for appropriate category. Conversation Rate x Quantity = Units

² The Land Use Exchange Table cannot be used to increase the total number of Townhomes and 40-foot wide single family residential lots permitted within the PUD.

³ The PUD provides for 170 acres of Light Industrial uses. For this Land Use Exchange Table 1 acre of light industrial is equal to 30,492 square feet based upon a presumed FAR of 0.70.

⁴ A conversion from light industrial, office or shopping center to multi-family dwelling units within an MU designated parcel along the New Kings Road corridor is not subject to the maximum cap of 1,783 dwelling units.

At any time of election of a land use trade-off under the Land Use Exchange Table, the Jacksonville of the election and shall set out the cumulative land use totals and remaining allowable quantities. Written notice of the trade-off election shall be given to the City at least thirty (30) days prior to the intended conversion. So long as the conversion is consistent with the criteria contained in the Exchange Table and no change is made to the Master Site Plan, no additional PUD approvals shall be required for the conversion. The use of the conversion factor will be applied to maintain the allowable PUD densities.

PART XI PRE-APPLICATION CONFERENCE

A pre-application conference was held regarding this application on March 25, 2021.

PART XII PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it contains preservation provisions which would otherwise not be required; and it provides for site-specific signage requirements. Differentiations from the Zoning Code that are capable of being specifically set forth are outlined in the table below.

Element		PUD	Reasoning
Uses	<p>CCG-1 Permitted uses and structures.</p> <p>(1) Commercial retail sales and service establishments</p> <p>(2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.</p> <p>(3) Professional and business offices, buildings trades contractors that do not</p>	<p>Permitted uses and structures in the MU district include:</p> <p>(a) Retail outlets for the sale of food and drugs, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies, sporting goods, hobby shops and pet shops, musical instruments, florists,</p>	<p>To provide for a complimentary and orderly development of a planned mixed-use community containing a variety of retail, office, light industrial and residential uses.</p>

<p>require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.</p> <p>(4) Hotels and motels.</p> <p>(5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, indoor facilities operated by a licensed pari-mutuel permitholder, adult arcade amusement centers operated by a licensed permitholder, game promotions or sweepstakes utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, drawings by chance conducted in connection with the sale of a consumer product or service utilizing electronic equipment, meeting the performance standards and development criteria set forth in Part 4, and similar uses.</p> <p>(6) Art galleries, museums, community centers, dance, art or music studios.</p> <p>(7) Vocational, trade or business schools and similar uses.</p> <p>(8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.</p> <p>(10) Adult Congregate Living Facility (but not group care homes or residential treatment facilities).</p> <p>(11) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.</p> <p>(12) Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.</p> <p>(13) Express or parcel delivery offices and similar uses (but not freight or truck terminals)</p> <p>(14) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(15) Personal property storage establishments meeting the performance development criteria set forth in Part 4.</p> <p>(16) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.</p> <p>(17) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(18) Churches, including a rectory or similar use.</p>	<p>delicatessens, bakeries, home furnishings and appliances, office equipment or furniture, hardware, antiques, and all other similar retail uses.</p> <p>(b) Personal service establishments such as barber and beauty shops, shoe repair, restaurants, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, and similar uses.</p> <p>(c) Travel agencies.</p> <p>(d) Libraries, museums, and community centers.</p> <p>(e) Establishments which include the retail sale of all alcoholic beverages, including liquor, beer or wine for off premises consumption.</p> <p>(f) Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(g) Automobile service stations, including petroleum sales, service garages for repairs and car washes.</p> <p>(h) Convenience stores, with petroleum sales meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(i) Restaurants with on premises consumption of beer, wine and alcohol meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(j) Restaurants with the outside sale and service of food, including drive-through and drive-up facilities.</p> <p>(k) Parks, playgrounds, playfields and recreational and community structures meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(l) Public buildings and facilities, including schools and school bus parking meeting the performance standards in Part VII of this PUD.</p> <p>(m) Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.</p> <p>(n) Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas and theaters.</p> <p>(o) Express or parcel delivery offices.</p>	
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<p>(19) Outside retail sales of holiday items, subject to the performance standards and development criteria set forth in Part 4.</p> <p>(20) Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.</p> <p>(21) Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.</p> <p>(22) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(23) Dancing entertainment establishments not serving alcohol. This provision shall not supersede any other approvals or requirements for such use found elsewhere in this Chapter or elsewhere in the Ordinance Code.</p> <p>(24) Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.</p> <p>(25) Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).</p> <p>RLD Permitted uses and structures.</p> <p>(1) Single-family dwellings.</p> <p>(2) Townhomes (RLD-TNH only)</p> <p>(3) Foster care homes.</p> <p>(4) Family day care homes meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Golf courses meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the</p>	<p>(p) Veterinarians, animal hospitals and animal boarding kennels meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(q) Hotels and motels.</p> <p>(r) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(s) Off-street parking lots.</p> <p>(t) Hospitals.</p> <p>(u) Medical, dental and chiropractic offices.</p> <p>(v) Business and professional offices.</p> <p>(w) Business centers.</p> <p>(x) Multi-family dwellings not to exceed twenty (20) units per acre.</p> <p>(y) Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and other property.</p> <p>(z) Child or adult day care centers meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(aa) Churches including a rectory or similar use and day school meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(bb) Essential services including water, sewer, gas, telephone, stormwater management facilities, radio, television and electric and cellular communication towers.</p> <p>(cc) Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.</p> <p>(dd) Blueprinting and job printing.</p> <p>(ee) Wholesaling, warehousing, storage or distribution establishments (but not concrete batch mixing plants) and similar uses.</p> <p>(ff) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.</p>	
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	<p>performance standards and development criteria set forth in Part 4.</p> <p>(10) Country clubs meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Home occupations meeting the performance standards and development criteria set forth in Part 4.(12)Detached Accessory Dwelling Unit (RLD-TND only).</p>	<p>(gg) Printing, lithography, publishing or similar establishments.</p> <p>(hh) Service establishments catering to commerce and industry, including linen supply, laundry and dry-cleaning plants, freight movers, communications services, business machine services, restaurants, hiring and union halls, employment agencies, sign companies, automobile service stations, major repair garages, truck stops and similar uses.</p> <p>(ii) Vocational, technical, trade or industrial schools and similar uses.</p> <p>(ij) Medical clinics.</p> <p>(kk) Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and telephone exchanges, repair or installation facilities and similar uses.</p> <p>(ll) Radio or television broadcasting offices, studios and transmitters.</p> <p>(mm) Nursing homes, assisted living facilities, independent living facilities and hospice facilities.</p> <p>(nn) Multifamily, townhomes and condominiums not to exceed twenty (20) dwelling units per acre.</p> <p>(oo) Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed fifty percent of the gross floor area of the building of which it is a part.</p> <p>(pp) Recycling facilities, not including the recycling of hazardous waste, and so long as recycling activities occur within an enclosed building. Outside storage of recycling materials is prohibited.</p> <p>(qq) Retail sales of heavy machinery, farm equipment and building materials.</p> <p>(rr) Home occupation meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(ss) Schools meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(tt) Other similar and compatible uses.</p> <p>Permitted uses and structures within the LDR designated parcels:</p> <p>(a) Up to 1,783 single-family residential dwelling units.</p>	
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		<p>(1) Any phase or pod of lots that includes forty (40) foot wide lots shall include another larger lot type as well.</p> <p>(2) The maximum number of forty (40) foot wide lots permitted is forty (40) percent.</p> <p>(3) Forty (40) foot wide lots shall not abut Braddock Road.</p> <p>(4) However, in all cases, where a residential lot within the PUD abuts existing residential development outside of the PUD, the minimum lot size for the PUD lot shall be equal to or greater than the width of the abutting lot.</p> <p>(b) Zero side yard developments meeting the performance standards and development criteria set forth in Part VII of these PUD regulations. This could allow for the potential to develop townhouses in a manner similar to Traditional Neighborhood Design (TND).</p> <p>(c) Accessory dwelling units meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(d) Essential Services, including water, sewer, gas, telephone, stormwater management facilities, radio, television and electric.</p> <p>(e) Golf courses, golf clubhouse, driving ranges, and related uses.</p> <p>(f) Home occupations meeting the performance standards and development criteria set forth in Part VII of these PUD regulations as an exception in accordance with the City of Jacksonville Code.</p> <p>(g) Parks, playgrounds, playfields and recreational and community services.</p> <p>(h) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(i) Child and adult day care centers meeting the performance standards and development criteria set forth in Part VII of these PUD regulations as an exception in accordance with the City of Jacksonville Code.</p> <p>(j) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part VII of these PUD regulations.</p> <p>(k) (k) The existing communication tower located in the southeast corner of the site shall be a permitted use. The tower may remain as built, may be renovated and maintained. Should the tower be removed from the site, it can be replaced with a communication tower that meets the criteria set forth in Part 15 of the Zoning Code.</p>	
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<p>Accessory Uses and Structures</p>	<p>Sec. 656.403. - Accessory uses and structures.</p> <p>Accessory uses and structures are permitted in all districts, if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, these uses and structures are located on the same lot (or a contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:</p> <p>(a) Accessory uses shall not be located in required front or side yards in a residential district except as follows:</p> <p>(1) On double frontage lots, through lots and corner lots, accessory uses and structures may be located only in a required side yard except where a double frontage lot has frontage on a navigable waterway.</p> <p>(2) Accessory structures for the housing of persons shall not be located in a required yard.</p> <p>(3) Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but not less than two feet from a lot line.</p> <p>(b) Household pets are a permitted accessory use in all residential districts, provided those pets do not become a public nuisance or health hazard.</p> <p>(c) Accessory uses and structures in a residential district shall include noncommercial greenhouses and plant nurseries, private garages and private boathouses or shelters (if boathouses or shelters do not exceed 900 square feet in area), tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers (provided that they do not exceed 50% of the primary structure's building footprint) and similar uses or structures which:</p> <p>(1) Do not involve the conduct of business of any kind, unless otherwise permitted or approved pursuant to Chapter 656.</p> <p>(2) Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.</p> <p>(3) Do not involve operations or structures not in keeping with the character of a residential neighborhood.</p> <p>(d) Accessory use height</p>	<p>7.1 Accessory Uses and Structures: Accessory uses and structures are permitted in the residential categories (LDR and Multi-family Residential) if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:</p> <p>7.1.1 Accessory uses shall not be located in required front or side yards in a residential district except as follows:</p> <p>7.1.2 On double frontage lots, through lots and corner lots, Accessory Uses and Structures may be located only in a required side yard except where a double frontage lot has frontage on a navigable waterway.</p> <p>7.1.3 Accessory structures for the housing of persons, such as guesthouses or servant's quarters, shall not be located in a required yard.</p> <p>7.1.4 Detached accessory structures such as private garages, which are separated from the main structure by not less than five (5) feet, may be located in a required side or rear yard but not less than three (3) feet from a lot line.</p> <p>7.1.5 Air conditioning compressors or other equipment (i.e. pool equipment) designed to serve the main structure may be located in a required yard but not less than three and one-half (3 ½) feet from a lot line.</p> <p>7.1.6 Household pets are a permitted accessory use in all residential districts, provided those pets do not become a public nuisance or health hazard.</p> <p>7.1.7 Trailers may be used as temporary facilities for construction offices and sales offices. Mulched parking may be used at these temporary facilities.</p> <p>7.1.8 Accessory Uses and Structures in a residential district shall include noncommercial greenhouses and plant nurseries, servant's quarters and guesthouses, private garages and private boathouses or shelters (if boathouses or shelters do not exceed nine hundred square feet in area), tool houses and garden sheds; garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools, facilities for security guards and caretakers and similar uses or structures which:</p> <p>(a) Do not involve the conduct of business of any kind.</p> <p>(b) Are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood.</p>	<p>To permit accessory uses and structures typically permitted with multi-use developments.</p>
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	<p>(1) Accessory uses or structures less than 15 feet in height may be located in a required rear of side yard, but not less than five feet from a lot line.</p> <p>(2) Accessory uses or structures greater than 15 feet in height shall meet the same setback requirements as the primary structure and shall not exceed the height of the primary structure.</p> <p>(3) Accessory uses or structures greater than 15 feet in height in the Residential Rural-Acre (RR-Acre) Zoning District, or on a lot at least one acre in size, shall meet the same setback requirements as the primary structure and may exceed the height of the primary structure, up to a maximum height of 35 feet.</p> <p>(4) An attached or detached swimming pool enclosure shall not exceed the height of the primary structure.</p> <p>(e) Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with Chapters 360, 380 and 386, to the extent those Chapters are applicable.</p> <p>(f) Temporary retail sales of holiday gift items shall be accessory uses in all zoning districts subject to the limitations in this Part 4, including the limitation that the accessory sales shall be subordinate to a permitted or permissible nonresidential principal use.</p>	<p>(c) Do not involve operations or structures not in keeping with the character of a residential neighborhood.</p> <p>Non-residential accessory structures will be limited to fifteen (15) feet in height. Residential accessory structures shall not exceed the height of the principal structure.</p> <p>7.2 Accessory dwelling units: Accessory dwelling units, where the unit is clearly subordinate to the primary dwelling unit, shall be allowed subject to the following conditions:</p> <p>7.2.1 The primary dwelling unit and accessory dwelling unit shall be under single ownership at all times.</p> <p>7.2.2 An accessory dwelling unit shall be located only on the rear or side of the primary dwelling unit.</p> <p>7.2.3 One (1) additional off-street parking space shall be provided for an accessory dwelling unit.</p>							
<p>Lot Requirements</p>	<p>LDR Minimum lot requirements (width and area). For single-family dwellings the minimum lot requirements (width and area), except as otherwise required for certain other uses, are as follows:</p> <p>(1) Width:</p> <p>(i) RLD-120—120 feet.</p> <p>(ii) RLD-100A—100 feet.</p> <p>(iii) RLD-100B—100 feet.</p> <p>(iv) RLD-90—90 feet.</p> <p>(v) RLD-80—80 feet.</p> <p>(vi) RLD-70—70 feet.</p> <p>(vii) RLD-60—60 feet.</p> <p>(viii) RLD-50—50 feet.</p> <p>(ix) RLD-40—40 feet.</p> <p>(x) RLD-TND—40 feet (requires access from an alley, or detached garage located behind the home).</p> <p>(xi) RLD-TNH—15 feet; 25 end unit; and See Section 656.414.</p> <p>(2) Area:</p> <p>(i) RLD-120—43,560 square feet.</p> <p>(ii) RLD-100A—21,780 square feet.</p> <p>(iii) RLD-100B—14,000 square feet.</p> <p>(iv) RLD-90—9,900 square feet.</p> <p>(v) RLD-80—8,800 square feet.</p> <p>(vi) RLD-70—7,200 square feet.</p> <p>(vii) RLD-60—6,000 square feet.</p>	<p>For MU:</p> <p>2.3.3 Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for uses other than multi-family residential, townhomes and condominium uses: For the purposes of these requirements, “lot” refers to the parent property within which the proposed buildings are located and “yard” refers to distance from the parent property boundary.</p> <p>(a) Minimum lot requirements (width and area): None.</p> <p>(b) Maximum lot coverage by all buildings and structures: None.</p> <p>(c) Minimum yard requirements from a public street:</p> <table border="0"> <tr> <td>(1) Front</td> <td>20 feet</td> </tr> <tr> <td>(2) Rear</td> <td>10 feet</td> </tr> <tr> <td>(3) Side</td> <td>10 feet</td> </tr> </table> <p>(d) Maximum height of structures shall not exceed one hundred (100) feet except as follows:</p> <p>The one hundred (100) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided,</p>	(1) Front	20 feet	(2) Rear	10 feet	(3) Side	10 feet	<p>The proposed lot requirements are consistent with a mixed use development and afford more flexibility than the current restrictions set forth in the Zoning Code.</p>
(1) Front	20 feet								
(2) Rear	10 feet								
(3) Side	10 feet								

<p>(viii)RLD-50—5,000 square feet. (ix)RLD-40—4,000 square feet. (x)RLD-TND—4,000 square feet. (xi)RLD-TNH—See Section 656.414. (e)Maximum lot coverage by all buildings and structures as listed below. Impervious surface ratios as required by Section 654.129. (1)RLD-120—25 percent. (2)RLD-100A, RLD-100B—40 percent. (3)RLD-90, RLD-80, RLD-70—45 percent. (4)RLD-60, RLD-50, RLD-40—50 percent. (5)RLD-TND—65 percent. (f)Minimum yard requirements. The minimum yard requirements for all uses and structures are as follows; provided, however that unenclosed front porches may extend five feet into the required front yard setback, and side opening garages may extend five feet into the required front yard setback as long as the garage doors do not face the street in the RLD-120, RLD-100A, RLD-100B, RLD-90, RLD-80, RLD-70, RLD-60, RLD-50, and RLD-40 Zoning Districts. (1)RLD-120: (i)Front—25 feet. (ii)Side—7.5 feet. (iii)Rear—10 feet. (2)RLD-100A: (i)Front—25 feet. (ii)Side—7.5 feet. (iii)Rear—10 feet. (3)RLD-100B: (i)Front—20 feet. (ii)Side—7.5 feet. (iii)Rear—10 feet. (4)RLD-90: (i)Front—20 feet. (ii)Side—5 feet. (iii)Rear—10 feet. (5)RLD-80: (i)Front—20 feet. (ii)Side—5 feet. (iii)Rear—10 feet. (6)RLD-70: (i)Front—20 feet. (ii)Side—5 feet. (iii)Rear—10 feet. (7)RLD-60: (i)Front—20 feet. (ii)Side—5 feet. (iii)Rear—10 feet. (8)RLD-50: (i)Front—20 feet. (ii)Side—5 feet. (iii)Rear—10 feet.</p>	<p>however, that notwithstanding the permitted maximum height limitations allowed in the MU district, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:</p> <ul style="list-style-type: none"> • Three hundred (300) feet. • The height zones established for airport zones and airspace height limitations. • Elevations prescribed by the Federal Aviation Administration (FAA), unless the FAA has issued a determination of no hazard to air navigation on the structure. <p>2.3.4 Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for multi-family residential, townhouse and condominium uses: For the purposes of these requirements, "lot" refers to the parent property within which the proposed buildings are located and "yard" refers to distance from the parent property boundary.</p> <p>(a) Minimum lot requirements (width and area) are not applicable.</p> <p>(b) Maximum lot coverage by all buildings and structures shall not exceed seventy percent (70%) of the development parcel.</p> <p>(c) For multi-family residential uses:</p> <p>(1) Minimum yard requirements:</p> <table border="0"> <tr> <td>a.</td> <td>Front</td> <td>0 feet</td> </tr> <tr> <td>b.</td> <td>Rear</td> <td>0 feet</td> </tr> <tr> <td>c.</td> <td>Side</td> <td>0 feet</td> </tr> <tr> <td>d.</td> <td>Side Street</td> <td>0 feet</td> </tr> </table> <p>(2) A minimum ten (10) foot perimeter setback shall be provided along the boundary of the development parcel. Zero yard requirements will allow for the potential for development similar to a Traditional Neighborhood Design (TND).</p> <p>(d) For Townhouse/Condominium uses:</p> <p>(1) Minimum yard requirements:</p> <table border="0"> <tr> <td>a.</td> <td>Front</td> <td>20 feet</td> </tr> <tr> <td>b.</td> <td>Rear</td> <td>10 feet</td> </tr> <tr> <td>c.</td> <td>Side</td> <td>0 feet</td> </tr> <tr> <td>d.</td> <td>Side/Double Street Frontage Lot</td> <td>10 feet</td> </tr> </table> <p>(2) A minimum building separation of (10) feet shall be maintained between structures. The required front yard may be reduced to fifteen (15) feet if the garage is located to the rear of the dwelling unit.</p>	a.	Front	0 feet	b.	Rear	0 feet	c.	Side	0 feet	d.	Side Street	0 feet	a.	Front	20 feet	b.	Rear	10 feet	c.	Side	0 feet	d.	Side/Double Street Frontage Lot	10 feet	
a.	Front	0 feet																								
b.	Rear	0 feet																								
c.	Side	0 feet																								
d.	Side Street	0 feet																								
a.	Front	20 feet																								
b.	Rear	10 feet																								
c.	Side	0 feet																								
d.	Side/Double Street Frontage Lot	10 feet																								

<p>(9)RLD-40: (i)Front—20 feet. (ii)Side—3 feet. (iii)Rear—10 feet. (10)RLD-TND (requires access from an alley or detached garage located behind the home): (i)Front—5 to 20 feet. (ii)Second Front Yard—10 feet. (iii)Side—3 feet. (iv)Rear—10 feet. (11)RLD-TNH: See Section 656.414.(g)Maximum height of structures. 35 feet. GGC-1 Minimum lot requirements (width and area). None, except as otherwise required for certain uses. (e)Maximum lot coverage by all buildings. None, except as otherwise required for certain uses. Impervious surface ratio as required by Section 654.129. (f)Minimum yard requirements. (i)Front—None. (ii)Side—None Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided. (iii)Rear—10 feet.(g)Maximum height of structures. Sixty feet.</p>	<p>(e) Minimum Floor Area: Five hundred (500 square feet) (f) Maximum height of structures shall not exceed fifty (50) feet except as follows: The fifty (50) foot height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenances usually required to be placed above the roof level and not intended for human occupancy; provided, however, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following: • One hundred (100) feet. • The height zones established for airport zones and airspace height limitations. • Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure. For LDR: 3.2.3 Single Family – 40’ Wide Lots: Minimum lot width, Minimum Area, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses: (a) Minimum lot width: Forty (40) feet. For lots located on cul-de-sacs, the minimum width shall be twenty-five (25) feet at the curb, as long as the cul-de-sac lot is forty (40) feet in width at the building restriction line. (b) Minimum Area: 4,000 square feet. (c) Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code. (d) Minimum yard requirements. The minimum yard requirements for all primary structures are: (1) Front: Twenty (20) feet. (2) Side: Five (5) feet. (3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat. (e) Maximum height of structures: Thirty-five (35) feet. 3.2.4 Single Family – 50’ Wide Lots: Minimum lot width, Minimum Area, Maximum lot coverage by all buildings,</p>	
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		<p>Minimum yard requirements, and Maximum height of structures for residential uses:</p> <p>(a) Minimum lot width: Fifty (50) feet. For lots located on cul-de-sacs, the minimum width shall be thirty (30) feet at the curb, as long as the cul-de-sac lot is fifty (50) feet in width at the building restriction line.</p> <p>(b) Minimum Area: 5,000 square feet.</p> <p>(c) Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.</p> <p>(d) Minimum yard requirements. The minimum yard requirements for all primary structures are:</p> <p>(1) Front: Twenty (20) feet.</p> <p>(2)</p> <p>(3) Side: Five (5) feet.</p> <p>(4) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.</p> <p>(e) Maximum height of structures: Thirty-five (35) feet.</p> <p>3.2.5 Single Family – 60' Wide Lots: Minimum lot width, Minimum Area, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential uses:</p> <p>(a) Minimum lot width: Sixty (60) feet. For lots located on cul-de-sacs, the minimum width shall be thirty-five (35) feet at the curb, as long as the cul-de-sac lot is sixty (60) feet in width at the building restriction line.</p> <p>(b) Minimum Area: 6,000 square feet.</p> <p>(c) Maximum lot coverage by all buildings: Fifty (50) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.</p> <p>(d) Minimum yard requirements. The minimum yard requirements for all primary structures are:</p> <p>(1) Front: Twenty (20) feet.</p> <p>(2) Side: Five (5) feet.</p> <p>(3) Rear: Ten (10) feet. For corner/double frontage lots, the developer may designate front and side yard(s) by plat.</p>	
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		<p>(e) Maximum height of structures: Thirty-five (35) feet.</p> <p>3.2.6 Townhomes - Minimum lot width, Minimum Area, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential townhome uses:</p> <p>(a) Minimum lot width: Fifteen (15) feet; Twenty-five (25) feet for end units.</p> <p>(b) Minimum lot area: 1,500 square feet.</p> <p>(c) Maximum lot coverage by all buildings: Seventy (70%) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.</p> <p>(d) Minimum yard requirements. The minimum yard requirements for all primary structures are:</p> <p>(1) Front: Twenty-two (22) feet from the outside edge of sidewalk to the garage face where sidewalks are located on that side of the street and fifteen (15) feet to the building façade; twenty-two (22) feet from the back edge of curb where no sidewalks are located to the garage face and fifteen (15) feet to the building façade; fifteen (15) feet, if access to garage is from an alley.</p> <p>(2) Side: Zero (0); Ten (10) feet for end units.</p> <p>(3) Rear: Ten (10) feet.</p> <p>(e) Maximum height of structures: Fifty (50) feet.</p> <p>3.2.7 Zero Lot Line - Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for residential zero lot line uses:</p> <p>(a) Minimum lot width: Fifteen (15) feet; Twenty-five (25) feet for end units.</p> <p>(b) Minimum lot area: 1,500 square feet.</p> <p>(c) Maximum lot coverage by all buildings: Sixty (60%) percent. Additionally, impervious surface ratios shall comply with Section 654.129 of the Zoning Code.</p> <p>(d) Minimum yard requirements. The minimum yard requirements for all primary structures are:</p> <p>(1) Front: Twenty (20) feet. The front yard may be reduced to fifteen (15) feet</p>	
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		<p>if the garage is located to the rear of the dwelling unit.</p> <p>(2) Side: Zero (0) on one side, Five (5) feet on the other; provided there is a minimum of ten (10) feet between a dwelling unit on one lot and any structure on an adjacent parcel.</p> <p>(3) Rear: Ten (10) feet.</p> <p>(e) Maximum height of structures: Fifty (50) feet.</p> <p>3.2.8 Maximum height of all structures: The height limit does not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys or other appurtenance usually required to be placed above the roof level and not intended for human occupancy; provided, however, that notwithstanding the permitted maximum height limitations allowed in the LDR district, no structure (including appurtenances and structures normally erected above roof level) shall be erected to a height above adjacent ground level exceeding the most restrictive of the following:</p> <ul style="list-style-type: none"> • One hundred (100) feet • The height zones established for airport zones and airspace height limitations. • Elevations prescribed by the Federal Aviation Administration, unless the Federal Aviation Administration has issued a determination of no hazard to air navigation on the structure. <p>3.2.9 Garages may be detached pursuant to the requirements of Subpart 6.1.4 of these PUD regulations and a residential unit may be built over the garage so long as height limitations are met.</p> <p>3.2.10 Simultaneously with the submittal of the sketch plan for any sub-phase thereof of development of any Low Density Residential (LDR) parcel pursuant to Section 654.108 (Subdivision Regulations), the Developer shall submit, for review and approval by the Planning and Development Department a sketch plan (Master Plan) showing the lot types and sizes proposed for the that phase.</p> <p>3.2.11 For single family residential lots that are between forty (40) feet wide and forty-nine (49) feet wide the following conditions apply:</p> <p>(a) Prior to the construction of any detached single family residential use less than fifty (50) feet in within the PUD, covenants and restrictions shall be recorded for the Property which:</p> <p>(1) Provide for architectural review of plans/elevations of home exteriors by an architectural review board, and</p>	
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		<p>(2) Provide standards for such review, including requirements that:</p> <p>a. The front façade of each single-family detached home must have at least two different finishes, one being a primary finish and the secondary finish being an accent feature;</p> <p>b. No vinyl siding can be used on a single family detached home; and</p> <p>c. No panel siding can be used as the primary building product on the front façade of any single family detached home.</p> <p>(b) As part of verification of substantial compliance for the first detached single family residential use, such recorded covenants and restrictions shall be submitted to the Planning and Development Department for review and approval.</p>	
<p>Recreation/ Open Space</p>	<p>Sec. 656.420. - Recreation and Open Space Standards.</p> <p>(a)A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5 percent of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.</p> <p>(b)A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee as found in www.coj.net/fees ,per lot, or provide at least 435 square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid</p> <p>(c)A residential subdivision development of fewer than 25 lots is not subject to this Section.</p> <p>(d)All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.</p>	<p>4.1.2 Open Space</p> <p>(a) Open space areas shall be provided within all areas of Villages of Westport in order to enhance the living and working environment. Thirty-four (34%) percent of the entire Westport site or a minimum of 612 acres of open space/conservation will be set aside in the community. Additional open space will be provided within each of the residential villages and in the Multi-Use areas. Specific open space areas will be identified at the time of site plan review. Open space shall include lakes, wetlands, conservation areas, upland buffers, active and passive parks and recreation areas, and other "green space".</p> <p>5.1.3 Open Space</p> <p>Open space areas shall be provided within all areas of Villages of Westport in order to enhance the living and working environment. Thirty four (34%) percent of the entire Westport site or a minimum of 612 acres of open space/conservation will be set aside in the community. Additional open space will be provided within each of the residential villages and in the Multi-Use areas. Specific open space areas will be identified at the time of site plan review. Open space shall include lakes, wetlands, conservation areas, upland buffers, active and passive parks and recreation areas, and other "green space".</p> <p>4.2.1 Recreation areas in the form of usable land shall be provided to serve the residents of the Villages of Westport PUD.</p> <p>4.2.2 Recreation areas in LDR designated areas shall be provided at a ratio of one (1) acre per one hundred (100) dwelling units. Active recreation areas in for multifamily uses shall be provided at the rate of 150 square feet per multi-family unit. The</p>	<p>To permit the recreation and open space to be located within the larger PUD.</p>

		<p>following guidelines should be considered in designing these areas:</p> <p>(a) Active recreation. Typical facilities would include playgrounds, athletic fields, various types of courts (tennis, basketball, racquetball), swimming pools, exercise trails, clubhouses, neighborhood parks, etc.</p> <p>(b) Passive recreation. Typical facilities would include picnic areas, benches, trails and water features. Recreation areas should be easily accessible for the residents of Villages of Westport PUD to be served by the areas and should include, where appropriate, sidewalk/bike path facilities, as well as parking areas for both autos and bicycles. Attention should be given to screening and buffering light and noise from adjacent residents.</p> <p>4.2.3 Recreation areas should be easily accessible for residents of the Villages of Westport PUD to be served in the areas and should include, where appropriate, sidewalk/bike path facilities, as well as parking areas for both autos and bicycles. Attention should be given to screening and buffering light and noise from adjacent residents.</p> <p>4.2.4 All land shown on the site plan as common open space, private recreational areas and facilities shall be subject to covenants and restrictions which ensure the payment of future taxes and the maintenance of areas and facilities for a safe, healthful and attractive living environment.</p>																												
<p>Buffers</p>	<p>Sec. 656.1216. - Buffer standards relating to uncomplementary land uses and zoning.</p> <p>(a)Where uncomplementary land uses or zoning districts are adjacent, without an intervening street, a buffer strip shall be required between the uses or zoning districts. Such buffer strip shall be at least ten feet, except as set forth in the Parking Lot Landscaping Matrix, Figure B, set forth in Section 656.607(j), in width the entire length of all such common boundaries. The following shall constitute uncomplementary uses and zoning districts:</p> <p>(1)Multiple-family dwelling use or zoning districts (three or more attached units) when adjacent to single-family dwelling(s) or lands zoned for single-family dwellings.</p> <p>(2)Office use or zoning districts, when adjacent to single-family or multiple-family dwellings, mobile home parks or subdivisions or lands zoned for single-family or multiple-family dwellings, mobile home parks or subdivisions.</p>	<p>5.1.2 Buffering</p> <p>(a) The buffer yards prescribed in this section are intended to reduce, both visually and physically, the impacts generated by uncomplimentary abutting uses. Buffer yards shall be located on the outer perimeter of a lot or parcel, extending to the parcel boundary. Buffer yards shall not be located on any portion of an existing or dedicated public right-of-way.</p> <p>(b) The following table illustrates buffering needs for uncomplimentary abutting uses. Please note that the required buffering is only required between MU and LDR or Multi-family Residential (MF) and not between uses within MU.</p> <table border="0"> <tr> <td>Land Use</td> <td>Land Use</td> <td>Buffer</td> </tr> <tr> <td>Requirement</td> <td></td> <td></td> </tr> <tr> <td>Office (MU)</td> <td>Adjacent To MF</td> <td>Type C</td> </tr> <tr> <td>Office (MU)</td> <td>Adjacent to LDR</td> <td>Type B</td> </tr> <tr> <td>Commercial/Light</td> <td>Industrial</td> <td>(MU)</td> </tr> <tr> <td>Adjacent to MF</td> <td>Type A</td> <td></td> </tr> <tr> <td>Commercial/Light</td> <td>Industrial</td> <td>(MU)</td> </tr> <tr> <td>Adjacent to LDR</td> <td>Type A</td> <td></td> </tr> <tr> <td>Essential Service</td> <td>Adjacent to MF</td> <td>Type D</td> </tr> </table>	Land Use	Land Use	Buffer	Requirement			Office (MU)	Adjacent To MF	Type C	Office (MU)	Adjacent to LDR	Type B	Commercial/Light	Industrial	(MU)	Adjacent to MF	Type A		Commercial/Light	Industrial	(MU)	Adjacent to LDR	Type A		Essential Service	Adjacent to MF	Type D	<p>To ensure specify the size and type of buffers between the various uses in this mixed-used community.</p>
Land Use	Land Use	Buffer																												
Requirement																														
Office (MU)	Adjacent To MF	Type C																												
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Adjacent to MF	Type A																													
Commercial/Light	Industrial	(MU)																												
Adjacent to LDR	Type A																													
Essential Service	Adjacent to MF	Type D																												

<p>(3) Mobile home park use or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings and office uses, or lands zoned for single-family dwellings, multiple-family dwellings or offices</p> <p>(4) Commercial and institutional uses or zoning districts, when adjacent to single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision uses or lands zoned for single-family dwellings, multiple-family dwellings or mobile home parks or mobile home subdivision.</p> <p>(5) Industrial uses or zoning districts, when adjacent to any nonindustrial uses or zoning districts other than agricultural land uses or zoning districts.</p> <p>(6) Utility sites such as transmission or relay towers, pumping stations, electrical substations, telephone equipment huts or other similar uses when adjacent to single-family dwellings, multiple-family dwellings, mobile homes, offices, institutional uses or zoning districts or adjacent to public or approved private streets</p> <p>(7) On property zoned for government use, the proposed government use most similar to the land uses or zoning districts specified above shall determine the buffer standards.</p> <p>(b) Buffer material requirements shall be as follows:</p> <p>(1) Tree count. The total tree count required within the buffer strip shall be determined by using a ratio of one tree for each 25 linear feet of required buffer strip, or majority portion thereof, with a minimum of 50 percent of the trees being shade trees. Trees shall be spaced so as to allow mature growth of the trees, but spaced no greater than 40 feet on center.</p> <p>(2) Ground cover. Grass or other ground cover shall be planted on all areas of the buffer strip required by this Section which are not occupied by other landscape material.</p> <p>(3) Visual screen. A visual screen running the entire length of common boundaries shall be installed within the buffer strip, except at permitted access ways. The visual screen may be a wood, wood composite, or masonry wall, PVC fence, landscaping, earth mounds or combination thereof so long as such strips shall provide at the time of installation a minimum of 85 percent opacity for that area between the finished grade level at the common boundary line and six feet above such level and horizontally along the length of all common boundaries. Plants or preserved vegetation shall be evergreen, a minimum of five feet tall at the time of installation, and spaced so that 85 percent opacity is achieved within two years. Earth mounds shall not exceed a slope of three to one. If a visual screen, which satisfies all applicable standards, exists on adjacent</p>	<p>Essential Service Adjacent to LDR Type C MF Adjacent to LDR Type B</p> <p>(c) Buffer Classifications</p> <p>(1) Type A, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifty (50) feet wide. The type A buffer shall utilize a masonry wall.</p> <p>(2) Type B, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of twenty-five (25) feet wide. The type B buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination, thereof which maintains a completely opaque buffer. If planted, the buffer must be five (5) feet high and planted three (3) feet on center, opaque at planting and be capable of attaining full height and opacity within three (3) years.</p> <p>(3) Type C, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of fifteen (15) feet wide. The type C buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof, which maintains a completely opaque buffer. If planted, the buffer must be five (5) feet high and planted three (3) feet on center and be capable of attaining full height and opacity within three (3) years.</p> <p>(4) Type D, opaque buffer. This buffer shall be completely opaque from the ground up to a height of at least eight (8) feet and shall be a minimum of ten (10) feet wide. The type D buffer may utilize a masonry wall, berm, planted and/or existing vegetation or any combination thereof, which maintains a completely opaque buffer. If planted, the buffer must be five (5) feet high and planted three (3) feet on center and be capable of attaining full height and opacity within three (3) years.</p> <p>(d) Buffer Trees. If planted, 50% of the buffer shall include one (1) shade tree for each twenty-five (25) lineal feet or fraction thereof. The other 50% is not required to be a shade tree.</p> <p>(e) Decrease of widths, types B and C. Minimum buffer yard widths of types Band C may be decreased through administrative deviation by up to twenty percent (20%) where an applicant demonstrates a reduction is warranted.</p> <p>(f) Use of buffer yards. All of the buffer yard options may be counted toward</p>
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<p>property abutting the property line or exists between the proposed development on the site and the common property line, then it may be used to satisfy the visual screen requirements. Except for industrial uses or ones, whenever a preserve area or water body at least 100 feet wide when measured perpendicular to the property line separates the uncomplementary uses, then the visual screen height requirement shall be reduced to three feet and the buffer strip width shall be reduced to five feet, when measured from the top of the lake bank or the jurisdictional wetland edge. If a plant is used for the visual screen, it shall be a minimum height of 24 inches at the time of installation.</p> <p>(4)Prevailing requirement. Whenever parcels of land fall subject to both the perimeter landscaping requirements and the uncomplementary land use buffer strip requirements of the article, the latter requirements shall prevail.</p> <p>(5)Hardship. If the Chief determines that the construction of a landscape buffer area required by this article would create a hardship for the existing structures or vehicular use areas, the Chief may approve a buffer area with a width no less than five feet, provided such buffer area meets the visual screening requirements of this article.</p> <p>(c)The buffer strip shall not be used for principle or accessory uses and structures, vehicular use areas, dumpster pads, signs, equipment, storage. Slopes within buffer strips shall not exceed four to one.</p> <p>(d)If a water body exists along the common property line between uncomplementary uses which is less than 100 feet wide when measured perpendicular to the property line then the buffer strip shall be established between the use and the water body. Preserve areas may be used as buffer strips, so long as the tree and visual screen requirements can be satisfied.</p> <p>Sec. 656.1222. - Buffer requirements for residential subdivisions.</p> <p>(a)Tree survey required. A tree survey of the site which shows all protected trees 11.5 inches DBH or greater shall be provided. The tree survey shall be prepared by a licensed registered surveyor, landscape architect, or arborist, however other professionals such as a wetland scientist or environmental professional may also submit a tree survey. Where the applicant believes that no protected trees 11.5 inches DBH or greater exist on the site, he may submit a "No Tree Verification" Affidavit stating that no protected trees 11.5 inches DBH or greater exist on the site, together with the required permit fee. If the affidavit is substantiated by an inspection of the site, a "No Tree Verification" Authorization shall be issued. If it is determined upon inspection that a tree or trees requiring a permit are</p>	<p>zoning district yard setbacks and open space requirements. Passive recreational uses such as walkways, bikeways, conservation areas and retention areas may be located within buffer yards to the extent they are allowed by these PUD regulations, provided that buffer yard width and screening requirements are maintained. The following uses are prohibited in buffer yards: playgrounds, swimming pools, tennis courts, vehicular use areas, storage or buildings.</p> <p>(g) Buffer yard maintenance. Buffer yards shall be maintained as follows:</p> <p>(1) The buffer yards may be placed in common ownership of property owners with maintenance by the property owners' association; or</p> <p>(2) The buffer yard may be placed on private property within a landscape buffer easement with maintenance provided by an individual property owner.</p>	
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	<p>found on the property, the permit fee shall be quadrupled.</p> <p>(b)Buffer required. An average 20-foot natural buffer area is required along all perimeters of the site adjacent to any public or approved private right-of-way. The buffer area shall run the entire length of the right-of-way, shall not be less than 15 feet wide, and shall be subject to the standards of the Land Development Procedures Manual. The Chief may approve a buffer strip of less than 15 feet in instances when there is a unique hardship or circumstances that do not provide for any other practical alternative. Notwithstanding this subsection, the buffer area shall not exceed ten percent of the actual developable acreage of the site</p> <p>(c)Additional buffer standards along rights-of-way classified as collector or higher. In addition to the requirements in subsection (b), if property abuts a right-of-way classified as a collector or higher on the City of Jacksonville Functional Highway Classification Map, then additional screening shall be provided as provided in this subsection (c).</p> <p>(1)Type of screening. Screening may be a berm, brick wall, landscaping, masonry wall, natural buffer, ornamental metal fencing, stucco wall, vinyl fencing, or other composite material subject to all provisions of this subsection. A combination of these screening types is permitted. If wood fencing is used, it shall be located at the inside edge of the buffer required by subsection (b).</p> <p>(2)Minimum Standards. Conservation areas, amenity areas, and aesthetically designed stormwater retention areas may not be subject to the minimum standards of this subsection, and transparency in these areas shall be subject to review and approval by the Planning and Development Department. For all other areas, the following minimum standards shall apply without exception:</p> <p>(i)Height. Screening shall be a minimum of six feet in height and height shall be measured from the design grade adjacent to the screening</p> <p>(ii)Location and setback. Required landscaping and tree planting shall always be located on the right-of-way side of any wall or fence. Screening requirements within the buffer other than landscaping, shall be set back between 10 feet and 20 feet from the right-of-way Screening shall be at least four feet from any sidewalk.</p> <p>(iii)Opacity. Screening shall be 85 percent opaque, unless otherwise permitted by definition.</p> <p>(iv)Relief. Fence or wall screening shall contain one relief every 100 feet, as the term relief is defined in subsection (3). Exceptions for relief along a wall or fence</p>		
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	<p>shall not be deducted from meeting the average 20-foot required setback.</p> <p>(3)Definitions. For the purposes of this Section, the following definitions and limitations apply:</p> <p>(i)Berm means a mound or embankment of earth and subject to subsection (2).</p> <p>(ii)Brick means a molded rectangular block of clay baked by the sun or in a kiln until hard and used as a building and paving material and subject to subsection (2).</p> <p>(iii)Composite material means any combination of soft material like polyethylene, hard plastic like polypropylene, and hard wood, which is combined to produce a durable, long-lasting end product, subject to subsection (2).</p> <p>(iv)Landscaping means planting materials including, but not limited to, trees, shrubs, ground covers, grass, flowers, and other similar materials, all subject to subsection (2). If landscaping is used without any other screening options, then the plants used for landscaping shall be sized at least five gallon, evergreen, and spaced so that 85 percent opacity and the height requirement in subsection (2) is achieved within two years.</p> <p>(v)Masonry means stone, concrete, or other similar material other than brick and subject to subsection (2).</p> <p>(vi)Natural Buffer means an area set aside for the preservation of natural vegetation and subject to subsection (2). This term does not preclude the clearing of understory/secondary vegetation. Trees that are three inches DBH or more are considered protected trees within a natural buffer. Any tree removed from a natural buffer shall be mitigated for within the natural buffer. Replacement trees mitigated for within a natural buffer shall be at least three inches DBH and shall not count towards meeting other tree planting requirements as described in 656.1222(e) or individual planting requirements on a residential lot.</p> <p>(vii)Ornamental metal means a screening made of various weather resistant iron, metal, or similar materials. Ornamental metal may be less than 85 percent opaque subject to review by the Department.</p> <p>(viii)Relief means a projection or recess of at least 24 inches from the screening plane to provide visual differentiation along the plane. Landscaping may not be used to meet the relief requirement. Projections may be located within the required buffer and do not add additional feet to any buffer requirement.</p> <p>(ix)Stucco means a durable finish made from cement, sand, and lime or other similar materials and may be placed over a commercial grade foam core or other similar material and subject to subsection (2).</p>		
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	<p>(x) Vinyl fencing means any screening made of any of various tough plastics and subject to subsection (2).</p> <p>(d) Platting, maintenance, and open space credit. The buffer area and any additional screening shall be recorded on the plat and may be part of a lot or a separate tract. If part of a lot, the buffer area and any additional screening shall be maintained by the lot owner. If part of a separate tract, the buffer area and any additional screening shall be maintained by the homeowners' association in perpetuity. If the buffer area and additional screening is recorded as a separate tract on the plat then the site shall receive the equivalent area as a credit towards meeting recreation and open space requirements, not to exceed 25% of the required recreation and open space requirement</p> <p>(e) Removal of trees in required buffer. Trees within the required buffer area may be removed, subject to the permit requirements of Section 656.1206, Ordinance Code. Trees mitigated within the buffer shall be replaced within the buffer. At least one tree, a minimum of four inches DBH, shall be planted or preserved every 40 feet on center along perimeters of the site which are adjacent to roadways. If trees cannot be planted every 40 feet because of conditions including, but not limited to, drainage easements, the Chief may approve an alternative visual screen, consistent with subsection (c) regardless of the classification of the abutting right-of-way.</p> <p>(f) Improvements permitted in buffer. No new structures, impervious surfaces, unpaved vehicular use areas or other improvements shall be constructed within the designated buffer area other than fences, gates, mailboxes, necessary driveways, necessary sidewalks, and permitted signs.</p>		
<p>Signage</p>	<p>Sec. 656.1303. - Zoning limitations on signs.</p> <p>Signs shall comply with the requirements of Chapters 320 and 326 and with the applicable provisions of F.S. Ch. 479. In addition, the following restrictions shall apply in the indicated zoning districts:</p> <p>(a) Residential zoning districts:</p> <p>(1) RR, RLD, RMD-A and RMD-B zoning districts—</p> <p>(i) One nonilluminated sign not exceeding a maximum of one square foot in area and mounted flat against the wall of the building or structure is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(ii) One nonilluminated sign not exceeding a maximum of 24 square feet in area may be allowed, provided it is specifically authorized in the grant of exception, unless</p>	<p>The Villages of Westport PUD Sign Criteria are intended to modify Part 13, Chapter 656 of the Zoning Code (included in the appendices) in order to regulate the number, location, size, type, and use of signs within the development; to promote the public health, safety and welfare and to maintain, enhance and improve the beauty of the City; and to improve traffic safety, while recognizing the right of residential and business communities both to reasonably identify and advertise its existence.</p> <p>4.5.1 It is the intent of these PUD regulations to adopt Part 13 of the Jacksonville Code in its entirety except as modified below:</p> <p>(a) Section 656.1303(a)(2) modified to include the LDR residential uses.</p> <p>(b) It is the intent of the developer to provide for a common sign scheme within the Villages of Westport. The developer will prepare a signage plan for the Villages of</p>	<p>To provide for a unified sign program for the PUD.</p>

<p>otherwise specifically prohibited in the Zoning Code.</p> <p>(2)RMD-C, RMD-D, RMD-E and RHD zoning districts—</p> <p>(i)One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p> <p>(3)In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard.</p> <p>(4)Roof signs, neon signs, changing message devices and strip lighting are prohibited.</p> <p>(b)Assembly and institutional uses located in residential zoning districts, other than in historic districts designated under Chapter 307, Ordinance Code—</p> <p>(1)One nonilluminated or externally illuminated monument sign not exceeding 12 square feet in area is permitted; or</p> <p>(2)One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area may be allowed, provided it is specifically authorized in the grant of zoning exception, and further provided that the following performance standards and development criteria are met:</p> <p>(i)The sign shall be located no closer than 50 feet from a residential use located in a residential zoning district and may not be located in a required front yard;</p> <p>(ii)The sign must not exceed eight feet in height;</p> <p>(iii)Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property; or</p> <p>(3)One nonilluminated or externally illuminated monument sign not exceeding one square foot in area for each five linear feet of street frontage, per street, to a maximum of 50 square feet, provided the signs are located no closer than 200 feet apart, as measured by a straight line between such signs, and further provided that the sign(s) are located on a street classified as a collector street or higher, and the following performance standards and development criteria are met:</p> <p>(i)The sign shall be located no closer than 100 feet from a principal residential structure located in a residential zoning district and may not be located in a required front yard;</p> <p>(ii)The sign must be a sign, not exceeding 12 feet in height;</p> <p>(iii)Illumination associated with the sign must be external, provided that the source of such illumination shall be designed,</p>	<p>Westport and enforce such guidelines through deed restriction.</p> <p>(c) Two (2) primary community entry signs for the residential villages shall be allowed as located on Master Site Plan. Each sign shall be 200 sq. ft. in area, indirectly lighted, single-sided and ground-mounted.</p> <p>(d) Village Identification, Neighborhood, and Park Signs. Development, village, neighborhood, and park signs are allowed within the public right-of-way, with the exact location of such signs subject to site development standards as approved by the City of Jacksonville. Development signs are allowed at each vehicular entrance to the Villages of Westport. Village identification signs are allowed at each vehicular or non-vehicular village entrance. Neighborhood identification signs are allowed at intersections. Park identification signs are allowed at key park entrances, with a limit of four (4) signs per park. Village sign size shall be less than thirty-two (32) square feet and sign height shall be under fifteen (15) feet. Neighborhood and park sign size shall be under twenty-four (24) square feet and sign height shall be less than ten (10) feet. Such signs shall be externally illuminated.</p>	
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	<p>installed and maintained in a manner which prevents any glare or light from shining onto residentially used property.</p> <p>(4)For purposes of this Part assembly and institutional uses shall include, but are not limited to, churches, schools, lodges.</p> <p>(5)These provisions shall not apply to any assembly or institutional use located in a residential zoning district located within a historic district designated under Chapter 307, Ordinance Code. It is intended that signs within residentially zoned areas of historic districts shall be governed by specific provisions within the historic district zoning overlay regulations for the particular district or by Section 656.1303(a) hereinabove, until such time as such regulations are adopted.</p> <p>(c)Commercial zoning districts:</p> <p>(1)CO and CRO zoning districts—</p> <p>(i)One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area and 12 feet in height is permitted; and</p> <p>(ii)One five square foot nonilluminated, externally illuminated or internally illuminated wall sign is permitted; or</p> <p>(iii)In lieu of (i) and (ii), above, one nonilluminated, externally illuminated or internally illuminated wall sign not exceeding 32 square feet in area is permitted.</p> <p>(iv)In lieu of the wall sign allowed under (ii) or (iii) above, the following wall signs are allowed, provided the property has at least 200 feet of street frontage, is at least three acres in size and meets all other applicable requirements of this section regarding occupancy frontage:(A)For buildings less than three stories in height:</p> <p>(1)Two wall signs not exceeding, collectively, 100 square feet if located on the side of the building facing an arterial or higher roadway, and</p> <p>(2)Two wall signs, per side of building, not exceeding, collectively, 75 square feet in area if located on the side of the building facing any other roadway.</p> <p>(B)For buildings three stories or higher in height:</p> <p>(1)Two wall signs not exceeding, collectively, 150 square feet in area if located on the side of the building facing an arterial or higher roadway, and</p> <p>(2)Two wall signs, per side of building, not exceeding, collectively, one 100 square feet in area if located on the side of a building facing any other roadway.</p> <p>(C)The wall signs allowed under this subsection (iv) shall be allowed only if the sign structure is not located within 250 feet of any residential zoning district.</p> <p>(v)Assembly and institutional uses located in CO and CRO zoning districts, other than</p>		
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	<p>in historic districts designated under Chapter 307, Ordinance Code:</p> <p>(A)One nonilluminated or externally illuminated monument sign not exceeding 12 square feet in area is permitted; or</p> <p>(B)One nonilluminated or externally illuminated monument sign not exceeding a maximum of 24 square feet in area may be allowed, provided it is specifically authorized in the grant of zoning exception, and further provided that the following performance standards and development criteria are met:</p> <p>(1)The sign shall be located no closer than 50 feet from a residential use located in a residential zoning district and may not be located in a required front yard;</p> <p>(2)The sign must not exceed 12 feet in height;</p> <p>(3)Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property; or</p> <p>(C)One externally illuminated sign not exceeding one square foot for each five linear feet of street frontage, per street, to a maximum of 50 square feet, provided the signs are located no closer than 200 feet apart, as measured by a straight line between such signs, and further provided that the sign(s) are located on a street classified as a collector street or higher, and the following performance standards and development criteria are met:</p> <p>(1)The sign shall be located no closer than 100 feet from a principal residential structure located in a residential zoning district and may not be located in a required front yard;</p> <p>(2)The sign must be a monument sign, not exceeding 12 feet in height;</p> <p>(3)Illumination associated with the sign must be external, provided that the source of such illumination shall be designed, installed and maintained in a manner which prevents any glare or light from shining onto residentially used property.</p> <p>(D)One nonilluminated or externally illuminated wall sign per building, not exceeding 24 square feet.</p> <p>(E)For purposes of this part, assembly and institutional uses shall include, but are not limited to, churches, schools, lodges.</p> <p>(F)These provisions shall not apply to any assembly or institutional use located in a commercial zoning district located within a historic district designated under Chapter 307, Ordinance Code. It is intended that signs within commercially zoned areas of historic districts shall be governed by specific provisions within the historic district zoning overlay regulations for the</p>		
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	<p>particular district or by section 656.1303(c), in which case the more stringent shall apply.</p> <p>(2)CN zoning district—</p> <p>(i)One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 200 square feet in area for every 200 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii)Wall signs are permitted.</p> <p>(3)CCG, CCBD and CR zoning districts—</p> <p>(i)One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii)Wall signs are permitted.</p> <p>(iii)One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.</p> <p>(iv)In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.</p> <p>(4)In CO and CRO Districts changing message devices and illuminated and indirect lighting signs are also prohibited.</p> <p>(5)In RO Districts, signage not exceeding five square feet, collectively, is allowed. Illumination of the signage in any form is prohibited.(d)Industrial zoning districts: The allowable signs and the sign restrictions and requirements shall be the same as in CCG, CCBD and CR zoning districts.</p> <p>(e)Agriculture (AGR) zoning district:</p>		
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	<p>(1)One nonilluminated sign not exceeding a maximum of 16 square feet in area is permitted.</p> <p>(2)One nonilluminated sign not exceeding a maximum of 32 square feet in area may be allowed, provided it is specifically authorized in the grant of an exception.</p> <p>(f)Public Building and Facilities (PBF) Zoning Districts:(1)PBF-1 and PBF-3 District—</p> <p>(i)One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof, is permitted, provided they are located no closer than 200 feet apart.</p> <p>(ii)Wall signs are permitted.</p> <p>(2)PBF-2 District—</p> <p>(i)One on-site sign not exceeding one square foot for each five linear feet of street frontage, per street, to a maximum of 48 square feet in area, provided the signs are located no closer than 200 feet apart.</p> <p>(ii)Wall signs are permitted.</p> <p>(g)Conservation (CSV) zoning district: One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted.</p> <p>(h)Recreation and open space (ROS) zoning district: One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted.</p> <p>(i)General criteria:</p> <p>(1)Height of signs—Signs shall not exceed 50 feet in maximum height above the level of the adjacent ground, except as otherwise provided in this Chapter; provided, however that signs located in commercial and industrial zoning districts may exceed that height; provided that, the sign is located not more than 660 feet from the centerline of an interstate highway exit and not more than 660 feet from the centerline of an interstate highway; provided further the sign does not exceed 65 feet in height.</p> <p>(2)Location of signs—Notwithstanding any other provisions of the Ordinance Code to the contrary, no sign shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign be located closer than ten feet from any street right-of-way; provided, however, that any flag permitted by subsection (b)(3), above, located in the CCBD zoning district shall not be subject to this ten foot set back requirement.</p> <p>(3)Changing message devices are permitted as part of any allowable sign unless otherwise prohibited.</p> <p>(4)The restrictions contained in this Part apply only to signs which can be seen unaided from any location on the ground</p>		
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	<p>which is not on the lot or parcel where the sign is located.</p> <p>(j)Special criteria:</p> <p>(1)Whenever a provision of subsection (h) of this Section conflicts with a specific provision for a zoning district as set forth in subsections (a)—(d) of this Section, the specific provision for that zoning district shall prevail.</p> <p>(2)Two, but no more than two, signs or sign structures may be erected as a single unit if such signs are in the same vertical plane, are contiguous, and are built at one time by a single owner.</p> <p>(3)Wall signs shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street.</p> <p>(k)Special exemptions:</p> <p>(1)Signs erected and maintained pursuant to and in discharge of any governmental function, or as required by law, are permitted in all districts.</p> <p>(2)Signs recognizing sponsors providing contributions of money, goods or services may be erected and maintained on athletic fields at schools and amateur athletic association fields (whether located on public or private property). Signs shall be erected so as to face and be oriented towards the interior of the field and attached to the perimeter fencing of the field's boundaries, but shall not extend above the top of the fencing. Signs shall be painted black, green, white or other appropriate color to coordinate with the fence on the back portion of the sign. These signs shall not exceed 25 (25) square feet for each sign and the number of signs will be limited by the length of the boundary fence around the field. No sign erected pursuant to this exemption shall advertise or promote alcohol or tobacco products.</p> <p>(3)Signs on transit shelters located on public rights-of way, publicly owned property, or privately owned property, subject to the following criteria and superseding any other provisions in Chapter 656, except as provided in Section 656.361.20.</p> <p>(i)Transit shelters with advertising and internal sign illumination are not permitted on or adjacent to AGR, CSV, ROS, or RR-Acre zoning districts, and are not permitted within PUD zoning districts in AGR, CSV, ROS, or RR land use categories.</p> <p>(ii)Transit shelters with advertising and internal sign illumination are permitted by sign waiver on or adjacent to all RLD zoning districts, RMD-A, RMD-B, and RO zoning districts, PUD zoning districts in an LDR land use category, and adjacent to schools and parks in a PBF land use category.</p>		
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	<p>(iii) Transit shelters with advertising and internal sign illumination are permitted by right on or adjacent to RMD-C, RMD-D, CO, and CRO zoning districts if the transit shelter location is on an identified corridor according to the JTA Corridor Route Map, and the transit shelter is at least 200 feet from a single family use. All others on or adjacent to RMD-C, RMD-D, CO, and CRO zoning districts are permitted by sign waiver.</p> <p>(iv) Transit shelters with advertising and internal sign illumination are permitted by right on or adjacent to RMD-MH, RHD-A, RHD-B, CN, CCG-1, CCG-2, IBP, IL, IH, IW, PBF-1 (except schools and parks), PBF-2 (except schools and parks), PUD (unless otherwise limited herein), and PUD-SC (unless otherwise limited herein) zoning districts, and within the CBD land use category.</p> <p>(v) Transit shelters with advertising and/or internal sign illumination are not permitted in the San Marco Overlay Zone, Riverside Avondale Zoning Overlay, the Riverside Avondale Historic District, the Springfield Zoning Overlay, the Springfield Historic District, or any other locally or nationally designated historic districts.</p> <p>(vi) Signs shall not exceed 24 square feet in size per transit shelter with a dimension no higher or wider than the size dimensions of the shelter side that the sign is to be placed or attached to, below the bottom of the roofline and the sidewalk, or other surface, the shelter is attached to.</p> <p>(vii) Signs shall not exceed a maximum of two signs on a transit shelter structure.</p> <p>(viii) Transit shelters with advertising and internal illumination shall not be deemed non-conforming uses if its zoning district or the adjacent zoning district changes after installation of the transit shelter.</p> <p>(ix) JTA shall report each year to the City Council to provide an assessment of transit shelters with advertising. The report shall document the transit shelter construction locations, and provide a correlation based on ridership demand and special needs.</p> <p>(x) In the event that any portion of this section, including any exception contained herein, is declared invalid, unenforceable, unconstitutional or void, or is permanently enjoined, or if the existence of any provision of this section would result in any other portion of this Chapter or Chapter 326 or Article 23 of the Charter being held to be invalid, unenforceable, unconstitutional or void, and the court does not sever such invalid portion of this section, then the invalid portion of this section is repealed and invalid and thereafter no signs of the type included within the exemption shall be erected without compliance with the remainder of this Chapter and this Ordinance Code. It is</p>		
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	the specific intent that the invalidity of any portion of this section shall not affect any other section, subsection, paragraph, subparagraph, sentence, phrase, clause or word of this Chapter, Chapter 326, Article 23 of the Charter, or this Ordinance Code.		
Architectural Guidelines	None	It is the intent to create a community with a cohesive identity expressed through a variety of architectural styles and building materials that are native of North Florida. The developer will prepare architectural guidelines for the non-residential area of the project and enforce such guidelines through deed restrictions.	Architectural guidelines are intended to provide for a cohesive, unified look and feel for the development.

PART XIII NAMES OF DEVELOPMENT TEAM

Transportation Planner/Civil Engineer:

Prosser, Inc.
13901 Sutton Park Drive South
Jacksonville, Florida 32224
Contact: Neal Brockmeier

Legal Counsel:

Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207
Phone: (904)346-5531
Fax: (904)396-0663
Contact: T.R. Hainline, Jr.
Emily G. Pierce

Environmental:

Environmental Resource Solutions
3550 St. Johns Bluff Road South
Jacksonville, Florida 32224
Phone: (904) 285-1397
Fax: (904) 285-1925
Contact: Jonathan Summerfield, PWS

PART XIV LAND USE TABLE

A Land Use Table is attached hereto as **Exhibit F**. Acreages in Exhibit F are approximate.

PART XV PUD REVIEW CRITERIA

15.1 Consistency with the Comprehensive Plan:

As described above, the uses proposed herein are consistent with the MU Suburban Development Area land use category.

15.2 Consistency with the Concurrency Management System:

The PUD will comply with the Concurrency and Mobility Management System regulations.

15.3 Allocation of Residential Land Use:

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

15.4 Internal Compatibility:

The PUD provides for integrated design and compatible uses within the PUD.

15.5 External Compatibility/Intensity of Development:

The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

15.6 Maintenance of Common Areas and Infrastructure:

All common areas and infrastructure will be maintained by the owner, a maintenance company and/or an owners' association.

15.7 Usable Open spaces, Plazas, Recreation Areas:

The PUD provides ample open spaces and recreational opportunities.

15.8 Impact on Wetlands:

Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

15.9 Listed Species Regulations:

See Exhibit I attached hereto.

15.10 Parking Including Loading and Unloading Areas:

Parking and loading will be provided in accordance with Part 6, Chapter 656 of the Zoning Code except as otherwise modified by this PUD.

15.11 Sidewalks, Trails, and Bikeways:

Sidewalks, trails and bikeways will be provided for as addressed in this PUD.

PART XVI JUSTIFICATION FOR THE PUD REZONING AND CONCLUSION

The Master Plan for the Villages of Westport proposes the concept of a carefully planned mixed-use development, featuring a mix of retail, office, light industrial and residential uses. The design for this "live, work, play" community will carry an urban form, scaled for and complimentary to the pedestrian.

Many best development and planning practices have been incorporated into the Master Plan and the PUD for the Villages of Westport. These include:

- A complete mix of land uses;
- Internal and external vehicular connectivity;
- An interconnected system of parks, conservation areas and community recreation facilities to serve Westport residents;
- A pedestrian-oriented environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the Villages of Westport.

Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the performance standards that have been designed to ensure proper implementation of the community's intended design.

The design and layout of the PUD is:

1. Creative in its planning approach as described above;
2. More desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and
3. More efficient.

EXHIBIT "F"
July 21, 2021

VILLAGES OF WESTPORT LAND USE TABLE

Total Gross Acreage	1508 Acres	100%
Amount of Each Different Land Use by Acreage		
Light Industrial	170 Acres	37.18 %
Residential	1,783 D/U	
Village Center, Commercial/Retail	312,000 Sq Ft	
Professional Office	100,000 Sq Ft	
Movie Cinema	12 Screens	
Total Amount of Active Recreation and/or Open Space		5.23 %
Public Parks and Recreation	64.5 Acres	
Community Amenity Areas	12.8 Acres	
Total Amount of Passive Open Space – including wetlands	840 Acres	56.91 %
Amount of Public and Private Right-of-Way	10 Acres	0.68 %
Maximum Coverage of Buildings and Structures at Ground Level		70%

Exhibit J-2 - JEA Letter

21 West Church Street
Jacksonville, Florida 32202-3139

March 12, 2008



Mike Bowles
Greenhorne & Omara, Inc.
4417 Beach Boulevard
Jacksonville, FL 32207

Subject: Availability#: 2004-0213, Villages of Westport

Dear Mike Bowles:

Attached is JEA's response to your request regarding the availability of electric, potable water, sanitary sewer and/or reclaimed water (WS&R) service.

Where availability is indicated on the enclosed document, all WS&R construction shall conform to current JEA Water, Sewer & Design Guidelines which may be found on jea.com. Additionally, it is solely your responsibility to identify all existing easements and other encumbrances with appropriate title searches and surveys. The new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted on the availability document. It shall be the applicant's responsibility to engage the services of a professional engineer who (1) is actively registered to do business in the State of Florida, (2) will design and monitor the construction of all WS&R improvements in accordance with JEA Water, Sewer & Design Guidelines, and (3) will submit all appropriate documentation including Intent to Dedicate, FDEP Permit Application, FDEP Certificate forms, title search and survey documents, unless otherwise indicated. Dedication of the new utility infrastructure is contingent upon your submission to JEA and its final approval of the acceptance package in accordance with JEA's policies and procedures set forth on jea.com.

In its evaluation of your request for WS&R availability, JEA will rely upon and not independently evaluate or verify the information contained therein. Accordingly, JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. It is the sole and exclusive responsibility of the applicant and/or any affiliated parties, to determine the suitability and accuracy for a particular use of the information contained in the availability document. JEA strongly recommends field verification of all depicted connection points prior to any construction to ensure connection availability.

In addition to the improvement costs, prior to WS&R connection the developer shall be responsible for payment of all applicable fees and charges, title search and survey.

This response to your request for WS&R availability does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jowie Papa', written over a horizontal line.

Jowie Papa
System Planning
Phone: (904) 665-4441

This availability response is valid for one (1) year from the date of this letter.

Availability#: 2004-0213
Received On: March 11, 2004
Availability Ref: ArcMap
Mike Bowles
Greenhome & Omara, Inc.
4417 Beach Boulevard
Jacksonville FL, 32207

RE: Project: 1800 acres of Multi-use development
Location: Eastside of New Kings Rd. and North of Dunn Ave.
Area: JEA
Type: Single Family

Service Availability and Point of Connection

Electric Availability: The subject property lies within the area legally served by JEA. JEA will provide electric service per the Authority's most current Rules and Regulations.

Water Treatment System: North Grid

Connection Point #1: Existing 16" water main stub along the eastside ROW of New Kings Rd. approx. 2600 ft. north from the intersection of Dunn Ave. and New Kings Rd.

Connection Point #2: Proposed water main along Braddock Parkway to be constructed in conjunction with this development.

Sewer Region/Plant: District 2

Connection Point #1: Existing 12" force main along the northside ROW of Dunn Ave.

Connection Point #2: Proposed force main along Braddock Parkway to be constructed in conjunction with this development.

Special Conditions: Fire protection needs to be addressed.

Connection to the JEA-owned sewer system for your project would require the design and construction of one or more JEA standard pump station(s) and an appropriately sized (minimum 4" diameter) JEA dedicated force main.

Proposed water and sewer mains connection on Braddock Pkwy. are contingent upon completion and acceptance by JEA.

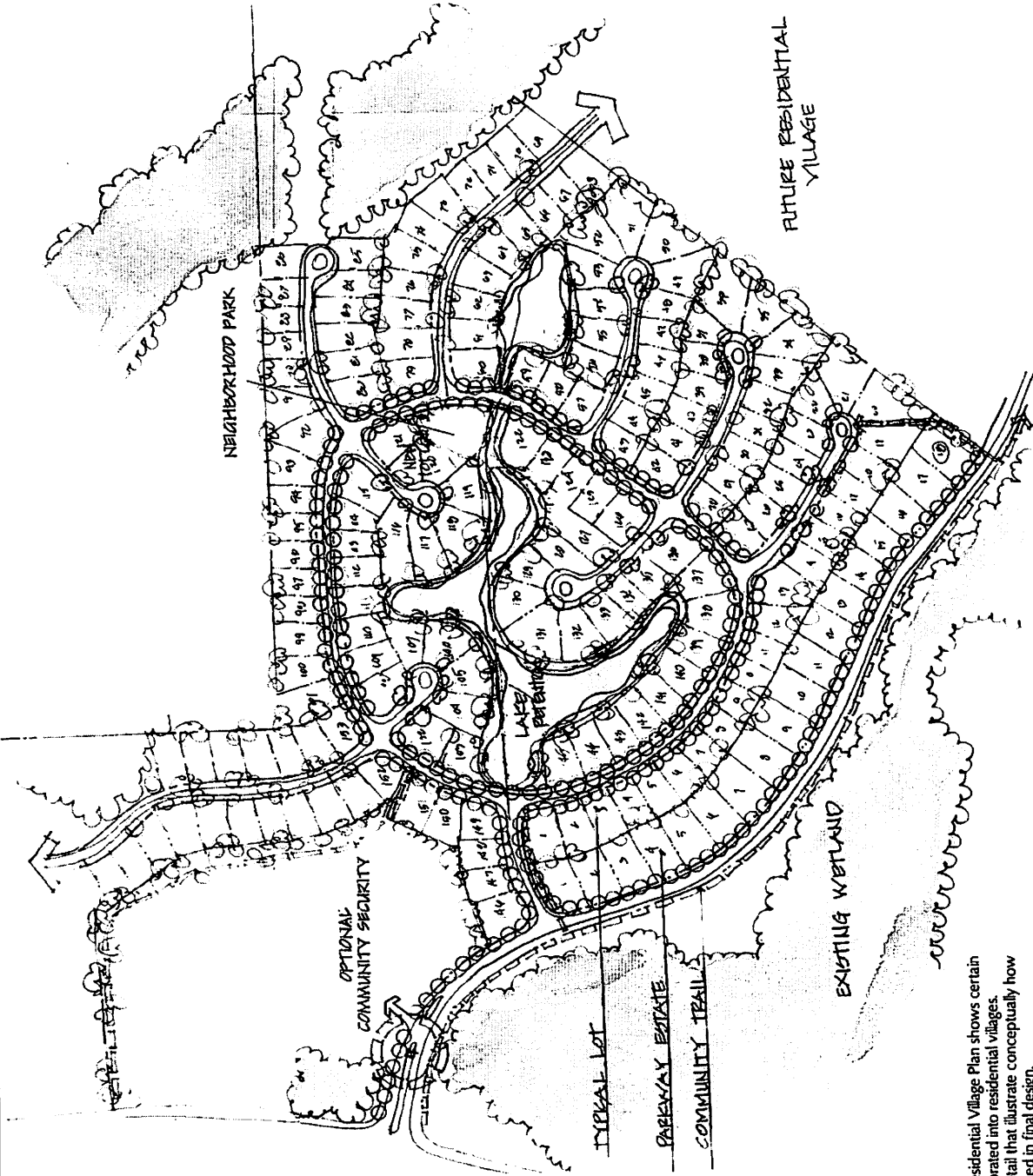
Permit Agency Use Only - Service Availability Electric; Water & Sewer with provisions

Prepared by
Jowie Papa

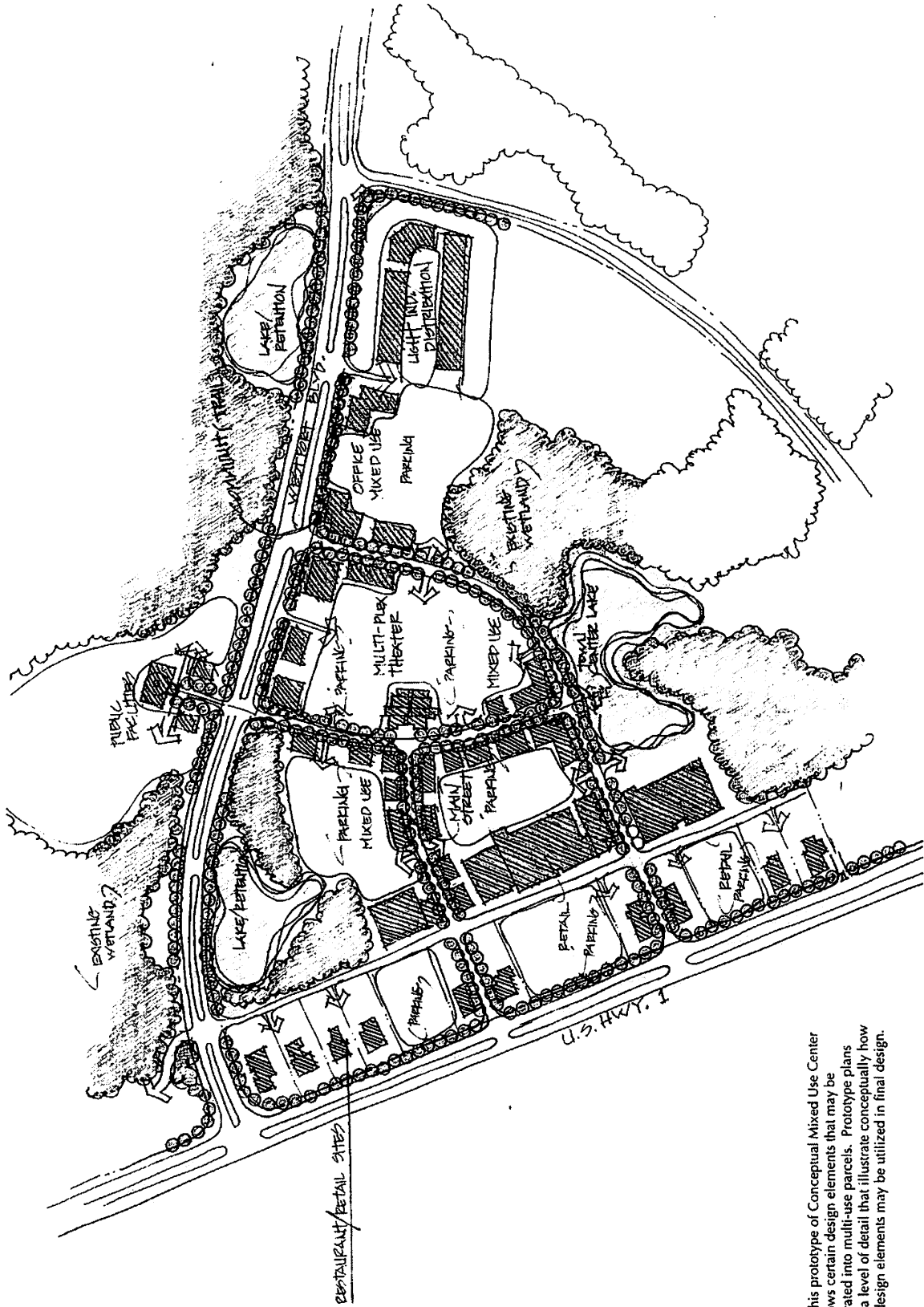
Please note: The availability response was based upon the information supplied with your original request; should your plans change, a new availability request will be needed. All utilities must be field verified prior to use.

Exhibit J-3

Map 6



Note: This Prototype Conceptual Residential Village Plan shows certain design elements that may be incorporated into residential villages. Prototype plans provide a level of detail that illustrate conceptually how certain design elements may be utilized in final design.



Note: This prototype of Conceptual Mixed Use Center Plan shows certain design elements that may be incorporated into multi-use parcels. Prototype plans provide a level of detail that illustrate conceptually how certain design elements may be utilized in final design.

Prototype Conceptual Mixed Use Center