

**THE VILLAGES OF ARGYLE  
PLANNED UNIT DEVELOPMENT**

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**City of Jacksonville, Florida  
2019 Revisions to Parcel 4B Sign  
Standards**

*The following is an amendment to the Villages of Argyle PUD. The changes herein apply only to Parcel 4B. The proposed changes are shown on Page VI-6. All previously enacted amendments and modifications shall remain unchanged.*

**PART I – INTRODUCTION AND BACKGROUND**

**A. Purpose and Intent of PUD Application**

The Villages of Argyle is a well planned mixed-use community located on 7,260 acres of land in the City of Jacksonville and Clay Counties as shown on the attached **Vicinity Map**. Legal descriptions for the property are attached as **Exhibits 1a and 1b**. **Exhibit 1a** is the legal description for property located in the City and **Exhibit 1b** includes the property located in Clay County

The Villages of Argyle was originally approved as a PUD in 1975. Many substantive changes have recently been made to the Master Plan for the community and to surrounding infrastructure and land use plans, thereby creating a need to submit a completely new PUD application which reflects these changed conditions. This application is an amended and restated version which is intended to fully replace the 1975 approved PUD. It should be noted that this application excludes East Village and existing development in Chimney Lakes Village. Nothing contained herein shall be construed to affect the terms of the original Argyle PUD as to any lands not included within those lands contained in the attached legal descriptions.

The Villages of Argyle was originally planned as a community with a mix of land uses that were based on the land's capacity to support development. A village concept was chosen as the basic planning and development unit with a total of eleven villages, containing schools, recreation and neighborhood retail services.

The Master Plan has recently been amended, resulting in a better mix of land uses within the community and reduced off-site impacts which are documented in the Development of Regional Impact (DRI) Notice of Proposed Change (NOPC). The NOPC was filed with the appropriate reviewing agencies and is dated June 1, 1999. Specifically, the primary changes which require these DRI and PUD amendments are as follows:

1. As a result of the efforts of FDOT, Clay County and the City of Jacksonville, the Brananfield Chaffee Road has been relocated and modified to provide for a regional, limited access freeway with a limited number of interchanges on the site. Argyle Forest Boulevard will also be realigned and extended through the community. Accordingly, the Master Plan has been revised to allow for a reconfigured internal access plan to handle project traffic through the construction of additional rights-of-way in new locations. The original approved plans contemplated an internal traffic circulation system which included 4.2 miles of full access right-of-way for the Brananfield Chaffee Road corridor which served the Villages of Argyle and off-site traffic.

2. Consistent with the modified freeway proposal, Jacksonville Electric Authority (JEA) condemned a 4.2 mile overhead power line easement within the Villages of Argyle adjacent to the proposed Brananfield Chaffee freeway which also necessitated the amendment of the Master Plan.
3. Clay County has created an Economic Development Council to review alternatives to enhance economic development in this area of the County. To encourage job creation, the Council has created an economic development plan focused on increased office, industrial and commercial development in the vicinity of the Villages of Argyle. Additional non-residential land uses have been incorporated into the Master Plan to enhance the County's goals of providing more jobs and diversity of land uses in this area of the County.
4. The revised Master Plan results in a reduction of overall intensity of development while preserving the concept of a carefully planned mixed-use development which preserves important environmental features.
5. Many best development and planning practices have been incorporated into the revision of the Master Plan and the PUD for the Villages of Argyle. These include:
  - A full mix of land uses;
  - Internal and external vehicular connectivity;
  - A proposed trolley corridor;
  - Integration of uses in a pedestrian environment;
  - Substantial school sites meeting today's size and location criteria;
  - Inclusion of consolidated recreational amenities, including a regional park;
  - Less intensive land uses;
  - Improvements to Argyle Forest Boulevard; and
  - The inclusion of performance standards for the community that will establish the identity and character of the Villages of Argyle.
6. The revised Master Plan results in an overall reduction in offsite transportation impacts by 24%.

A table showing a comparison of land uses approved in 1980, 1987 and 1996 to those proposed in the NOPC/PUD is included as **Exhibit 7**.

**B. Ownership of Property**

The Villages of Argyle is owned by several property owners as follows. The **Master Plan** shows the ownership of each village. A list of the owners and their addresses is also included below in Part II of this application.

1. AFI Associates, Inc. (Country, Rural, Middleburg and South Villages);
2. Chimney Lakes Investment Company (Chimney Lakes Village);

3. Donald Pitman, Victor W. Anthony, Howard C. Coker, Kenneth J. Parry, Ernest H. Pitman, Jr., Rexford Setzer, Carprodev, Inc. (collectively known as the RVG Owners) (**Ranch Village**).

## C. Site Characteristics

### *Topography*

The Villages of Argyle site is relatively flat with a gentle slope from a high point of 90 feet in the western portions of the site to a low point of 2 to 3 feet in the eastern section of the property along McGirts Creek. The attached **Topographic Map** shows the topography on site. Throughout the site are scattered sand hills which give a minor relief to the overall flatness of the land. The cypressheads and floodplains are typically shallow depressions which form the local drainage collection points.

Overall, on-site drainage is provided through three primary drainage basins. The eastern quarter of the site is drained by McGirts Creek which is also the drainage basin for much of the western sections of Duval County. The floodplain where McGirts Creek runs through the Villages of Argyle is approximately one half mile wide. The central one half of the site is drained by the north and south prongs of Double Branch Creek. Double Branch flows south to Little Black Creek and ultimately into Black Creek which drains into the St. Johns River between Green Cove Springs and Orange Park. The southern one-quarter of the site also drains into Little Black Creek.

### *Existing Land Use and Cover*

The attached **Vegetation Map** shows the existing vegetation and land cover on site. The **Aerial Photograph** also shows the character of the site and adjacent uses. The vast majority of the site is cutover pine flatwoods. Silvicultural uses began in the 1940s and new pines have been replanted in substantial portions of the site. Silvicultural uses have continued on the site. A portion of the land area remains in grassland and pasture and a small portion of the site consists of xeric hammocks.

Wet pine forests also exist on the site, consisting of loblolly and pond pine, interspersed with loblolly bay, sweet bay and pond cypress. The common shrubs include wax myrtle and fetterbush.

The cypress heads and strands, one of the most distinctive vegetative groups on the site, are made up of pond cypress with a few hardwood species scattered in the shallow areas. A portion of the site consists of floodplain forest which is found in the major creek drainage basins. Typical within these forests are diamond leaf oak, sweetgum, red maple, water oak, popash, blackgum and loblolly pine.

The bay hardwood associations consist of loblolly bay, sweet bay, swamp tupelo, red bay, swamp bay and red maple. Gallberry, fetterbush, tree sparleberry and sweet spires form a sub canopy.

### *Soils*

The attached **Soil Associations Map** shows the variety of soil types found on the site. The map is based on USDA Soil Conservation Service data and shows that the upland soils consist primarily of the Leon, Lakeland, and Ridgeland series. These are soils made up of sands and fine sand with rapid permeability down to 18 to 24 inches. The Pamlico, Rutledge and the Terra Ceia thermic variant make up most of the lowland soils types. These soils are primarily muck overlaying fine sands. In these areas, the water table is very high with flooding during many months of the year.

### *100-Year Flood Plain*

The attached **100-Year Floodplain Map** shows that areas lying within the 100-year floodplain are found predominantly in the cypress strands, cypress heads and hardwood floodplains on the site. The majority of these cypress areas and hardwood floodplains will be set aside for conservation as shown in the Master Plan. The Floodplain Map is based on the FEMA 100-Year Floodplain Maps.

### *Existing Improvements*

The site is predominantly unimproved land as described above. One remaining improvement of note on the site is the old Brannan Air Field which is located in the center of the site south of the Clay/Duval County line. This was an Army Air Corps field developed in the 1940s. The main runways were removed when the field was abandoned. The entire field appears to be well drained with a crown in the center that radiates surface and subsurface drainage outward.

### *Surrounding Land Uses*

One significant adjacent land use that provides context to the Villages of Argyle is Cecil Field, a U.S Navy Air Station that has been decommissioned and will be turned over to the City of Jacksonville for development. Cecil Field is located at the northwest corner of the Villages of Argyle. Future plans for the 17,000-acre project include general aviation uses, heavy and light industrial uses, and some affordable housing. The Master Plan for the Villages of Argyle recognizes the adjacent use and has provided for a significant buffer of open space and heavy and light industrial uses to be consistent with Cecil Field uses.

Single-family residential neighborhoods have been developed to the north of the site in the City and scattered, low-density residential uses exist to the southeast and southwest of the site in Clay County.

#### **D. Existing Zoning**

The vast majority of the site in both Clay County and the City of Jacksonville is currently zoned Planned Unit Development (PUD). A small portion of the site in Clay County along the western boundary is zoned Agriculture (AG). This area is shown as the Hunting Preserve on the Master Plan.

Surrounding zoning is predominantly agricultural to the south and west of the project in Clay County. In the City, adjacent zoning classifications to the north include PUD and other residential classifications. Cecil Field abuts the property at the northwest corner and is classified as a public use. The attached **Current Zoning Map** shows the existing zoning designations on site and for adjacent properties in both counties.

**E. Consistency with Comprehensive Plan**

The proposed Master Plan for the Villages of Argyle is consistent with the surrounding land use designations in Clay County and the City of Jacksonville. The Argyle Forest DRI was the subject of a Declaratory Statement from DCA as to its vested status from Chapter 163, Florida Statutes.

**F. DRI Status**

The Argyle Forest DRI was originally approved in a Development Order signed by the City of Jacksonville on March 11, 1975 in Resolution 74-1445-498. The Development Order was also approved by Clay County at that time. Several subsequent modifications have been made to the Development Order by the City and Clay County.

A Notice of Proposed Change (NOPC) was filed by AFI Associates, Inc. dated June 1, 1999 with Clay County and the City of Jacksonville to address the changes to the Master Plan and other circumstances as outlined in Part I, Section A above. The NOPC and this PUD application are intended to be reviewed by the local governments concurrently.

**G. Traffic Study**

A comprehensive traffic study was conducted by the applicant for regional roads serving the project. This study was submitted in the DRI Notice of Proposed Change dated June 1, 1999 and identifies traffic impacts and required road improvements. This analysis will be reviewed by the appropriate agencies concurrent with this PUD application.

## **PART II – PROPOSED MASTER DEVELOPMENT PLAN**

### **A. Project Name, List of Consultants and Owners and General Description of Community Plan**

The planned, mixed use community for which these Planned Unit Development standards have been created is named the Villages of Argyle. A list of the owners and consultants for the project, including names, addresses and telephone numbers, is attached as **Exhibit 2**. The Villages of Argyle has been master planned as an integrated, cohesive community that contains all of the elements of a place that provides opportunities to live, work and play in a single community as shown in the attached **Villages of Argyle Master Plan**.

The Villages of Argyle was planned on the foundation of several principles including:

- Preservation of significant wetland systems for permanent open space, wildlife protection, passive recreation, and water quality enhancement.
- Design of larger residential villages which are composed of numerous smaller neighborhoods which center on a neighborhood park.
- Provision of community uses that bind the neighborhoods together such as neighborhood schools, community centers, civic uses and churches.
- Creation of village centers at the core of the residential areas to serve the neighborhood retail and service needs of the residents, lessening the need to travel outside the community.
- Providing a variety of housing types, styles, price range and sizes to serve the needs of many socioeconomic groups.
- Providing job opportunities close to home.
- Creating a hierarchy of park sites to serve the recreational needs of the residents.

Using current good planning principles, the Master Plan for the Villages of Argyle features the following:

- Six (6) individual villages, each containing a mix of residential and non-residential uses. The location of these villages is shown in **Exhibit 3**. These 6 villages include:
  1. Chimney Lakes (City of Jacksonville)
  2. Ranch Village (Clay County)
  3. Middleburg Village (City of Jacksonville)
  4. Country Village (Clay County)
  5. Rural Village (Clay County)
  6. South Village (Clay County)
- Employment centers, including commercial centers, business parks, professional offices, heavy and light industry, and other major retail centers.
- A balance of housing and jobs.
- An extensive recreational system including neighborhood, community and regional parks allowing for activities ranging from wildlife observation to bicycling and softball.

- A bicycle and pedestrian pathway system connecting all of the residential villages with the village centers, schools, parks, and employment centers along the major road systems.
- A regional park which could include trails, nature-watching, and active recreation.
- Performance and design standards that will ensure a cohesive, aesthetically-pleasing community.
- Preservation of 1,728 acres of environmental systems on-site.
- Providing public school sites to serve the community, including a high school, 3 elementary schools, a junior high school and a middle school/park site.
- A traffic circulation system that provides for: (a) much-needed regional access in the form of the Brananfield Chaffee Road and Argyle Forest Boulevard and (b) internal circulation within the villages and neighborhoods.

**B. Summary of Land Uses**

The Villages of Argyle Master Plan provides for a very wide mix of uses to create a comprehensive community that will meet the future needs of its residents. Design and performance standards included in this PUD will ensure consistency of appearance and a high level of quality in the implementation of individual elements of the project.

The following types of land uses have been planned for the Villages of Argyle community. A description of these uses follows below.

1. Single-Family Residential
  - Low Density
  - Medium Density
2. Multi-Family Residential
  - High Density
3. Mixed Use
  - Multi-Family Residential
  - Professional Office
  - Light Industrial
4. Commercial
  - General Commercial
  - Major Commercial
  - Village Center
5. Office
  - Business Park
6. Industrial
  - Light Industrial
  - Heavy Industrial

7. School Sites
  - Elementary Schools
  - Junior High School
  - High School
8. Recreation
  - Neighborhood Recreation
  - Community Recreation
  - Regional Park
  - Golf Course
9. Environmental Preserve
10. Hunting Preserve
11. Churches and other civic and institutional uses
12. Fire Stations

A table on the Master Plan shows each of the land use categories by classification for the entire community, including lands in both Clay County and the City of Jacksonville. A separate table summarizing the land uses by acreage by local jurisdiction is shown on Exhibits 4 and 5.

Also attached as Exhibit 6 is a table providing the following information required by the City's PUD ordinance:

1. Total gross acreage (100%);
2. Amount of each different land use by acreage and percent;
3. Total number and type of dwelling units by each type of same and percent;
4. Total amount of active recreation and/or open space and percent;
5. Total amount of passive open space and percent;
6. Amount of public and private rights-of-way; and
7. Maximum coverage of buildings and structures at ground level.

### C. General Description of Land Uses

A brief description of the nature of the proposed land use classifications is included below. A separate listing of allowable land uses within each land use classification is included in Part III of this PUD document.

#### *Single Family Residential*

The Villages of Argyle contains six villages, with five of them allowing for substantial amounts of residential use. Middleburg Village has the majority of the commercial uses in a central location along Brananfield Chaffee Road. The single-family residential neighborhoods will allow for a variety of lot sizes and detached housing types to provide for a wide range of economic and social needs. Low density neighborhoods will have a maximum of 4 units per gross acre, while medium density neighborhoods will have a



maximum of 10 units per gross acre. Medium density areas will allow for units such as duplexes, townhomes, golf villas, and condominiums.

#### *Multi-Family Residential*

The multi-family neighborhoods will also allow for a variety of densities and unit types including garden apartments and multi-family apartments. The maximum gross density will be 20 units per acre.

#### *Mixed Use*

The Mixed Use areas are planned to provide for a highly integrated concentration of employment, housing and office development in central locations within the Villages of Argyle. Uses in this land use classification include Medium and High Density Residential, Professional Office and Light Industrial. Located adjacent to the major commercial and Business Park uses, it is planned that high density residential housing will provide affordable places to live for employees in the employment centers.

#### *Commercial*

This land use classification will allow for several distinct types and intensities of retail use. The most intense use contemplated is Major Commercial. This land use is shown in Parcel 4 in Middleburg Village and is planned as a retail/entertainment center that will serve a regional population and could include uses such as a mall, office, power center, and other regional retail uses.

General commercial uses are shown surrounding the major commercial areas and are planned to develop as supporting retail uses that complement a regional retail/entertainment center. A wide variety of retail opportunities will occur in these areas, including uses such as banks, grocery stores, automobile sales centers, "big box" uses such as K-Mart, Target, and Wal-Mart, restaurants, showrooms, and furniture sales.

The Village Centers are planned as the focal point of Ranch Village, Chimney Lakes, and Country Village. These village centers will provide neighbors with daily retail and service needs. They are planned to be mixed use and of neighborhood scale with opportunities for the location of churches, small scale professional offices, civic uses such as libraries, post offices, resource centers, grocery stores, shops and boutiques, and other services such as dry cleaners, day care centers, bakeries, ice cream shops and a park.

#### *Office*

The office areas are planned for business parks. The business parks will be developed in a campus-style manner with clustering of buildings and the provision of contiguous areas of common open space. These parks are planned to allow for not only office and headquarters uses, but also supporting retail and service uses necessary to serve office employees during the workday. Ample landscaping and buffering will create a park-like image. Signage, parking and access will also be common to clusters of buildings.

### *Industrial*

This land use classification includes both light and heavy industrial uses which are located in Country and Middleburg Villages. These uses are buffered from adjacent land uses to the west through an extensive area of preserve.

The light industrial areas will also be master planned as industrial parks with shared facilities and features such as stormwater management areas, driveways, parking, signage and utilities. Uses contemplated for these light industrial parks include research and development, laboratories, showrooms, office/warehouse, distribution and light manufacturing.

One heavy industrial area is planned along the western edge of the Villages of Argyle in Parcel 20 in Country Village in Clay County. Manufacturing, distribution, recycling, construction and demolition landfills and processing activities are allowed in this parcel.

### *Schools*

A total of six (6) schools are planned for the Villages of Argyle. Three of these schools will be elementary schools. An elementary school is located in Country Village, Rural Village and Ranch Village. These school sites are at least 30 acres in size and are located centrally within the villages to serve the neighborhoods. They are planned to be accessible by bicycle and pedestrian pathway. The school in Ranch Village is planned adjacent to the Community Park and the elementary school in South Village is also planned adjacent to a preservation area and a Community Park.

A junior high school is planned in South Village on 40 acres and a 39 acre middle school/park site is planned in Chimney Lakes Village. A senior high school is also planned on 60 acres in South Village. The school sites are sized and located, based on Clay County and City of Jacksonville School Board criteria.

### *Recreation*

The Villages of Argyle plan is centered on the creation of an extensive parks and recreation system for the community. The recreation land use designation includes Community Recreation, Regional Park, and Golf Course. Neighborhood parks will also be developed within each neighborhood.

The neighborhood parks will be provided within the individual neighborhoods and will contain such features as open space areas for walking, picnicking, gathering, community greens, tot lots, and water features.

The community parks, planned on 30 acres, are planned to contain a variety of active recreational uses that will serve the community. Facilities to be provided in these parks could include a community center for youth and seniors, active ball and soccer fields, racquet sports complexes, swimming, basketball, and baseball. Community parks are planned in Ranch Village, adjacent to the school and the village center, and in Rural Village, adjacent to the elementary school.

One Regional Park is located in South Village in Parcels 13A and B and is approximately 102 acres in size, subject to reduction in size if required for the Branafield Chaffee right-of-way for the fly over portion of Double Branch Boulevard. The Regional Park will provide for both active and passive recreational activities. The park is planned adjacent to Double Branch Creek to complement the passive recreational opportunities provided by this environmental preserve. It is envisioned that the County will develop the northern portion of the park to provide passive recreation with walking trails, gazebos, boardwalks and picnic areas. The southern portion could contain regional active recreation uses including a regional field sports facility, racquet sports, basketball and jogging, biking and skating trails.

An 18-hole golf course, clubhouse and driving range is planned for Rural Village. The golf course will be designed to be highly integrated into the environmental preservation area that winds through Rural Village.

*Preserve*

A total of 1,728 acres of environmental preserve will be set aside for preservation within the community. This area will be utilized for wildlife habitat, water quality enhancement, buffers and, where appropriate and practical, for passive use.

*Hunting Preserve*

Approximately 1,012 acres in size, the Hunting Preserve is set aside for wildlife management and for hunting as part of a private hunting club and lodge.

*Churches, Fire Stations and Other Civic Uses*

Two (2) fire stations are shown on the Master Plan. These are each 2 acres in size and have been set aside for use for fire and emergency services. One of the sites is located in Chimney Lakes in the City of Jacksonville and the other is located in Country Village in Clay County.

Churches and other civic uses are planned within the community and can be located in any of the residential areas within the Village Centers, or in other appropriate areas within the community.

**D. Land Uses by Village**

This section describes the character of each of the six villages within the Villages of Argyle and provides data regarding land uses, acreage and development units within each of the villages. Exhibit 3 shows the boundaries and location of each village.

*Chimney Lakes Village*

This village is located in the City of Jacksonville in the northeastern portion of the community and contains 1,201 acres (see note on Chimney Lakes Village table). Partially built-out, this village is primarily residential in composition, and contains low and medium density single family residential uses and two high density residential parcels. A 10 acre Mixed Use area is planned south of Argyle Forest Boulevard, which is

the primary regional access road to this village. Two elementary schools have already been constructed in Chimney Lakes Village and a fire station is located south of one of the schools. This village will have excellent access to the regional shopping/entertainment area and to the adjacent mixed use areas and business parks. Also proposed is a 39 acre middle school/park site.

The following land uses are planned for Chimney Lakes Village:

<b>CHIMNEY LAKES VILLAGE Parcel Acreage Breakdown</b>			
<u>Proposed Land Use</u>	<u>Parcel No(s).</u>	<u>Acreage</u>	<u>Total Land Use Acreage</u>
Low Density Residential	26	40	399
	27	190	
	33	169	
High Density Residential	28	20	52
	30	32	
Medium Density Residential	41	44	103
	31	18	
	34	41	
General Commercial	29	25	49
	30A	3	
	36	7	
	37	14	
Mixed Use	35	10	10
Preservation	-	440	440
Roads	-	107	107
Fire Station	-	2	2
School/Park**	32	39	39
<b>TOTAL</b>			<b>1,201*</b>

\* Excludes existing developed areas. Includes all preservation areas owned by Property Owner's Association and existing Argyle Forest Boulevard for comparison purposes.

\*\*School/Park - 25 Acres Net

### *Ranch Village*

Ranch Village, located in Clay County and approximately 1, 215 acres in size, is a single-family residential village that has been planned around a central Village Center that is the

focal point of the neighborhoods. Low and medium density residential neighborhoods are planned for this village. The Village Center has been planned adjacent to the elementary school and the Community Center to create a pedestrian-oriented activity center for the village. Another unique feature of this village is its location next to Double Branch Creek and the regional park that can be accessed by the bicycle/pedestrian pathway along Double Branch Boulevard.

The following land uses are planned for Ranch Village:

<b>RANCH VILLAGE Parcel Acreage Breakdown</b>			
<u>Proposed Land Use</u>	<u>Parcel No(s).</u>	<u>Acreage</u>	<u>Total Land Use Acreage</u>
Low Density Residential	21	252	736
	22	479	
	27	5	
Medium Density Residential	25A	121	121
Village Center	24	20	20
School	23	30	30
Library	24A	3	3
Community Recreation	25B	30	30
Preservation	-	240	240
Roads	-	35	35
<b>TOTAL</b>			<b>1,215</b>

*Middleburg Village*

Middleburg Village is located in the north-central portion of the community and contains 1,533 acres. This village is in the City of Jacksonville jurisdiction and will serve as the central business and retail core of the Villages of Argyle. A major interchange of Argyle Forest Boulevard and Brananfield Chaffee Road is located within this village and will create excellent accessibility and visibility to this village to support the planned regional retail and entertainment uses. The mixed use areas within this village will create the opportunity for a true integration of activities in the core of the community.

*South Village*

Located in Clay County and the City of Jacksonville, South Village is 1,149 acres in size. Planned as a complement to Middleburg Village, this village will serve as the primary employment center for the community. Containing the planned business park and several mixed use and general commercial areas, South Village will provide for the creation of a

substantial jobbase. Apartments and condominiums are planned within this village and will create the opportunity for affordable housing for workers in the regional retail center and the business park and mixed use areas. This village also has excellent visibility from Branamfield Chaffee Road and access from the Argyle Forest Boulevard interchange.

*Rural Village*

Rural Village is located in Clay County. Approximately 1,129 acres in size, this village is planned as a low-density, single family residential golf course community. An elementary school and Community Park will serve as the village's community facilities. The character of this village is centered around the extensive amount of preservation area and open space that will be created by the 18-hole golf course.

*Country Village*

Located along the western edge of the community, Country Village's uses were planned to respond to the adjacent Cecil Field (aviation and industrial) and rural uses. Of this village's 1,407 acres, 843 acres is set aside for preservation and hunting preserve. The balance of the village is predominantly planned for heavy industrial uses along the far western edge, buffered on the west by preserve and on the east by lower intensity light industrial use. The Village Center is shared with South Village's Village Center.

Middleburg, South, Rural and Country Villages are collectively known as the AFI Affiliated Villages. A table showing the proposed land uses for these four villages follows:

<b>AFI AFFILIATED VILLAGES Parcel Acreage Breakdown</b>			
<b>Proposed Land Use</b>	<b>Parcel No(s).</b>	<b>Acreage</b>	<b>Total Land Use Acreage</b>
Low Density Residential	3	59	303
	14A	203	
	14B	40	
	14C	1	
Low Density Residential (168± Acre Golf Course)	14C	447	832
	14D	131	
	14E	254	
Medium Density Residential	12A	91	170
	17	38	
	18	41	
High Density Residential	11A	62	112
	11C	30	
	14H	20	
Business Park	10	122	122
Community Center	12B	16	30
	14G	14	
General Commercial	5	49	160
	6	41	
	7	38	
	16	32	
Major Commercial	4	142	142
Light Industrial	19	157	157
Heavy Industrial	20	143	143
Preservation	-	1,048	1,048
Mixed Use	1	58	299
	2	66	
	8	66	
	9	62	
	15	47	
Hunting Preserve	-	1,012	1,012
Fire Station	-	2	2
School	11B	30	171
	12C	110	
	14F	31	
Roads	-	155	155
Village Center	-	23	23
Proposed Chaffee R/W	-	219	219
Stormwater Storage	-	16	16
Park***	13A/13B	102	102
Church*	-	-	-
<b>TOTAL</b>			<b>5,218**</b>

\* To be constructed in residential area.

\*\* Excludes 388± Ac. Regional Mitigation Park

\*\*\* Subject to reduction if required for flyover of Branfield Chaffee right-of-way.

**E. Project Phasing**

The Villages of Argyle community is planned to be developed in three (3) separate phases. The following phasing schedule applies:

Phasing Schedule

	Phase 1 Thru Dec 31, 2006	Phase 2 From Jan 1, 2007 Thru 2011	Phase 3 From Jan 1, 2012 Thru 2016
<b><u>API Affiliated Villages</u></b>			
Industrial	915,000 s.f.	1,830,000 s.f.	3,660,000 s.f.
Commercial	446,250 s.f.	834,500 s.f.	2,510,000 s.f.
Single-Family Residential	1,490 units	2,979 units	4,912 units
Multi-Family Residential	1,300 units	2,600 units	3,060 units
Office	237,500 s.f.	475,000 s.f.	950,000 s.f.
<b><u>Chimney Lakes</u></b>			
Industrial	25,000 s.f.	50,000 s.f.	75,000 s.f.
Commercial	94,501 s.f.	187,133 s.f.	280,700 s.f.
Single-Family Residential	460 units	920 units	1,380 units
Multi-Family Residential	168 units	336 units	504 units
Office			
<b><u>Ranch Village</u></b>			
Industrial			
Commercial	64,640 s.f.	129,280 s.f.	193,920 s.f.
Single-Family Residential	1,160 units	2,321 units	3,481 units
Multi-Family Residential			
Office			

1. All amounts are cumulative for all phases.
2. The square footage and unit amounts are subject to adjustment in accordance with the Land Use Exchange Table (Schedule 2-A included in the Appendix).
3. Civic and recreational uses such as church sites, schools and park sites may be developed within any phase.
4. The quantities of Commercial, Industrial and Office uses may be carried cumulatively through all phases (see Section 3 of the Amended and Restated Development Order).

**F. Clay County Sector Plan Context**

Clay County has prepared the Branan Corridor Master Plan (Sector Plan) for an area located south of the Villages of Argyle. It is important to note that the Villages of Argyle community and related acreage was not included in the scope or geographic area of the



Sector Plan since the project was planned and approved decades ago and is vested from any comprehensive plan requirements.

An important component of the Sector Plan is the planned regional transportation network. The Master Plan for the Villages of Argyle has been designed to provide a regional transportation network that includes the majority of roads that are shown in the Sector Plan. Road connections to various Sector Plan roads have also been provided to allow for future road connections to the south. These road connections are shown on the Villages of Argyle Master Plan.

The Sector Plan also includes plans for a trolley. The Villages of Argyle plan includes a reservation for this future trolley along Argyle Forest Boulevard and Old Middleburg Road as shown on the Master Plan.

# ● Villages of Argyle - City of

### PART III – ALLOWABLE USES

It should be noted that, in addition to the allowable uses listed below for each land use category designated for the Villages of Argyle, additional PUD Performance Standards will apply to the planning and development of all sites within the community. These Performance Standards are included in Parts IV, V, and VI of this PUD.

#### A. Permitted Uses by Land Use

Stormwater ponds are allowable in all land use categories, including joint-use systems that serve more than one land use category.

The following uses shall be specifically allowed without the need to obtain an exception.

##### I. *Single Family Residential/Low Density*

This land use category shall allow for single-family dwelling units up to a maximum gross density of 4 units per acre. Other permissible uses include:

- Foster care homes;
- Community residential homes of six or fewer residents;
- Family day care homes;
- Essential services including roads, water, sewer, gas, telephone, stormwater, radio, television and electric;
- Churches including a rectory and day school;
- Golf courses and associated clubhouses;
- Parks, playgrounds, playfields and recreational and community structures;
- Country clubs; and
- Home occupation.

The following uses are allowable by exception:

- Bed and breakfast establishments;
- Public buildings and facilities; and
- Day care.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville's zoning code.

Manufactured homes and mobile homes are not permitted with the exception of housing for a security guard on a temporary basis during development. A model center/management office or security caretaker housing for use for the sale and construction of single-family residential units shall be allowed in this land use classification. Construction trailers are allowed.

Also see Part IV – Development Standards and Part VI –Performance Standards of this PUD document for additional standards for this land use classification.

2. *Single Family Residential/Medium Density*

This land use category shall allow for single- and multiple family dwelling units up to a maximum gross density of 10 units per acre. Other permissible uses include:

- Foster care homes;
- Housing for the elderly;
- Community residential homes of six or fewer residents;
- Family day care homes;
- Essential services including roads, water, sewer, gas, telephone, stormwater, radio, television and electric;
- Churches including a rectory and day school;
- Golf courses and associated clubhouses;
- Country clubs; and
- Home occupation.

The following uses are allowable by exception:

- Bed and breakfast establishments;
- Public buildings and facilities;
- Day care centers;
- Nursing homes; and
- Private clubs; ~~and~~
- ~~Residential treatment facilities.~~

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville's zoning code.

Manufactured housing and mobile homes are not permitted.

Also see Part IV – Development Standards and Part VI – Performance Standards of this PUD document for additional standards for this land use classification.

3. *Multi-Family Residential/High Density*

This land use category shall allow for multiple family dwelling units up to a maximum gross density of 20 units per acre. Other permissible uses include:

- Foster care homes;
- Housing for the elderly;
- Community residential homes of up to 14 residents;
- Family day care homes;
- Essential services including roads, water, sewer, gas, telephone, stormwater, radio, television and electric;
- Churches including a rectory and day school;
- Home occupation;
- Bed and breakfast establishments;
- Community recreation facilities and clubhouse; and

- Parks, playgrounds, playfields and recreational and community structures.

The following uses are allowable by exception:

- Day care centers;
- Nursing homes;
- Private clubs;
- Public buildings and facilities; and
- Residential treatment facilities.

Also see Part IV – Development Standards and Part VI – Performance Standards of this PUD document for additional standards for this land use classification.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville’s zoning code.

Visual Barrier: Proposed multi-family development shall be buffered from adjacent single-family residential land use categories as defined above, with a ~~25 foot building setback~~, 10 foot landscaped area, minimum ~~8~~ 6 foot high ~~85%~~ opaque barrier (wood or masonry fence or vegetation), and tree planting ~~25~~ 30 feet on center.



The Mixed Use land use classification includes three (3) types of land uses, including high density residential, professional office, and light industrial. In order to ensure that a true mix of uses occurs in this land use classification, in the Mixed Use Land Use, all three uses must be developed in the land use category. The following mix of land uses are required:

- High Density Residential: Minimum of gross land area: 10 %  
Maximum of gross land area: 70%
- Professional Office: Minimum of gross land area: 10%  
Maximum of gross land area: 70%
- Light Industrial: Minimum of gross land area: 10%  
Maximum of gross land area: 70%

4. *Mixed Use/High Density Residential*

This land use category shall allow for multiple family dwelling units up to a maximum gross density of 20 units per acre. Other permissible uses include:

- Foster care homes;
- Housing for the elderly;
- Community residential homes of up to 14 residents;
- Family day care homes;
- Single-Family/Medium Density Residential uses;

- Essential services including roads, water, sewer, gas, telephone, stormwater, radio, television and electric;
- Churches including a rectory and day school;
- Home occupation;
- Bed and breakfast establishments;
- Day care centers;
- Nursing homes;
- Private clubs;
- Community recreation facilities and clubhouse; and
- Parks, playgrounds, playfields and recreational and community structures.

The following uses are allowable by exception:

- Public buildings and facilities; and
- Residential treatment facilities.

Also, see Part IV – Development Standards and Part VI –Performance Standards of this PUD document for additional standards for this land use classification.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville’s zoning code.

Visual Barrier: Proposed multi-family development shall be buffered from adjacent single-family residential land use categories as defined above, with a 25 foot building setback, 10 foot landscaped area, minimum 8 6 foot high 85% opaque barrier (wood or masonry fence or vegetation), and tree planting 25-30 feet on center.

5. *Mixed Use/Professional Office*

- Medical, dental and chiropractor offices (but not hospitals);
- Professional offices;
- Business offices;
- Medical and dental laboratories;
- Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking facilities, living quarters for a custodian or caretaker of the office buildings, and storage of documents and other property;
- ~~Essential services including roads, water, sewer, gas, telephone, stormwater radio, television and electric~~
- Parks, playgrounds, playfields and recreational and community structures;
- Radio and television broadcasting studios and offices (but not antenna or transmitting facilities);
- Banks, savings and loan, and other financial institutions and similar uses;
- Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances (but not motion picture theaters);
- Vocational, trade or business schools;
- Bed and breakfast establishments;
- Hospice facilities;

- Homes for the aged or orphans and similar uses;
- Essential services, including roads, water, sewer, gas, telephone, stormwater, radio, television and electric;
- Day care centers;
- Nursing homes; and
- Home occupation.

The following uses are allowable by exception:

- Churches including a rectory and day school;
- Public buildings and facilities;

Also see Part IV – Development Standards and Part VI – Performance Standards of this PUD document for additional standards for this land use classification.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville zoning code.

Visual Barrier: Proposed non-residential development shall be buffered from adjacent single-family low density residential land with a 25 foot building setback, ten foot landscaped area, minimum ~~eight six~~ foot high 85% opaque barrier (wood or masonry fence or vegetation) and tree planting ~~25~~ 30 feet on center.

6. *Mixed Use/Light Industrial*

- Wholesaling, warehousing, storage or distribution establishments (but not batch concrete mixing plants) and other similar uses;
- Light industries with related offices and showrooms, which manufacture, assemble, process, package, store and distribute small unit products such as optical devices, precision instruments, electronic equipment, research facilities and laboratories and the like. Corporate offices which accommodate twenty-five or more employees shall be allowed;
- Accessory uses such as dining and recreational facilities as a convenience to the employees and their customers;
- Light manufacturing, processing, packaging or fabricating;
- Printing, lithography, publishing or similar establishments;
- Business and professional offices;
- 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;
- Vocational, technical, trade or industrial schools and similar uses;
- Medical clinics;
- Freight, bus, trucking, shipping or other transportation terminals, commercial parking lots and garages, express offices and terminal facilities and telephone exchanges;

- Radio or television broadcasting offices, studios, transmitters, telephone and cellular telephone towers;
- Scrap processing, indoor, clean activity;
- Bulk storage yards including bulk storage of flammable liquids and acids if storage not entirely within a completely enclosed building or structure is visually screened by a 6 foot fence or wall not less than 95% opaque;
- Building trades contractors with outside storage yards and heavy construction equipment is storage, is visually screened by a 6 foot fence or wall not less than 95% opaque;
- Outdoor storage yards and lots including auto storage yards if storage is completely enclosed by a 6 foot fence or wall not less than 95% opaque;
- Retail outlets in conjunction with wholesaling establishments if the area designated for retail sales does not exceed 25% of the gross floor area of the building of which it is a part;
- Banks, including drive-through tellers;
- Recycling facilities;
- Retail sales of heavy machinery, farm equipment and building materials;
- Veterinarians;
- Retail sales, including the retail sale and service of alcoholic beverages for either off-premises consumption or on-premise consumption, or both.
- Hotels and motels.
- Essential services, including roads, water, sewer, gas, telephone, stormwater, radio, television and electric.

Visual Barrier: Proposed non-residential development shall be buffered from adjacent single-family low density residential land with a 25 foot building setback, ten foot landscaped area, minimum ~~eight~~ six foot high ~~85%~~ 85% opaque barrier (wood or masonry fence or vegetation) and tree planting ~~25~~ 30 feet on center.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville's zoning code.

Also, see Part IV – Development Standards and Part VI – Performance Standards of this PUD document for additional standards for this land use classification.

#### 7. *Commercial/Major Commercial*

The Major Commercial land use is intended as an area of regional commercial use which offers a full range of shopping, goods, offices, entertainment and services that is developed as part of a regional commercial node.

The following uses shall be specifically allowed without the need to obtain an exception:

- Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, cameras or photographic supplies, sporting goods, hobby shops and pet shops, musical instruments, florist shops, delicatessens, bakeries (but not

- wholesale), home furnishings and appliances, office equipment or furniture, hardware, antiques, new automobile parts and accessories and similar uses;
- Service establishments such as barber or beauty shops, shoe repair, restaurants, interior decorators, health clubs and gymnasiums, self-service laundries and dry-cleaners, tailors, dry cleaning and laundry package plants (in completely enclosed buildings using nonflammable liquids with no odor, fumes or steam detectable to normal senses off the premises), radio and television broadcasting offices and studios, funeral homes and mortuaries, marinas, blueprinting, job printing (but not newspaper), radio and television repair shops, travel agencies, employment offices and similar uses;
  - Banks (including drive-through tellers), loan companies, mortgage brokers, stockbrokers and similar financial institutions;
  - All types of professional business and offices, newspaper offices (but not printing), employment offices, union halls, buildings trades contractors (not requiring outside storage or the use of heavy construction equipment), and similar uses;
  - Hotels and motels;
  - Restaurants with on-premises consumption of alcohol;
  - Restaurants with the outside sale and service of food;
  - Medical or dental offices and clinics;
  - Essential services, including roads, water, sewer, gas, telephone, stormwater, radio, television and electric;
  - Automobile service stations, service garages for minor repairs and car washes;
  - Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off-premises consumption or both;
  - Commercial indoor and outdoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, theaters (including motion picture theaters but not open-air theaters), and similar uses;
  - Art galleries, museums, community centers, dance, art or music studios, vocational trade or business schools and similar uses;
  - Homes for aged and orphans;
  - Nursing homes and group care homes;
  - Day care centers;
  - Hospitals and similar uses;
  - Express or parcel delivery offices, telephone exchanges, motor bus or other transportation terminals (but not freight, rail or truck terminals and similar uses);
  - Veterinarians;
  - Personal property storage establishments;
  - Churches including a rectory;
  - Parks, playgrounds, athletic fields and other recreational uses;
  - Public and civic buildings and similar uses; and
  - Parking garages and commercial parking lots.

Visual Barrier: Proposed non-residential development shall be buffered from any adjacent ~~single-family low density~~ residential land with a 25 foot building setback, provided, however, if the enclosed area exceeds 40,000 square feet, then



the building setback shall be 50 feet with a twenty ten foot landscaped area, minimum eight six foot high 85% opaque barrier (wood or masonry fence or vegetation) and tree planting 20 30 feet on center.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville's zoning code.

Also, see Part IV - Development Standards and Part VI – Performance Standards of this PUD document for additional standards for this land use classification.

8. *Commercial/General Commercial*

The following uses shall be specifically allowed without the need to obtain an exception:

- Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, cameras or photographic supplies, sporting goods, hobby shops and pet shops (but not animal boarding kennels), musical instruments, florist shops, delicatessens, bakeries (but not wholesale), home furnishings and appliances, office equipment or furniture, hardware, antiques, new automobile parts and accessories, new or used automobiles, trucks and tractors, boats, automotive vehicle parts (but not junkyards, scrap processing yards and automobile wrecking yards), heavy machinery and equipment, dairy supplies, feed, fertilizer, plant nurseries, lumber and building supplies and similar uses;
- Service establishments of all kinds, including automobile service stations or truck stops, minor and major repair and service garages, rental of automotive vehicles trailers and trucks and heavy machinery and equipment, restaurants, laundry and dry cleaning establishments, veterinarians or animal boarding kennels, pest control, carpenter or cabinet shops, home equipment rentals, ice delivery stations, job printing or newspapers, marinas, radio or television office and studios, broadcasting transmitters, and similar uses;
- Commercial, recreational and entertainment facilities such as carnivals and circuses, theaters, indoor shooting galleries, skating rinks, athletic complexes, arenas, auditoriums, convention centers, driving ranges and similar uses;
- Fruit, vegetable and fish markets;
- All establishments or facilities which include the retail sale and service of all alcoholic beverages including liquor, beer or wine for off-premises consumption and on-premises consumption or both;
- Hotels and motels;
- Day care centers;
- Hospitals, sanitariums, nursing homes, group homes and housing for the elderly or orphans;
- Veterinarians;
- Personal property storage establishments;
- Essential services including road, water, sewer, gas, telephone, stormwater, radio, television and electric;
- Churches including a rectory;

- Parks, playgrounds, athletic fields and other recreational uses;
- Public and civic buildings and similar uses; and
- Parking garages and commercial parking lots.

Visual Barrier: Proposed non-residential development shall be buffered from adjacent single-family low density residential land with a 25 foot building setback, however, if the enclosed area exceeds 40,000 square feet, then the building setback shall be 50 feet with a twenty ~~ten~~ foot landscaped area, minimum ~~eight six~~ foot high 85% opaque barrier (wood or masonry fence or vegetation) and tree planting ~~20 30~~ feet on center.

Uses permitted by exception include:

- Residential treatment facilities or emergency shelter.
- Building trades contractors with outside storage yards.
- Automobile storage yards.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville's zoning code.

Also, see Part IV – Development Standards and Part VI – Performance Standards of this PUD document for additional standards for this land use classification.

9. *Commercial/Village Center (Clay County)*

This land use category is intended to provide retail goods and services which serve the daily needs of contiguous residential neighborhoods. The Village Centers allow low intensity retail and office uses which can be developed in freestanding or in shopping center configurations. The shopping centers may be anchored by a food and/or drug store and will contain other supporting retail and office uses. The Preferred Development Forms Section of this PUD encourages a pedestrian-oriented environment in the Village Centers through building orientation, street pattern, setbacks and other criteria.

The following uses shall be specifically allowed without the need to obtain an exception:

- Medical and dental or chiropractor offices and clinics;
- Professional and business offices;
- Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry, art, cameras or photographic supplies, sporting goods, hobby shops and pet shops, musical instruments, florist shops, delicatessens, bakeries (but not wholesale), and similar uses;
- Service establishments such as barber or beauty shops, shoe repair, restaurants, interior decorators, self-service laundries or dry cleaners, tailors or dressmakers, laundry or dry cleaning pickup stations;
- Banks and financial institutions, travel agencies and similar uses;
- Libraries, museums, community centers and other public and civic uses;

- Veterinarians;
- Restaurants with on-premises consumption of alcohol only. These shall not be allowed within 500 feet of the property line of an adjacent school or religious institution;
- Automobile service stations without major repair facilities;
- Essential services including roads, water, sewer, gas, telephone, stormwater, radio, television and electric;
- Convenience markets, or other establishment including the retail sale of beer or wine for off-premises consumption;
- An establishment or facility which includes the retail sale of alcohol, beer or wine for on-premises consumption;
- Churches including a rectory;
- Parks, playgrounds, athletic fields and other recreational uses;
- Day care centers;
- Bed and Breakfast inns; and
- Residential use on second floor above retail or office use.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville's zoning code.

Also, see Part IV – Development Standards and Part VI – Performance Standards of this PUD document for additional standards for this land use classification.

#### 10. *Business Park/Office*

This mixed land use category is primarily intended to accommodate low to moderate intensity office and industrial parks which are generally developed as non-residential subdivisions. Land uses permitted in this category include business/professional offices, service establishments, light industrial, and warehousing uses carried out in completely enclosed structures with no open storage. A portion of the land area of a business park, not to exceed 25% may be devoted to internally oriented hotels, motels, restaurants and similar supporting commercial uses designed and scaled consistent with the primary office orientation.

The following uses shall be specifically allowed without the need to obtain an exception:

- Medical and dental and chiropractor offices and clinics;
- Hospitals;
- Professional and business offices;
- Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses;
- Display rooms, banks and financial institutions;
- Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products;
- Radio or television broadcasting offices or studios but not transmitters or antennas;

- Vocational, technical trade or industrial schools and similar uses;
- Off-street parking lots for premises requiring off-street parking lots;
- An establishment or facility which includes the retail sale of alcohol, beer or wine for on-premises consumption;
- Churches including a rectory;
- Parks, playgrounds, athletic fields and other recreational uses;
- Day care centers;
- Essential services including roads, water, sewer, gas, telephone, stormwater, radio, television and electric;
- Public and civic buildings and similar uses.
- Parking garages and commercial parking lots; and
- Retail sales and services that specifically serve the tenants, employees and customers of the office uses located within the Business Park.

Visual Barrier: Proposed non-residential development shall be buffered from adjacent single-family low density residential land with a 25 foot building setback, ten foot landscaped area, minimum six foot high opaque barrier (fence or vegetation) and tree planting 30 feet on center.

All of these uses are also subject to Part 4, Section 656.401 (Performance Standards and Development Criteria) of the City of Jacksonville's zoning code.

Also, see Part IV – Development Standards and Part VI – Performance Standards of this PUD document for additional standards for this land use classification.

11. *Recreation and Open Space and Hunting Preserve*

The following uses shall be specifically allowed without the need to obtain an exception:

- Hunting Preserve as specifically shown on the Villages of Argyle Master Plan.
- Playgrounds and playfields.
- Dude ranches, riding academies or boarding stables, if structures for housing of animals are not located within one hundred feet of property line.
- Private camps, camping grounds, parks and recreational areas
- ~~Rifle, shotgun or pistol shooting ranges,~~ Sporting clays, public or private skeet shooting, field archery ranges, golf driving ranges and par-three golf courses.
- Open space, including natural vegetation, landscaping and water bodies.
- Country clubs, private clubs and golf courses.
- Private hunting and fishing camps and lakes.
- Essential services, including roads, water, sewer, gas, telephone, stormwater, radio and electric.
- Silviculture.

Existing private shooting uses are allowable.

12. *Preservation*

The following uses shall be specifically allowed without the need to obtain an exception:

- Regional, state, or national forests, parks, sanctuaries and preserves.
- Special management areas.
- Public and private wildlife management areas.
- Valuable environmental resources, such as sensitive vegetation, high-value habitat, wetlands, and high aquifer recharge areas.
- Essential services, including roads, water, sewer, gas, telephone, stormwater, radio and electric.
- Boardwalks and trails.

**B. Exchange of Land Uses**

The exchange of uses between land use classifications is intended to allow for a combination land use types that will allow for more innovative combinations of land use both horizontally (multi-use development) and vertically (mixed-use development) that might otherwise not be allowed in standard zoning classifications. This will allow for the efficient use of land which can result in a smaller network of streets and provide a broader range of land uses in close proximity to neighborhoods, promoting pedestrian accessibility.

The DRI Development Order for the Villages of Argyle allows for the limited exchange of land uses between land use classifications, based on equivalent traffic generation. The attached Schedule 2-A (in Appendix) shows how these exchanges shall be allowed, based on traffic generation. This PUD will allow for this exchange of uses specifically as follows and in accordance with the Land Use Exchange Table shown on Schedule 2-A attached in the Appendix.

1. The developer is entitled to convert from High Density Residential use to Medium or Low Density Residential use.
2. Conversion from Low and Medium Density Residential to High Density Residential is allowable with a minor modification to the PUD where locational changes are required.
3. General Commercial use can occur in Major Commercial areas.
4. Major Commercial uses can occur in areas designated for General Commercial use.
5. Business Park uses can occur in Major Commercial or General Commercial areas.
6. Light Industrial uses can occur in the Heavy Industrial land use areas.
7. Medium or High Density Residential in Village Centers if developed on second floor above retail or office.
8. Civic, institutional and church uses can occur in any land use classification.

**C. Other Land Use Provisions**

1. Silviculture or agricultural activities shall be permitted to continue on the Villages of Argyle property and would be exempt from any contrary

requirements imposed by local ordinances. However, land clearing or agricultural activities occurring on an individual site after submission for final construction plan approval for the site shall not be considered permitted silvicultural or agricultural activity under this PUD and would be subject to the requirements of applicable ordinances. Notwithstanding the provision, the Hunting Preserve may remain in silvicultural or agricultural use for as long as this PUD governs the development of the Villages of Argyle property.

2. The Noise Zone 2 Boundary for Cecil Field shall be as shown on the Master Plan.
3. The Heavy Industrial area in Parcel 20 may be accessed through the Hunting Preserve in both Clay and Duval Counties.
4. The developer will accommodate the future Collins Road right-of-way by reserving the following right-of-way tracts:

- a. Parcel 33 – north 20’ of parcel, less and except the easterly 1300’
- b. Parcel 41 – north 20’ of parcel west of the electrical substation
- c. Parcel 42 – southerly 20’ of parcel.

These right-of-way tracts shall be dedicated to the City at the time of platting of development adjacent to the above referenced right-of-way within the Villages of Argyle or when requested by the City, whichever occurs first.

Part IV

Table 1: Minimum Building Setbacks by Use, Maximum Density/Intensity by Use, Maximum Building Height, Minimum and Maximum Lot and Building Requirements by Use (Page 1 of 4)

Use	Standards							
	Minimum Building Setbacks	Maximum Density/Intensity per Designated Land Use Area (See 1999 Modified Land Use)	Maximum Building Height	Off-Street Parking Minimum	On-Street Parking Maximum <sup>2)</sup>	Minimum Lot Size	Minimum Lot Width	Maximum Lot Coverage (M.L.C.)
Residential Single Family Detached Low Density	Front: 20 ft. Rear: 10 ft. Side: 5 ft. Side Street: 10 ft.	4 du/acre	35 ft.	"	25% on-street parking	6,000 4,000 SF	40 ft.	70%
Single Family Detached Medium Density	Front: 20 ft. Rear: 10 ft. Side: 5 ft. Side Street: 10 ft.	10 du/acre	35 ft.			4,000 SF		70%
Single Family Attached/Town-Homes Medium Density	Front: 20 ft. Rear: 20 ft. Side: 10 ft.	10 du/acre	35 ft.	"	50% on-street parking	2,000 SF	30 ft.	70% In the "Village Center" area, 100% M.L.C. is allowed.
Multi-Family Residential High Density	Front: 20 ft. Rear: 20 ft. Side: 20 ft. (In the "Village Center" area, 0 ft. setbacks may be allowed subject to development plan review, to incorporate multi-family residential building into the street or park frontage.)	20 du/acre	60 ft.; may not exceed 35 ft. within 100 ft. of adjacent single-family parcels.	"	75% on-street parking	735 SF/DU	N/A	70%

1) For Parking Minimums refer to Section 7636.604 of the City of Jacksonville Land Development Code.

2) This is a special condition case only. If the plan meets the criteria for the "Preferred Urban Design," Part VI, Section K, The Villages of Argyle Planned Unit Development, on-street parking will be allowed at a percentage of the off-street parking minimum that is required by the City of Jacksonville Land Development Code.

3) If the plan meets the criteria for the "Preferred Urban Design," Part VI, Section K, The Villages of Argyle Planned Unit Development, reduced setbacks will be allowed.

Table 1 (Page 2 of 4)

Use	Standards							
	Minimum Building Setbacks	Maximum Density/ Intensity per Designated Land Use Area (See 1999 Modified Land Use)	Maximum Building Height	Off-Street Parking Minimum	On-Street Parking Maximum <sup>3)</sup>	Minimum Lot Size	Minimum Lot Width	Maximum Lot Coverage
<b>Commercial</b> <i>Village Center</i> (May include Multi-Family, Major and General Commercial, and Professional Office)	Front: 0 ft. Rear: 0 ft. Side: 0 ft. Side Street: 0 ft.	4.0 FAR	100 ft.	4) In the Village Center, off-site common (shared) parking lots, blocks, and structures may be permitted between owners by approval of the MDRC.	75% on-street parking	N/A	N/A	100%
<b>Major Commercial</b> <sup>1)</sup>	Front: 0 ft. Rear: 10 ft. Side: 0 ft. Side Street: 0 ft.	.75 FAR	50 ft.	4)	75% on-street parking	N/A	N/A	70%
<b>General Commercial</b> <sup>1)</sup>	Front: 0 ft. Rear: 10 ft. Side: 0 ft. Side Street: 0 ft.	.75 FAR	50 ft.	4)	75% on-street parking	N/A	N/A	70%

1) For Parking Minimums refer to Section 7664.604 of the City of Jacksonville Land Development Code.

2) This is a special condition case only. If the plan meets the criteria for the "Preferred Urban Design," Part VI, Section K, *The Villages of Arville Planned Unit Development*, on-street parking will be allowed at a percentage of the off-street parking minimum that is required by the City of Jacksonville Land Development Code.

3) If the plan meets the criteria for the "Preferred Urban Design," Part VI, Section K, *The Villages of Arville Planned Unit Development*, reduced setbacks will be allowed.



Table 1 (Page 3 of 4)

Use	Standards							
	Minimum Building Setbacks	Maximum Density/ Intensity per Designated Land Use Area (See 1999 Modified Land Use)	Maximum Building Height	Off-Street Parking Minimum	On-Street Parking Maximum <sup>2)</sup>	Minimum Lot Size	Minimum Lot Width	Maximum Lot Coverage
<b>Office</b>								
<i>Business Park</i> <sup>1)</sup> (Also refer to Appendix I)	Front: 20 ft. Rear: 10 ft. Side: 10 ft. Side Street: 10 ft.	.75 FAR	120 ft.	)	75% on-street parking	N/A	N/A	70%
<i>Professional Office</i> <sup>1)</sup>	Front: 20 ft. Rear: 10 ft. Side: 10 ft. Side Street: 10 ft.	.40 FAR	50 ft.	)	75% on-street parking	N/A	N/A	70%
<b>Industrial</b>								
<i>Light Industrial</i> <sup>1)</sup>	Front: 20 ft. Rear: 10 ft. Side: 10 ft. Side Street: 20 ft.	N/A	None	)	N/A	N/A	N/A	70%
<i>Heavy Industrial Passive</i>	Front: None Rear: None Side: None Side Street: None	N/A	None	)	N/A	N/A	N/A	N/A

1) For Parking Minimums refer to Section 7614.604 of the City of Jacksonville Land Development Code.

2) This is a special condition case only. If the plan meets the criteria for the "Preferred Urban Design," Part VI, Section K, The Villages of Argyle Planned Unit Development, on-street parking will be allowed at a percentage of the off-street parking minimum that is required by the City of Jacksonville Land Development Code.

3) If the plan meets the criteria for the "Preferred Urban Design," Part VI, Section K, The Villages of Argyle Planned Unit Development, reduced setbacks will be allowed.

Table 1 (Page 4 of 4)

Use	Standards							
	Minimum Building Setbacks	Maximum Density/ Intensity per Designated Land Use Area (See 1999 Modified Land Use)	Maximum Building Height	Off-Street Parking Minimum	On-Street Parking Maximum <sup>2)</sup>	Minimum Lot Size	Minimum Lot Width	Maximum Lot Coverage
<b>Parks</b>  <i>Parks and Recreation</i> Architectural features such as gazebos, clock towers, etc., may be allowed as well as vendor kiosks and carts.	Structures will be setback a minimum of 10 ft. from all parcel boundaries.	Architectural features, carts, markets, cafes, etc. are subject to appropriate City review.	35 ft.	No parking required for neighborhood parks. 4	100% on-street parking	N/A	N/A	N/A

1) For Parking Minimums refer to Section 2456.604 of the City of Jacksonville Land Development Code.

2) This is a special condition case only. If the plan meets the criteria for the "Preferred Urban Design," Part VI, Section K, The Villages of Argyll Planned Unit Development, on-street parking will be allowed at a percentage of the on-street parking minimum that is required by the City of Jacksonville Land Development Code.

3) If the plan meets the criteria for the "Preferred Urban Design," Part VI, Section K, The Villages of Argyll Planned Unit Development, reduced setbacks will be allowed.

## **PART V – INTERNAL ADMINISTRATION OF PERFORMANCE STANDARDS**

### **A. Establishment of Internal Review Procedure**

The Villages of Argyle has been planned as an integrated, mixed-use community containing many features that will distinguish this community as it develops in the future. To ensure that the vision of the community is achieved through the development of individual sites, performance standards have been created to guide the developers and the reviewing agencies through the design and development of the project.

As part of this process, the Villages of Argyle Developers will establish an internal review procedure through a Master Association or series of Master Associations to review and approve site and architectural plans for all development within the community. This review procedure will be pursuant to Covenants, Conditions and Restrictions (CC&Rs) that will be recorded in the public records.

### **B. Definitions**

AFI Associates, Inc.; Chimney Lakes Investment Co.; and RVG, and their successors and assigns when designated, are the Master Developers of the Villages of Argyle. Parties who lease or buy property in the Villages of Argyle are referred to as Site Developers.

Terms used in these PUD Performance Standards have their common meaning as defined in State, regional, and local land development rules and regulations. Terms with specific meanings in these PUD Performance Standards are:

*a. Covenants, Conditions and Restrictions (CC&Rs)*

Restrictive provisions that are binding upon all owners and lessees in the Villages of Argyle, as recorded in the County's Official Records Book, and any supplements and amendments thereto.

*b. Master Developer*

The developers of the Villages of Argyle, including AFI Associates, Inc.; Chimney Lakes Investment Co. and RVG and their successors and assigns when designated.

*c. Project*

The term project shall mean the Villages of Argyle in its entirety.

*d. Site Developer*

The developer of an individual site or parcel within the Villages of Argyle.

*e. Land Development Regulations*

Those regulations applicable to land development activities in Clay County and City of Jacksonville, Florida, including, but not limited to, the Zoning Regulations and the Subdivision Regulations.

## VI. PUD PERFORMANCE STANDARDS

These PUD Performance Standards are intended to accomplish the following design objectives:

- To create an atmosphere of quality,
- To create a “sense of place”,
- To develop a circulation network of roadways, sidewalks, parks, and open space which link the various activities within the community,
- To provide easy vehicular and pedestrian access to surrounding activities,
- To create a unified, aesthetically pleasing appearance for the neighborhoods, buildings and sites within the community, both individually and collectively, that present a contemporary natural environment.
- To increase property values,
- To create continuity of image and appearance.

These Performance Standards, along with those contained in the City of Jacksonville Land Development Regulations and the Covenants, Conditions and Restrictions, represent the minimum requirements placed by the Master Developer on each site’s development. The PUD Performance Standards also provide the Developer with alternate development forms that provide the option to use innovative traditional planning and design approaches to all types of development within the Villages of Argyle. The alternate development forms are documented in this section under subsection H, Preferred Development Forms. Site Developers are encouraged to exceed the PUD standards in terms of the quality of their development in keeping with Preferred Development Forms.

Any specific provision contained in these PUD Performance Standards can be waived by the Planning Commission through the site plan approval process.

### A. Parking and Loading

1. *Off-Street Parking: Commercial, Professional Office and Office*
  - a. Dead end parking bays shall not exceed one hundred (100) feet in length without an appropriate area for turn-around.
  - b. No double loaded parking aisle shall extend more than 100 feet without a shade tree planting as required by local code.
  - c. A dedicated pedestrian walkway shall be provided from the sidewalk along the front property line to the main entrance of the principal structure. (See Illustration 100a.)
  - d. For parking requirements, refer to **Appendix 1**. The following sections of the City’s Code 656.604 shall apply to the Villages of Argyle land uses for parking requirements only:

**Villages of Argyle Land Use**

Low Density Residential  
Medium Density Residential  
High Density Residential  
Professional Office  
Business Park

General Commercial

Major Commercial

Village Center

Light Industrial

Community Recreation

Golf Course

Church

Schools

Civic

**City Code Land Use**

Single Family Dwelling  
Multi-Family Dwelling  
Multi-Family Dwelling  
Professional/Business Office  
Office & Professional Uses as  
appropriate to specific use  
Commercial Uses as  
appropriate to specific use  
Commercial Uses as  
appropriate to specific use  
Business, Commercial,  
Personal Service  
Establishment  
Industrial Uses  
Pubic, Private, Commercial  
Parks  
Assembly, Recreational Uses  
Churches/Funeral Homes  
Schools/Education/Care  
Centers  
Institutional Uses

2. *On-Street Parking: Commercial, Professional Office and Office*
  - a. All plans that conform to the plans shown in Preferred Development Forms (Section H) are permitted to use on-street parking as a significant percentage of the parking requirement.

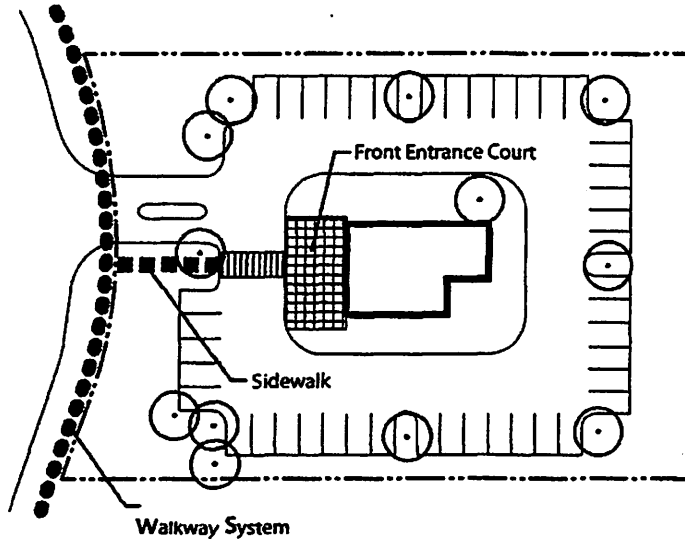


Illustration #100a

3. *Off-Street Loading: Commercial, Professional Office and Office*
  - a. All loading docks shall be located in an enclosed building or screened from view on all sides with landscaping or 95% opaque screening.
  - b. All storage areas shall be located in an enclosed building or screened from view on all sides with landscaping or 95% opaque screening.
  - c. The requirements of local code shall be met for off-street loading. See **Appendix 1**.
  
4. *Interconnected Parking Lots: Commercial, Professional Office and Office*
  - a. Parking lots shall be connected to the parking lots of adjacent developments to facilitate cross-site pedestrian and vehicular circulation. (See Illustration #300.)



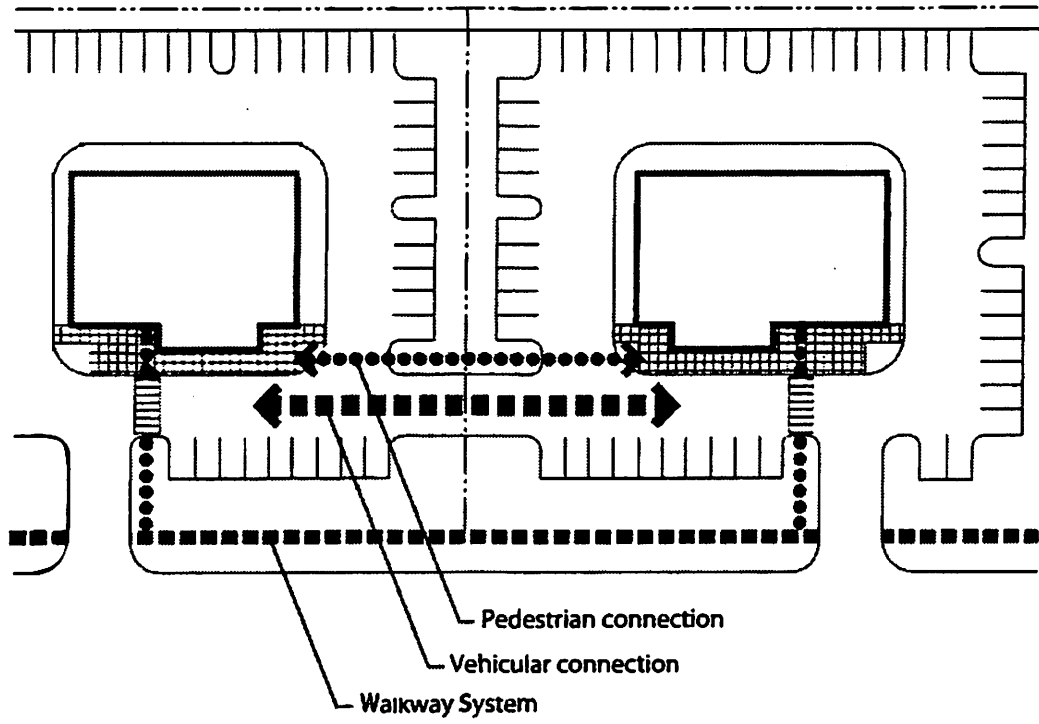


Illustration #300

**B. Signage**

1. *Villages of Argyle Project Signage*

Signage is critical to establishing the quality image of the Villages of Argyle. The Master Developer shall complete a master signage design package that will include acceptable materials, styles, sizes, and fonts that will govern the project and site signage. The standards will meet or exceed local government signage regulations.

2. *Individual Site Signage*

The number, size, and design of site identification/entry signs shall be consistent with local codes and shall protect views of each site and site distances, reduce sign clutter and promote aesthetically pleasing signs while providing adequate identification for each site.

a. **Building Mounted Signs**

On multiple tenant parcels, a signage package must be submitted to the Master Developer incorporating common signage standards for all proposed tenant signs. Materials and design shall be compatible and integral with the architectural design of the buildings.

b. **Temporary Site Signs**

All construction trades and professional consultant identification shall occur on a joint temporary parcel sign. No individual construction signs will be permitted.

c. **Internal Site Signs**

1. Internal site signs (handicapped, deliveries, no parking, directional, etc.) must be designed as a unified package by the site developer and should be consistent with an overall image scheme.

2. Signs constructed after the completion of site development (as the need arises) shall be consistent with the initial site signage.

3. *Parcel 4B Sign Standards*

In conjunction with a medical facility and emergency room on Parcel 4B, signage consistent with the attached "Parcel 4B Signage Plan" shall be permitted.

4. *Prohibited Signs:*

Flashing signs, billboards, portable signs and moving signs are prohibited.

5. *Local Government Sign Ordinance*

The following sections of the City's Signage Ordinance 98-1017-E shall apply to the Villages of Argyle land uses for sign regulation only:

<u>Villages of Argyle Land Use</u>	<u>City Ordinance District</u>
Low Density Residential	RR, RLD, RMD-A, RMD-B
Medium Density Residential	RMD-C, RMD-D, RMD-E, RHD
High Density Residential	RMD-C, RMD-D, RMD-E, RHD
Professional Office	CO, CRO Zoning District
Business Park	CCG, CCBD, CR Zoning District
General Commercial	CCG, CCBD, CR Zoning District
Major Commercial	CCG, CCBD, CR Zoning District
Village Center	CN Zoning District
Light Industrial	Industrial Zoning District
Church in Residential Neighborhoods	Assembly/Institutional in Residential Zoning District
Schools	Public Buildings and Facilities
Civic	Assembly/Institutional
Community Parks	ROS Zoning District

C. **Utility and Facility Requirements**

1. *Utilities*

- a. All utility lines shall be located underground. Over-head power lines may be located along Argyle Forest Boulevard, Double Branch Road, the Cecil Field connector (S.R. 591), and Old Middleburg Road.
- b. All utility equipment including, but not limited to pull boxes, air conditioning equipment, transformers, backflow preventers and other above grade utility components which reasonably cannot be located underground shall be located as inconspicuously as possible.
- c. The foregoing restriction(s) shall not be deemed to prohibit the following:
  - (1) temporary electric power and telephone service poles and water lines which are incident to the construction of approved permanent improvements and provided that the

same are removed immediately following the completion of such construction;

- (2) permanent outdoor safety light poles complying with the provisions of these Performance Standards; and
  - (3) existing aboveground electric power transmission poles and lines permitted in accordance with the terms of those existing easements as referenced in Covenants, Conditions and Restrictions for the Villages of Argyle.
- d. Solid waste collection areas and equipment used in connection with solid waste and refuse disposal (dumpsters) shall be adequately screened and shall not be located any closer than the paving setback at any side or rear property line.
  - e. Fire hydrant requirements and locations are to be coordinated by the Site Developer through the local agency responsible for providing fire protection to the site.

**D. Architectural Standards**

The Master Developer shall complete a master architectural design standards package that will include acceptable materials, styles, and sizes that will govern the project and site architecture. Materials, finishes and standards will be prescribed for the entire project in the design standards.

**E. Open Space and Recreation**

1. *Neighborhood Parks*

All residential units shall be within a 10 minute walk of a Neighborhood Park facility (1/2 mile actual walking distance) as described below. Minimum park size is 1 acre. Parks may also appear as free standing blocks within a street pattern. Intended uses shall include but not be limited to: tot lot/playground, multi-purpose/basketball courts, soccer/baseball practice fields, picnic tables and shelters, play areas, recreational/fitness trails and limited parking. A clubhouse area, as well as an approved retention pond, may be included as part of a feature amenity associated with a Neighborhood Park. (See Illustration #500.) Neighborhood or community parks may be incorporated as part of the common area of a Property Owners Association.

### Allowable Neighborhood Park Elements

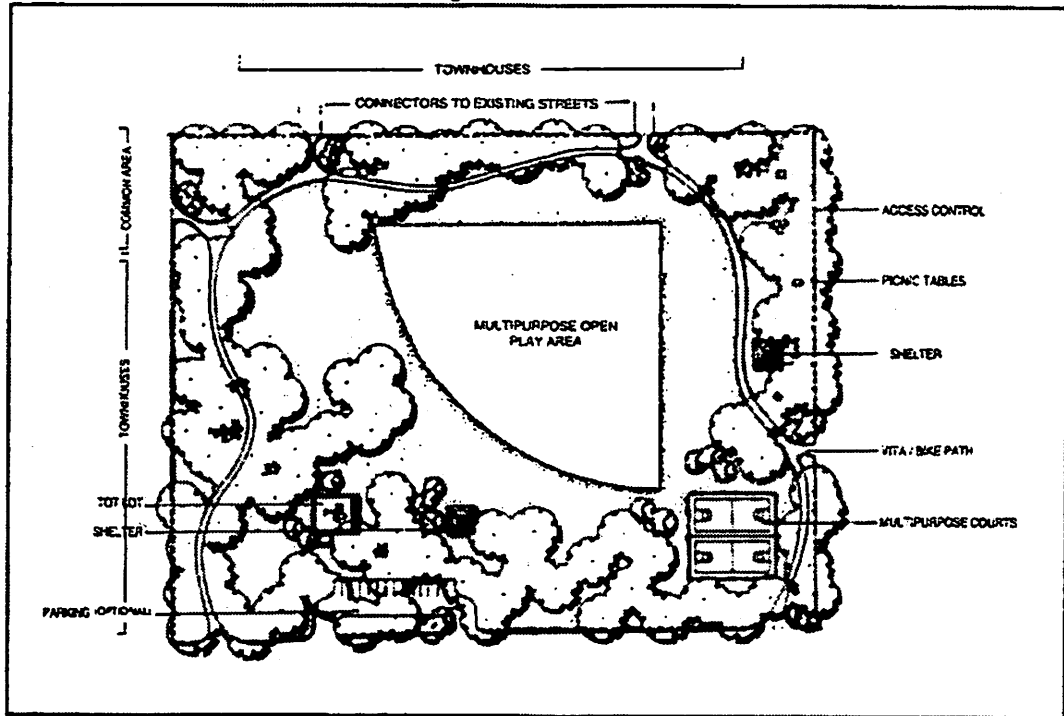


Illustration #500

#### 2. Community Parks

Community Parks shall be as shown on the Master Plan. Uses may include but are not limited to: playgrounds, swimming facilities, baseball and soccer game fields, tennis and basketball facilities, picnic pavilions, day care and community centers, restrooms and concessions, and parking. (See Illustration #600.) Neighborhood or community parks may be incorporated as part of the common area of a Parcel or Village Property Owners Association.

## Allowable Community Park Elements

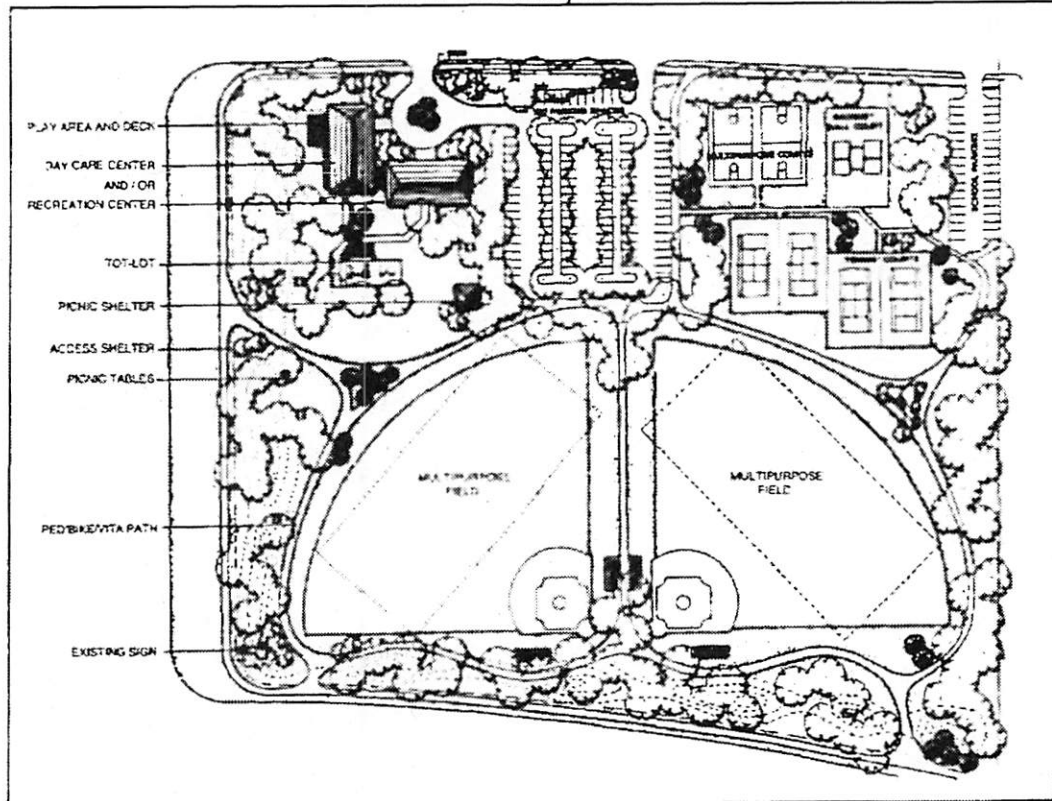


Illustration #600

### 3. Pedestrian and Bicycle Pathways

In addition to the following, all plans must conform to the City of Jacksonville Land Development Code, Sections 656.608 and 656.609, "Off-Street Parking of Bicycles" and "Design Standards for Off-Street Parking for Bicycles". (See **Appendix 1**.)

The Villages of Argyle shall be interconnected with a system of bikeways and trails along the community's major collector roads allowing cyclists and pedestrians to safely navigate throughout the community. This system shall include:

- a. Five foot pedestrian paths along local streets to be located as required by local code.
- b. A five foot pedestrian path along one side of arterial and collector roads, including Argyle Forest Boulevard, Old Middleburg Road and Double Branch Boulevard.
- c. A separate eight foot wide bicycle/pedestrian path to be located along one side of arterial and collector roads, including Argyle

**Forest Boulevard, Old Middleburg Road and Double Branch Boulevard.**

In addition, all non-residential uses, except the Village Center and Heavy Industrial land-uses, greater than 20,000 s.f. shall be furnished with a 10' x 20' bicycle parking area including storage racks.

In the Village Center, the site developer must provide bike parking area and rack at 2% of required auto parking.

**F. Landscaping Standards**

**1. Landscape Concept**

a. The landscape concept for the Villages of Argyle is intended to create an attractive and enjoyable experience for people in the project including residents, employees, customers and pedestrians, while also providing pleasing views from the roadways. The overall concept is of a contemporary theme utilizing native North Florida landscape. The Master Developer shall prepare Master Landscape Design Guidelines for the project to ensure consistency of appearance.

b. Buffering, shade and visual barriers will be created through the provision of landscape buffers adjacent to the right-of-way and in the median along the major collector roads including Argyle Forest Boulevard, Old Middleburg Road and Double Branch Blvd.

The four-lane Argyle Forest Boulevard shall include a 40' wide vegetated median. Median trees shall consist of native tree cover supplemented with planting of pines. Medians shall be mulched with minimal grassing as a water conservation measure.

c. Water conserving techniques and the St. John's River Water Management District Xeriscape Plant Guide shall be applied to the maximum extent possible. Of the total plants used on each project, 50% shall be from the St. Johns River Water Management District Plant Guide.

**2. General Requirements**

a. Tree protection for all land uses will be in accordance with local government code. The Master Developer will also prepare Landscape Design Guidelines to ensure adequate tree protection on development sites.

- b. Disturbed, cleared, unpaved areas and areas reserved for future expansion and/or use shall be stabilized with vegetative cover.

**G. Proposed Street Sections**

The Villages of Argyle will be designed as a liveable community featuring streets with calmed traffic, pedestrian access and comfort, and design consistency.

Project wide roads developed by the Master Developer include Argyle Forest Boulevard, Double Branch Boulevard and Old Middleburg Road. These roads are designed as project arterials and collectors which perform the dual function of moving all forms of transportation regionally, and in carrying the quality image of the overall project. These roads are designed with several common elements:

1. Twelve foot standard lanes, with ten foot turn lanes to optimize traffic flow.
2. Corridor alignment for a separate off-road Trolley on one side of the street.
3. Five foot pedestrian paths.
4. A separate eight-foot wide bike/pedestrian path shall be provided along the corridors.
5. Buffers adjacent to the Right of Way and within the median to preserve and augment the character of the existing native vegetation along the corridor.
6. 4-lane Argyle Forest Boulevard shall include a 40' wide vegetation median. Median trees shall consist of native tree cover supplemented with planting of pines. Medians shall be mulched with minimal grassing as a water conservation measure.

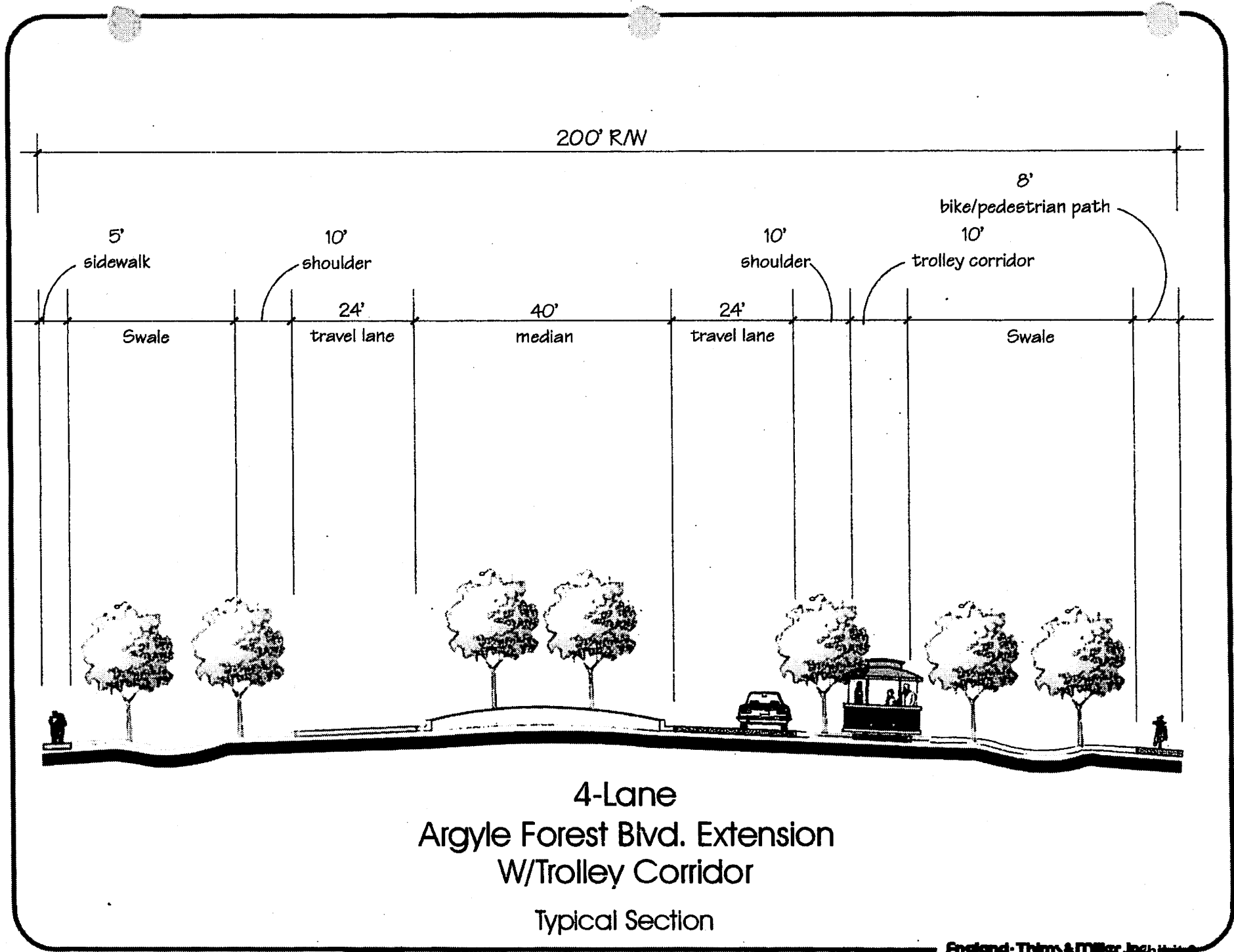
Site development roads (roads within the villages) are intended to maximize the pedestrian character of Villages of Argyle. Narrow lanes, street trees, pedestrian lighting, and on-street parking are all suggested to calm traffic and enhance quality of life. Residential, Office, Commercial, Public and Mixed Uses are all expected to include the following common elements:

1. Ten foot standard travel lanes.
2. Curb and Gutter to allow for street trees and sidewalks
3. Five foot typical sidewalks

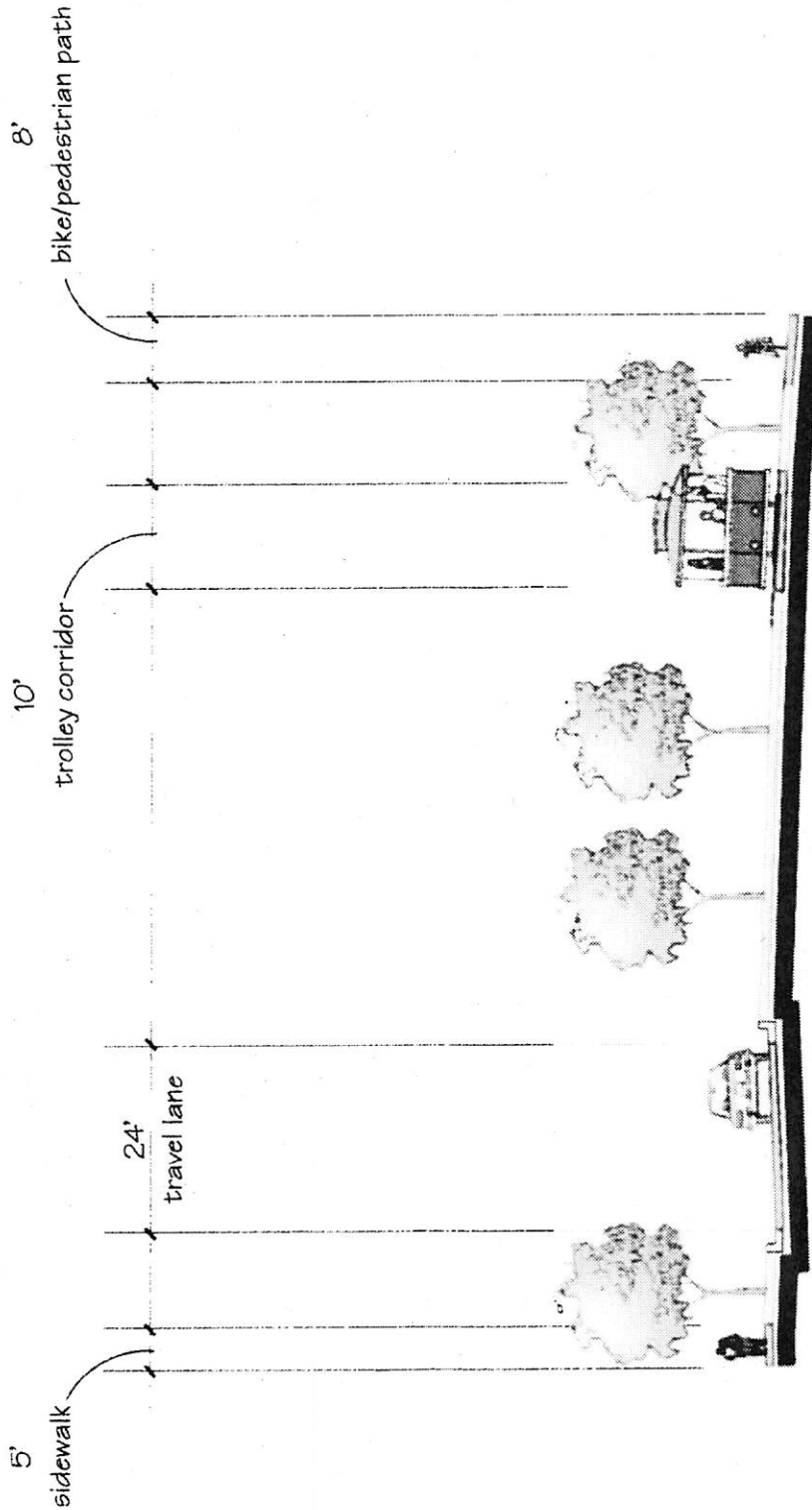
In addition, Preferred Development Forms (described in Part H) are encouraged and should employ the following details:

4. Eight foot parallel parking lanes
5. Bike lanes on project collectors
6. Canopy Street Trees on each side of street at approximately 60 feet on center
7. Streetscapes for Small-Setback (rear parked) development (especially at Village Centers)
8. Roundabouts, squares, pedestrian bulb-outs, and other traffic calming measures designed to increase pedestrian safety and walkability.





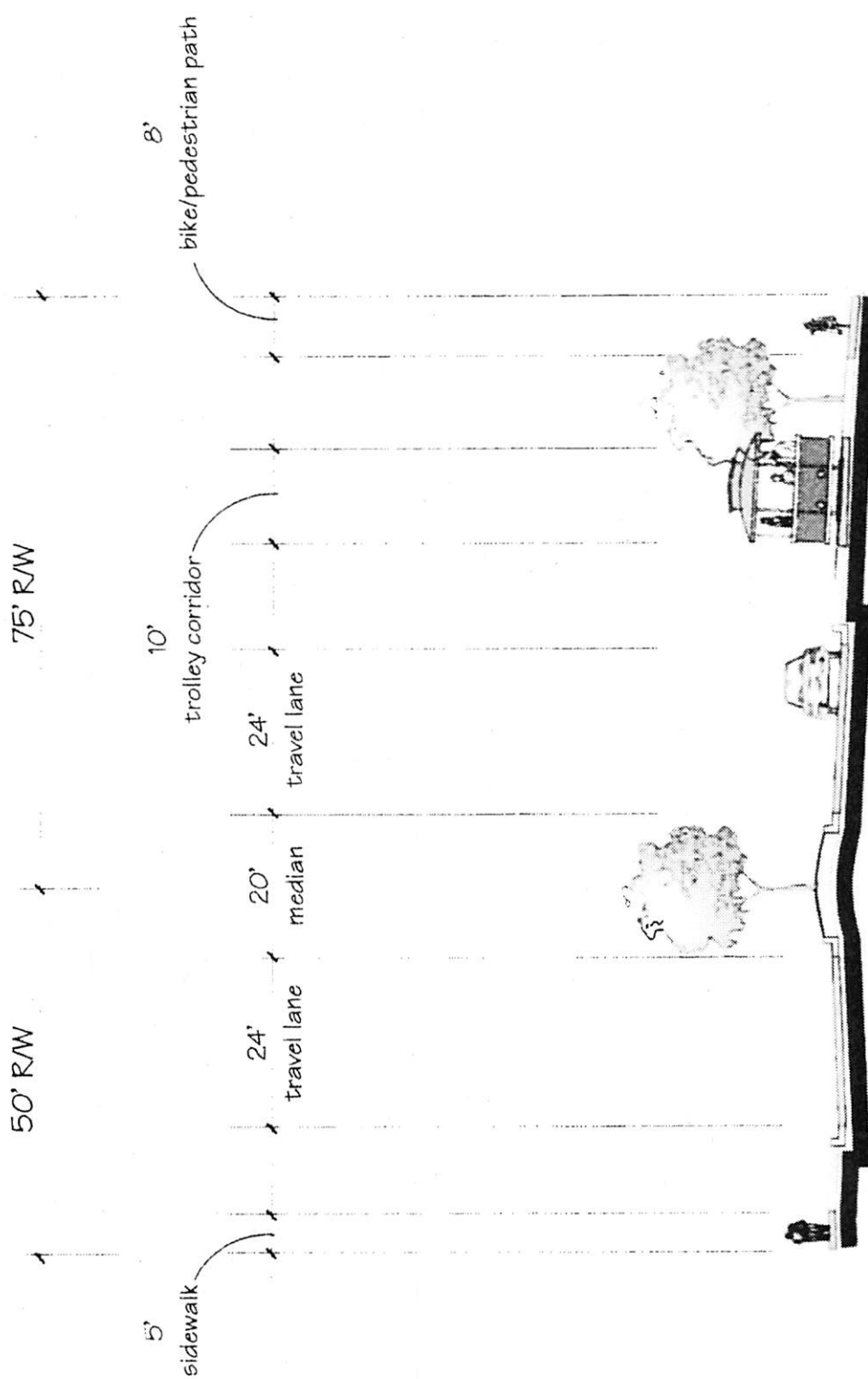
125' RW



## 2-Lane (Urban) Old Middleburg Rd. W/Trolley Corridor

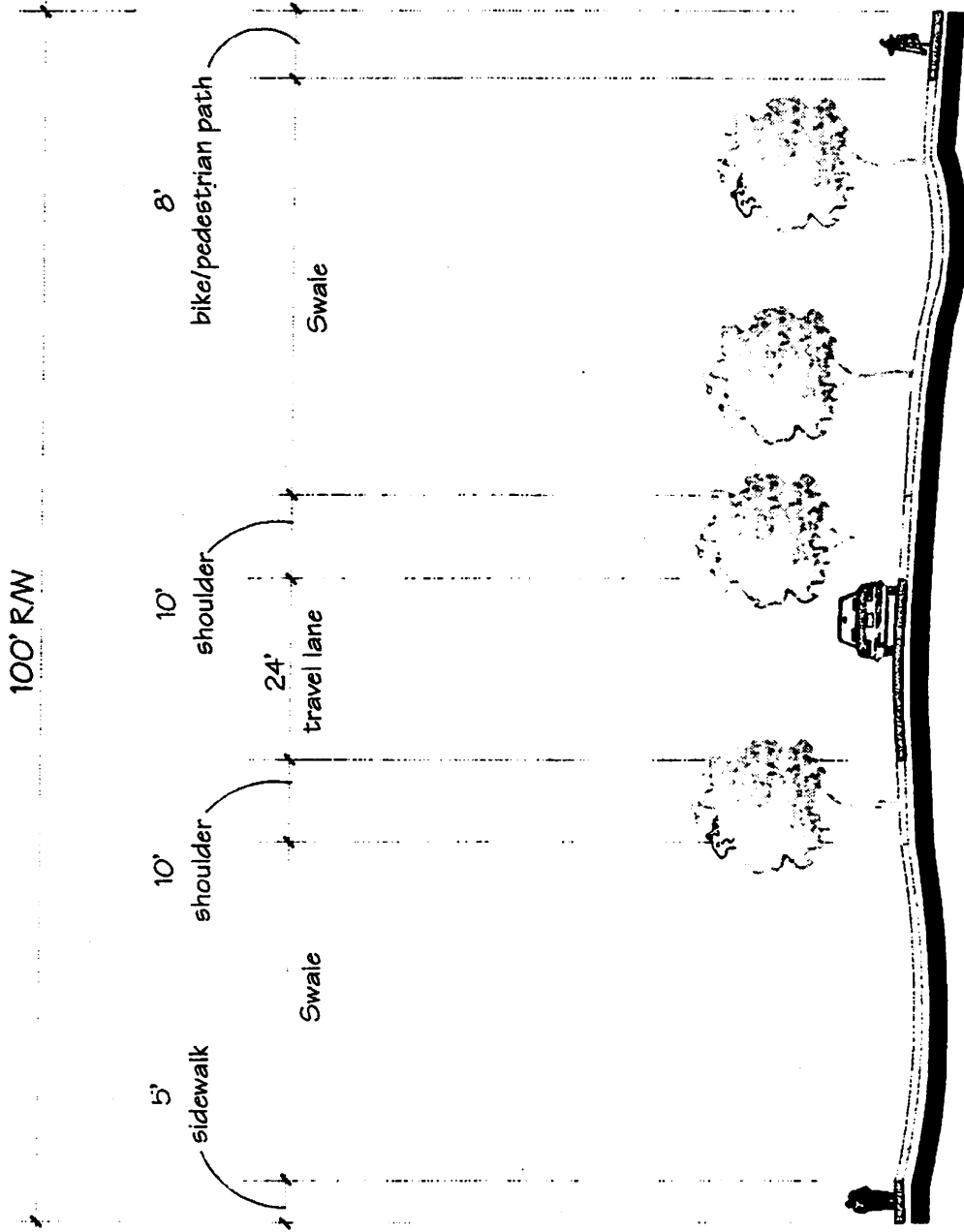
Typical Section

\*Note: Optional rural roadway section shall be 200' RW similar to Argyle Forest Boulevard.



**4-Lane (Urban)  
Old Middleburg Rd.  
W/Trolley Corridor**  
Typical Section

\*Note: Optional rural roadway section shall be 200' RW similar to Argyle Forest Boulevard.



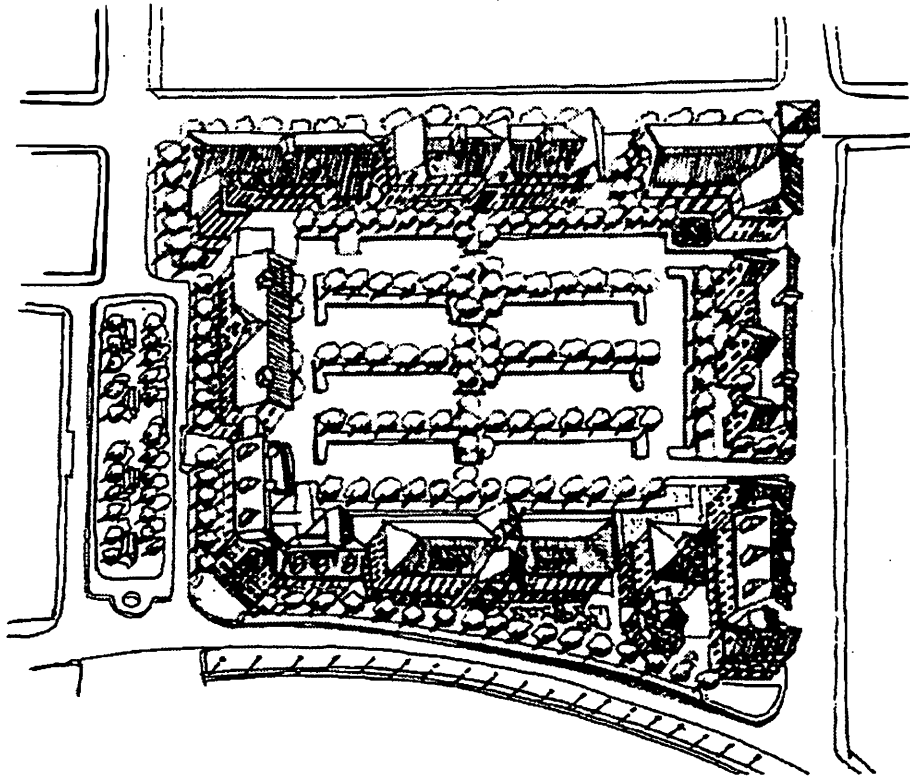
**2-Lane**  
**Double Branch Blvd.**  
 Typical Section

## H. Preferred Development Forms

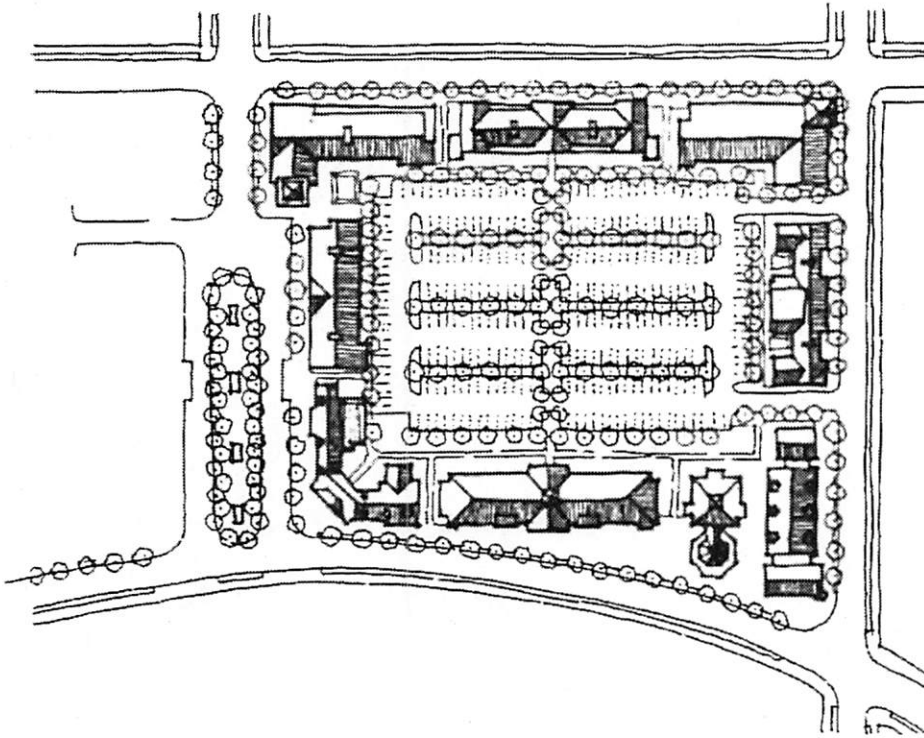
Villages of Argyle encourages the following Development Forms as part of a liveable community goal. While these forms are not required development patterns, they are strongly encouraged in Residential, Office, Commercial, Public, Mixed Use and Village Center areas due to the character and community-building qualities they generate. These patterns are designed to create a public realm of architecture, streets and open space. This liveable community goal is accomplished by the coordinated use of several design concepts:

1. **Liveable Streets.** Sidewalks, canopy street trees and architectural facades define livable streets accommodating pedestrians, bicycles, and cars. Architecture is placed on or near the street right-of-way with inviting front entries and windows. Parking is concentrated behind the building and along the street.
2. **Regular Block and Street Patterns.** Many forms of development should occur as part of a larger pattern of regular blocks and interconnected streets. Blocks and streets enhance pedestrian accessibility, calm traffic, allow for new uses to occur over time, human scale and community character.
3. **Mixed Housing.** Allow for some mix of housing types within neighborhoods. A regularized block pattern will allow for mixed units to occur by changing uses along the back of the units (middle of the block). Include civic and religious uses, and public open space.
4. **Accessible Open Space.** Allow for community centers and public parks and playgrounds within walking distance of all residential areas. Place stormwater retention within larger, landscaped parks as part of the public realm of blocks and streets. The number of amenitized units is increased, stormwater ponds are included within marketable parks, and CPTED qualities are enhanced.
5. **Village Centers** with mixed neighborhood uses integrating retail, office and multi-family housing with livable streets and public spaces. Provide proximate pedestrian and vehicular access for all uses such as churches, office, schools, grocery, daycare, and other retail needs within the block structure and within walking distance.
6. **Connectivity.** The aggregation of all these principles together creates a development pattern of connections between neighbors and the basic uses a neighborhood relies upon. By creating patterns of liveable streets, and regular blocks, all housing types can enjoy easy, safe and pleasant access to shared open space, village centers and to each other. Access is enabled without requiring the use of a car; or negotiating large, high-speed auto corridors which divide the community.

**The following diagrams illustrate the use of some of the Preferred Development Forms. Site developers are encouraged to utilize these development forms.**

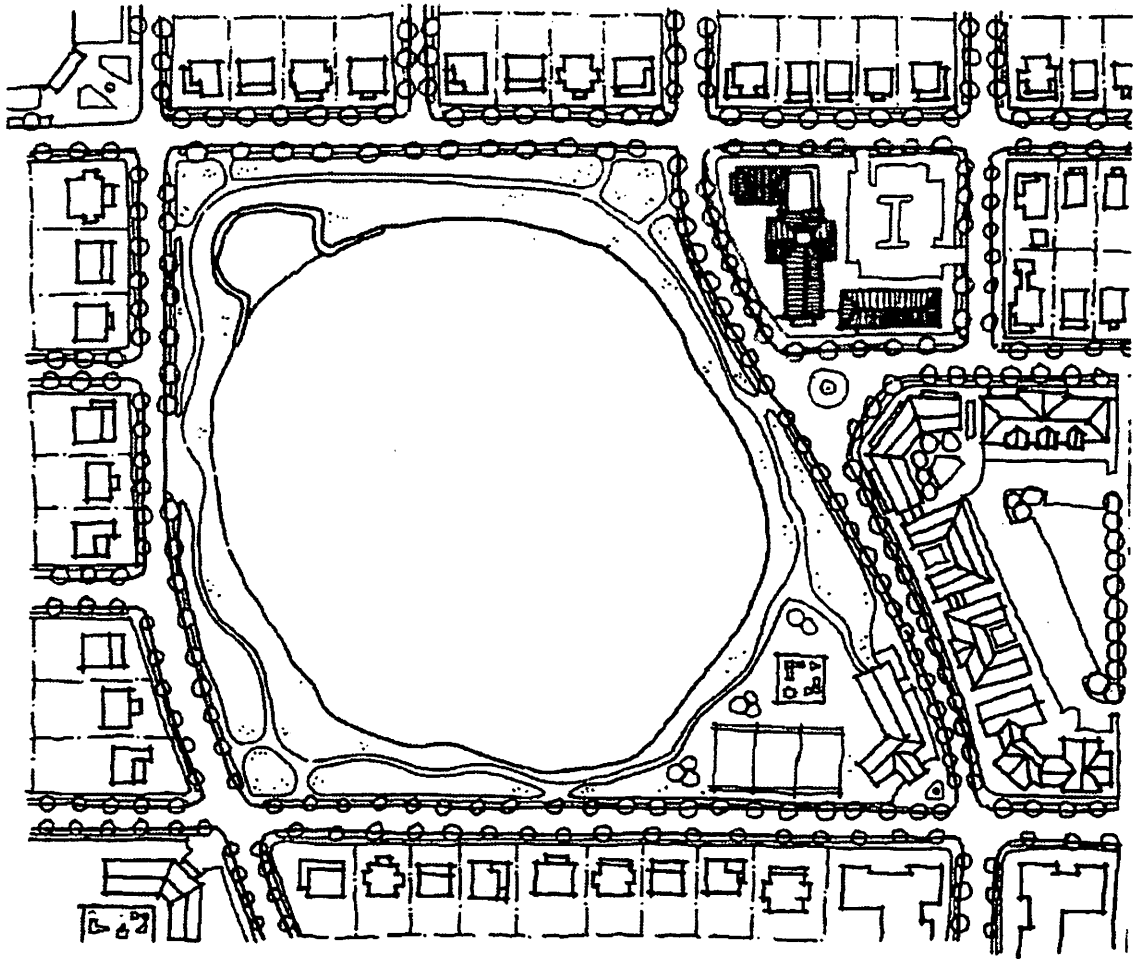


**Village Center Axon Drawing**

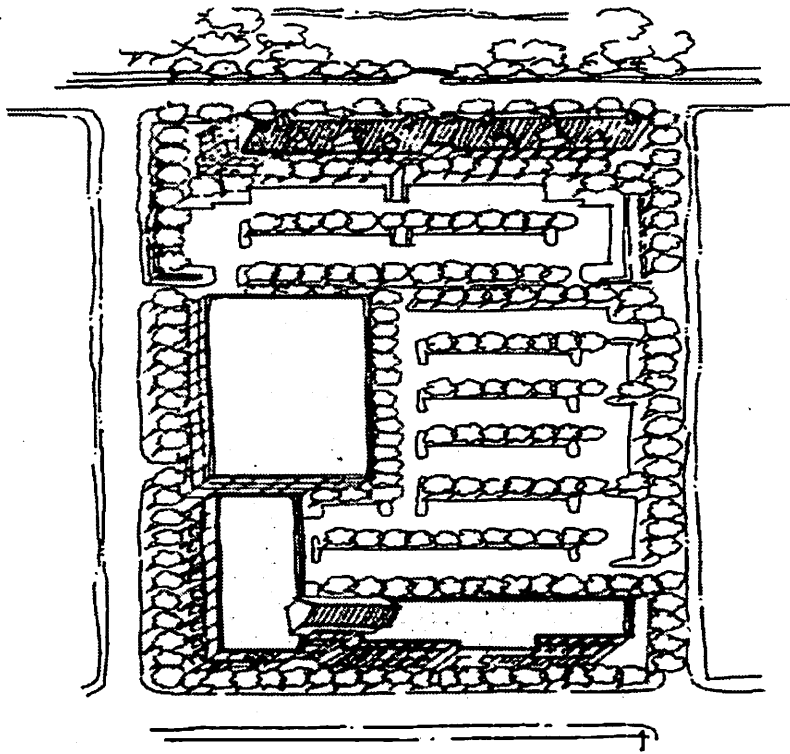


**Village Center Plan Drawing**

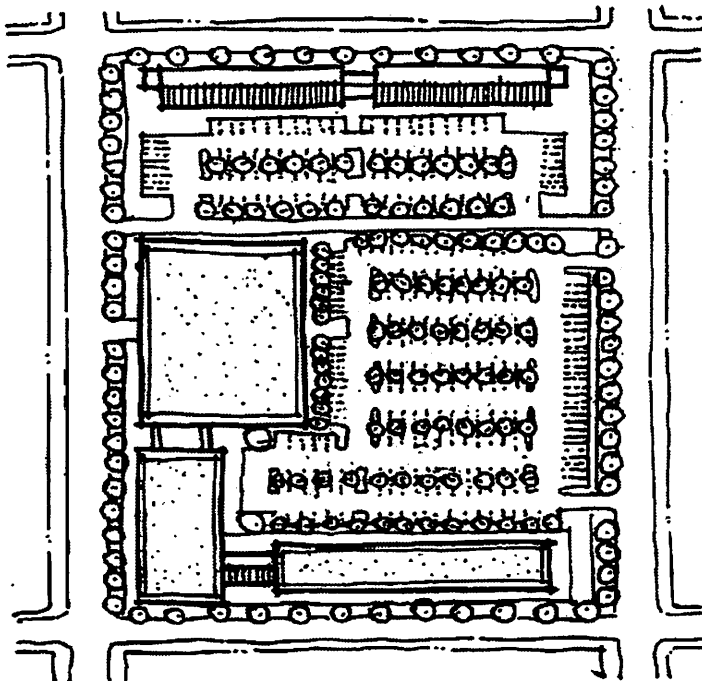




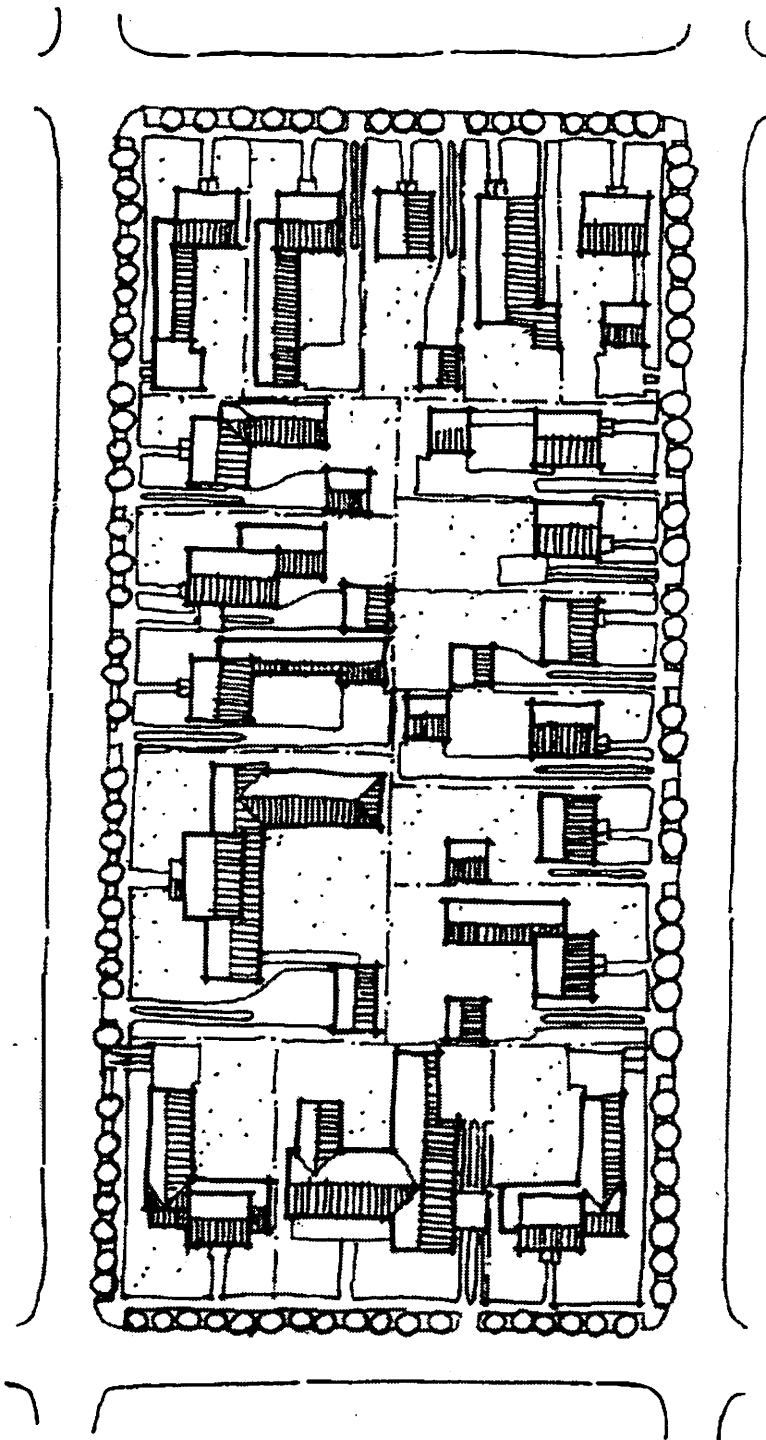
**Retention Pond as Park Amenity**



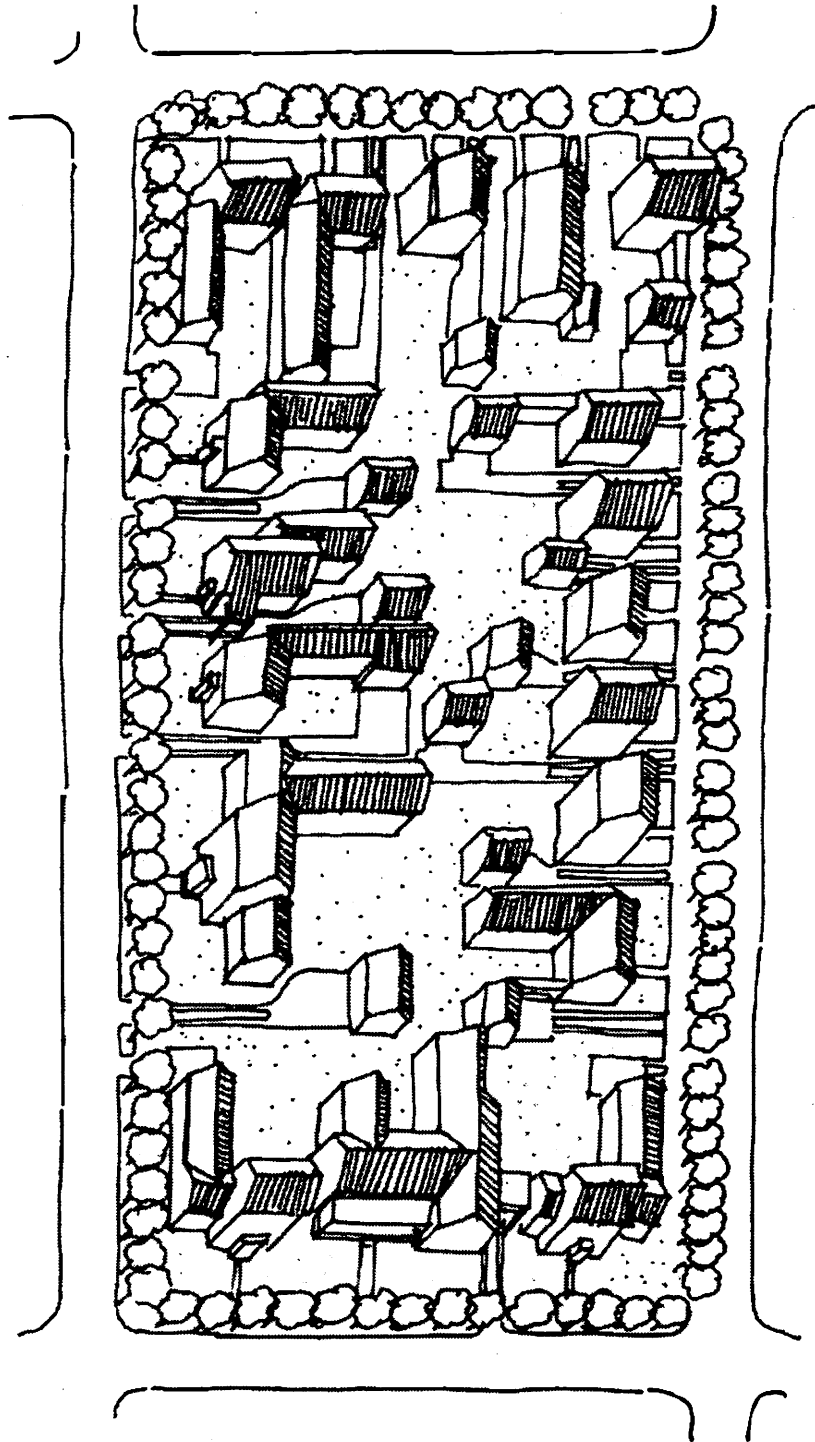
Office Axon Drawing



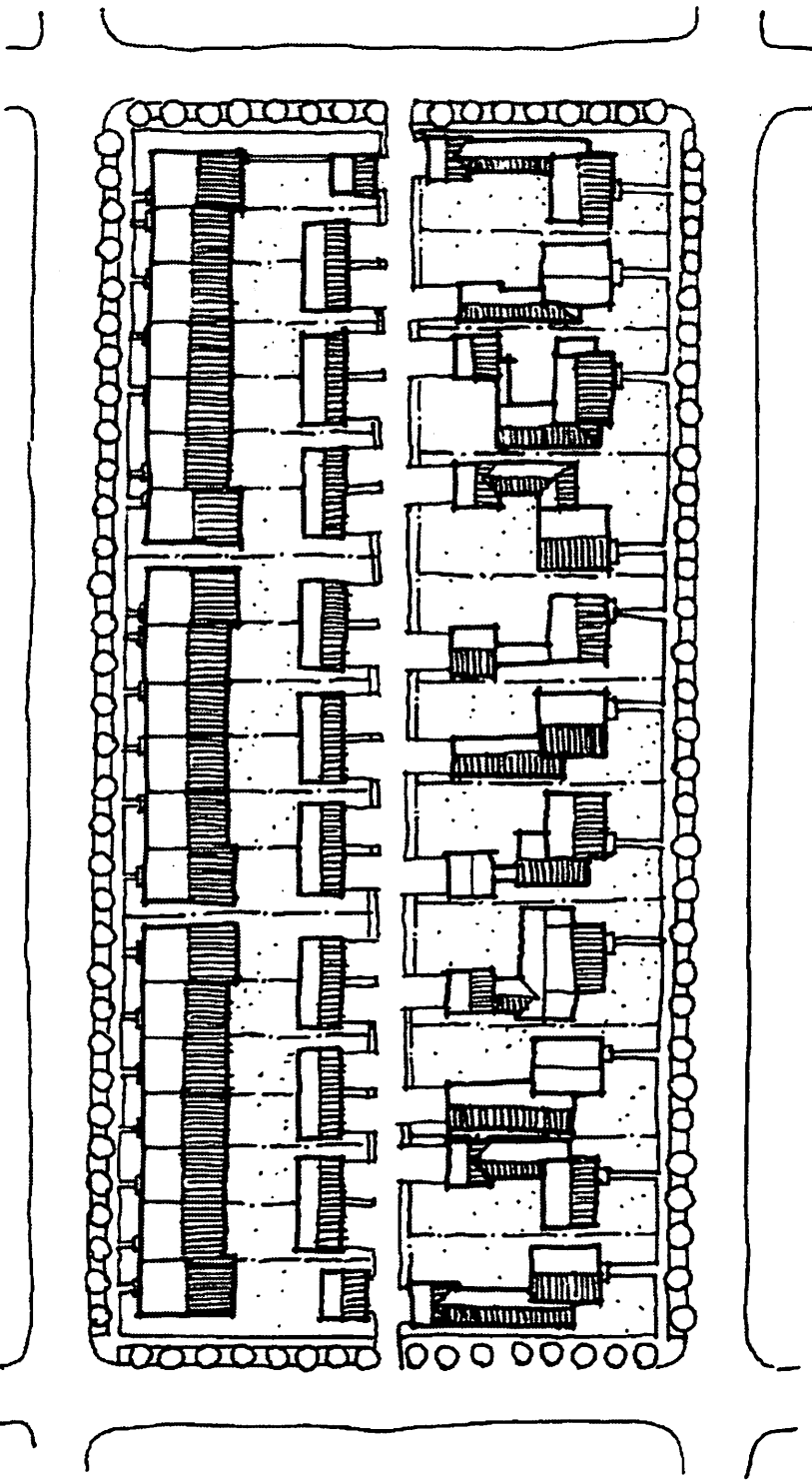
Office Plan Drawing



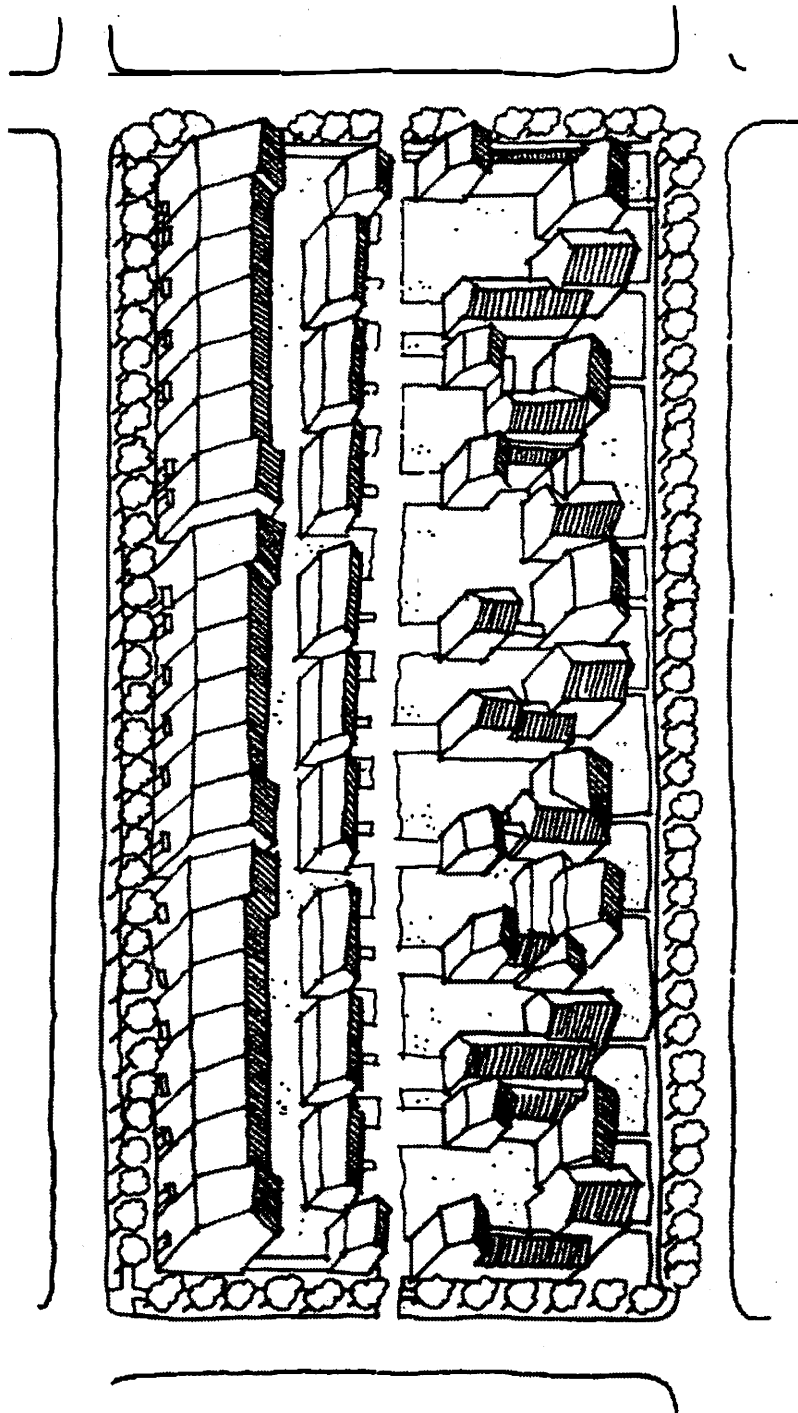
**Single Family Plan Drawing  
(with alley, single family houses)**



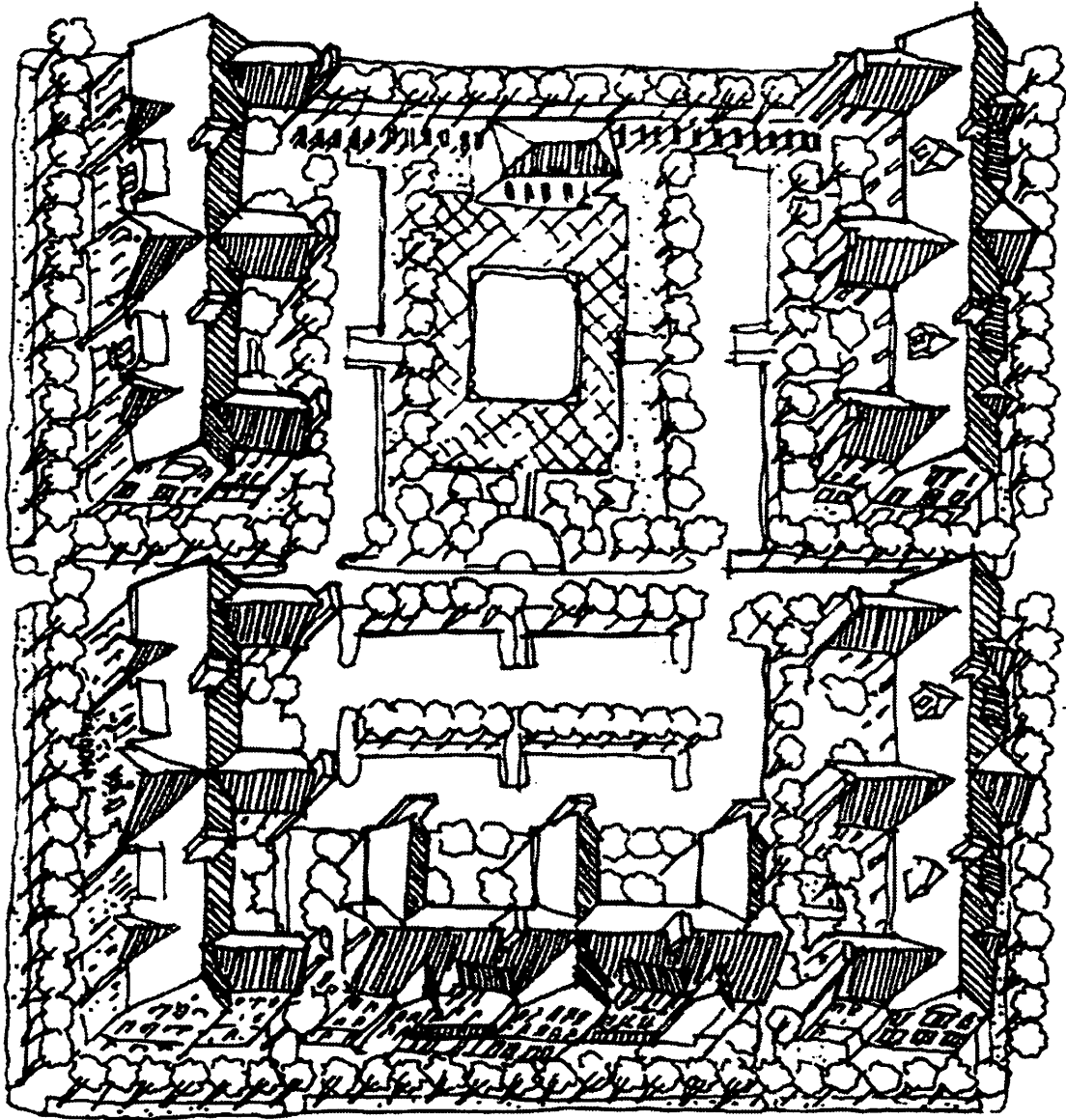
**Single Family Axon Drawing**



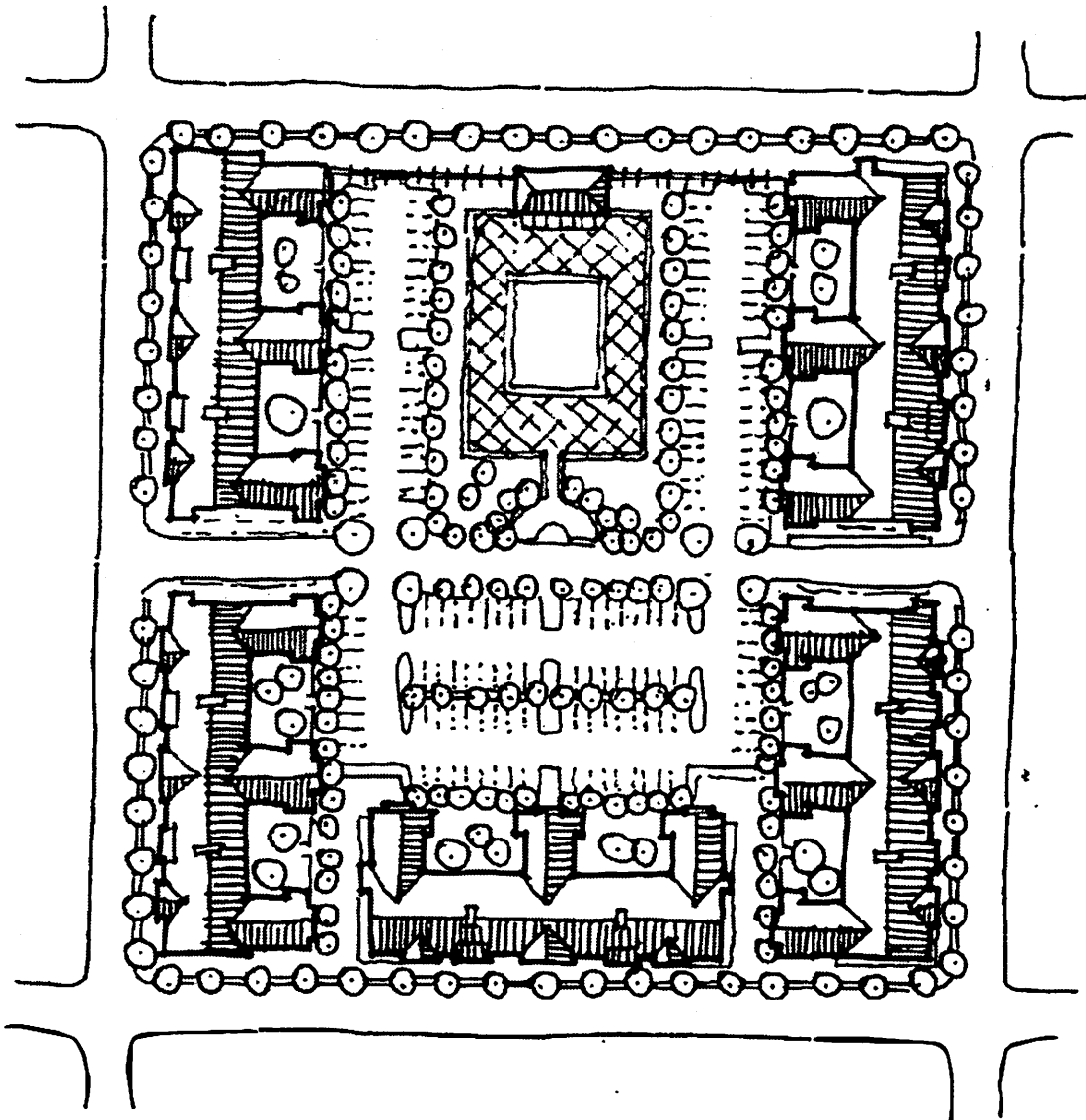
**Single Family Townhome Plan Drawing**



**Single Family Townhome Axon Drawing**

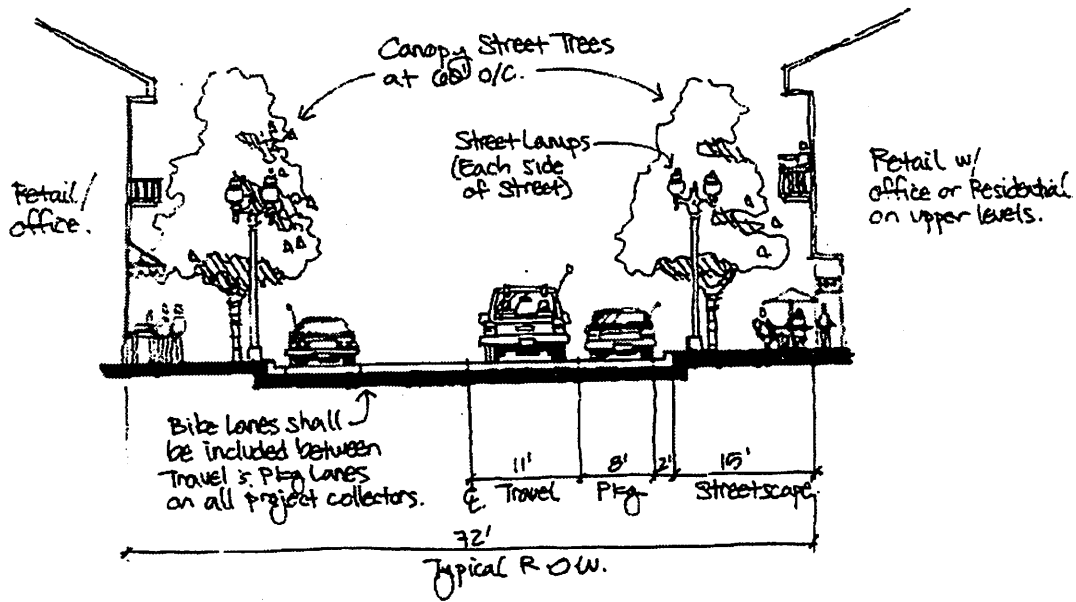


**Multi-Family Axon Drawing**

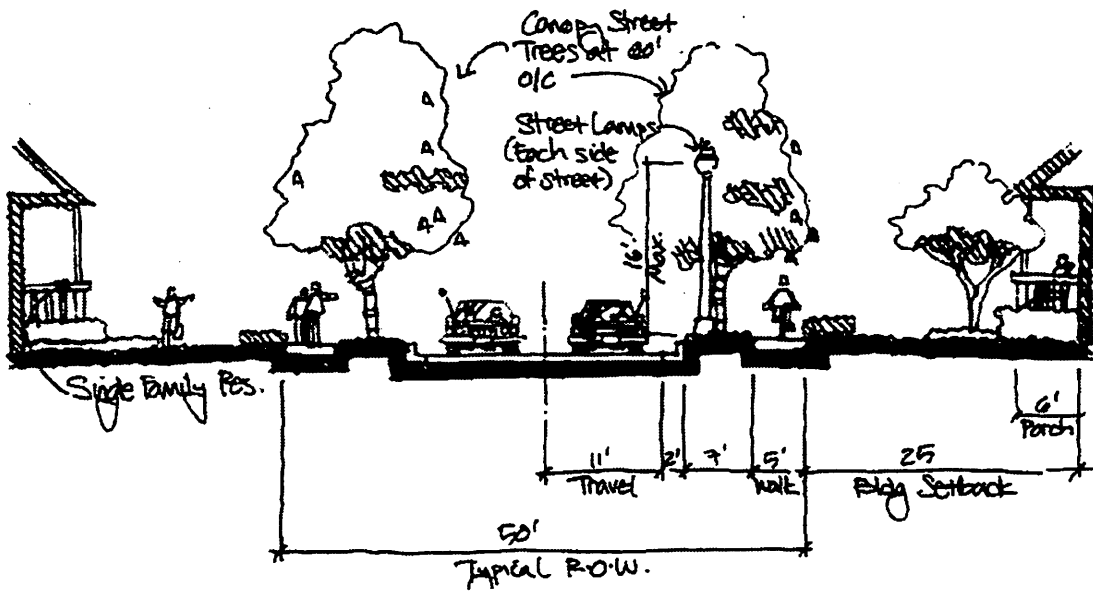


**Multi-Family Plan Drawing**

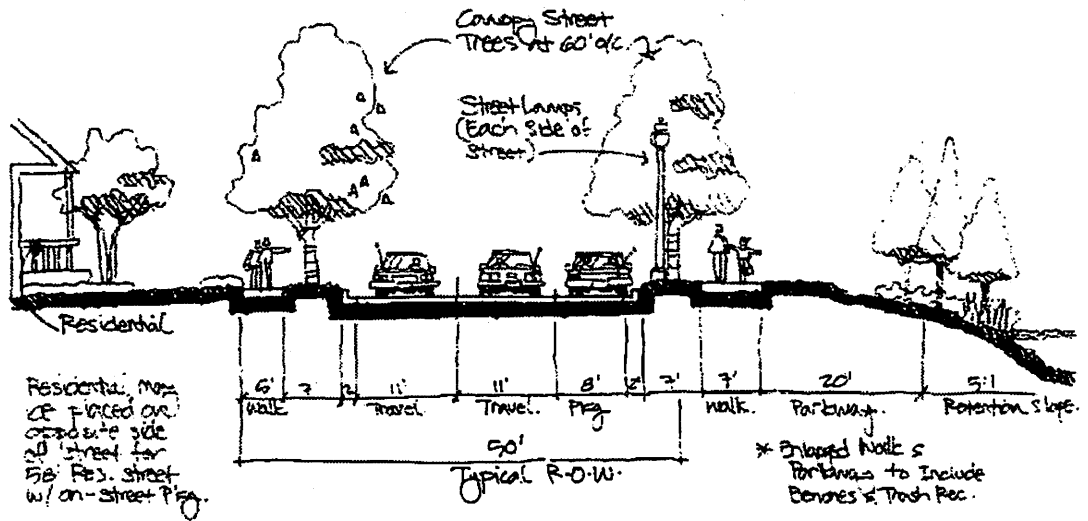




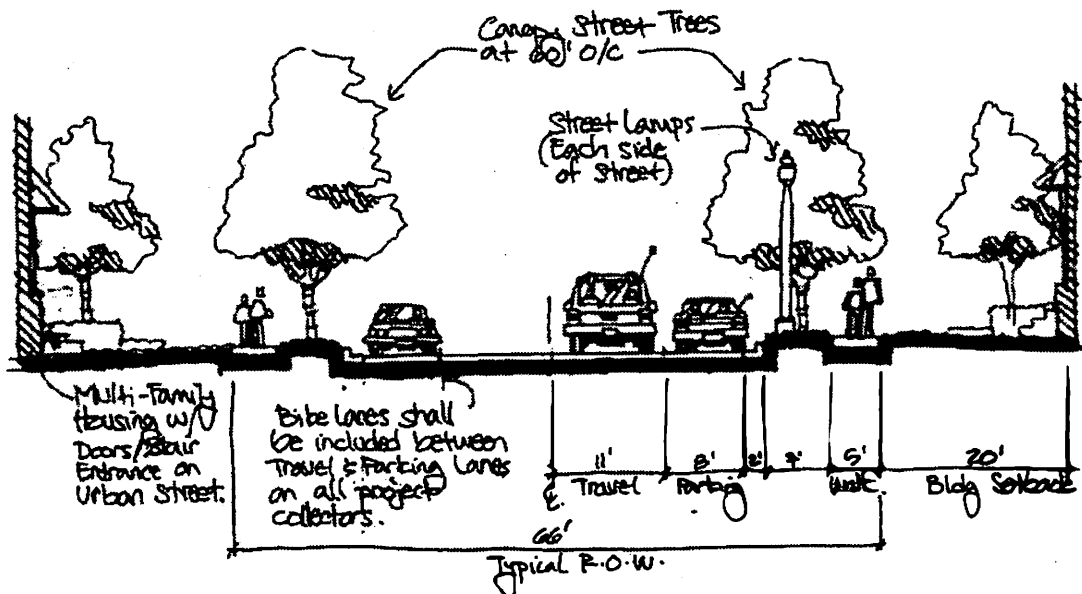
**Village Street Center Street Section**



**Single Family Residential Street Section, without on-street parking**



**Single Family Street Section with on-street parking**



**Multi-Family Street Section with on-street parking**

**I. Trolley Corridor**

The Villages of Argyle Master Plan has been designed to incorporate a corridor for a potential trolley that may operate as a circulator through this area of the community. The trolley corridor has been set aside within the right-of-way of Argyle Forest Boulevard and Old Middleburg Road as shown on the Master Plan.

**J. Access and Connectivity**

The plan for the Villages of Argyle will be implemented to maximize vehicular and pedestrian interconnection between all land uses. Cross-access diagrams depict mandatory connections between adjacent parcels, and an Urban Development Form that maximizes block and street regularity is strongly suggested. In addition, in order to ensure that access to arterial and collector roads is properly managed, the Master Developer will prepare an access management plan for the community so that proper spacing standards can be maintained as the community develops.

## **PART VII – DEVELOPMENT PLAN APPROVAL**

### **A. Submission of Development Plan**

Prior to or simultaneously with any requests for verification of substantial compliance with the PUD, a preliminary development plan shall be submitted to the local government which identifies the type and density of uses as well as the general layout of the affected parcel.

### **B. Supporting Legal Documents**

Legal documents which assure adequate maintenance of areas proposed for common ownership by property owners within the PUD will be provided by the Developer to local government for review and approval at the time of platting or site plan approval for these areas or as otherwise provided herein. Legal instruments provided for dedications, covenants, community associations and subdivision controls shall:

1. Provide for the eventual conveyance of title to each element of common open space to an appropriate property owners association or public entity;
2. Delineate responsibility for management and maintenance of common open space;
3. Provide for the proper enforcement of covenants and restrictions;
4. Allow for the subjection of each parcel to a lien for assessment for the cost of managing and maintaining common open space and other expenses of the property owners association; and

This section shall not prevent ownership and maintenance of landscaped areas, retention ponds and the like by the owner of the parcels served by such areas.

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Legal documents which assure adequate maintenance of areas proposed for common ownership by property owners within the PUD will be provided by the Developer to local government for review and approval at the time of platting or site plan approval for these areas or as otherwise provided herein. Legal instruments provided for dedications, covenants, community associations and subdivision controls shall, as a minimum:

1. Provide for the eventual conveyance of title to each element of common open space to an appropriate property owners association or public entity;
2. Delineate responsibility for management and maintenance of common open space;
3. Provide for the proper enforcement of covenants and restrictions;
4. Allow for the subjection of each parcel to a lien for assessment for the cost of managing and maintaining common open space and other expenses of the property owners association; and
5. Provide for the conformance of subdivision plats to the code of subdivision regulations.

This section shall not prevent ownership and maintenance of landscaped areas, retention ponds and the like by the owner of the parcels served by such areas.

**PART VIII – SUCCESSORS IN TITLE**

**All successors in title to the property, or any portion of the property, shall be bound to the conditions of the PUD.**

## **PART IX - JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The Villages of Argyle was originally planned in the early 1970s as a community with a mix of land uses that were based on the land's capacity to support development. A village concept was chosen as the basic planning and development unit with a total of eleven villages, each containing schools, recreation and neighborhood retail services.

The Master Plan has recently been amended, resulting in a better mix of land uses within the community, an improved regional road network and reduced off-site impacts which are documented in the Development of Regional Impact (DRI) Notice of Proposed Change (NOPC) dated June 1, 1999 and submitted to the reviewing agencies.

The revised Master Plan results in a reduction of overall intensity of development while preserving the concept of a carefully planned mixed-use development which preserves important environmental features.

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

- A full mix of land uses;
- Internal and external vehicular connectivity;
- Reservation of a trolley corridor;
- Substantial school sites meeting today's size and location criteria;
- Inclusion of consolidated recreational amenities, including a regional park;
- Less intensive land uses;
- Improvements to Argyle Forest Boulevard; and
- The inclusion of performance standards for the community that will establish the identity and character of the Villages of Argyle.

The revised Master Plan also results in an overall reduction in offsite transportation impacts by 24%.

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 approach through the use of natural features of the site and provision of a full mix of uses;
2. More desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and
3. More efficient.

**PART X - ENFORCEMENT**

Enforcement and application of the conditions set forth in this PUD shall be severable as to certain Villages or Affiliated Village(s) within the Villages of Argyle as set forth below. Accordingly, failure to meet any PUD conditions as set forth herein as to any Village or Affiliated Village(s) shall not constitute a failure or a condition or give rise to any enforcement remedy as to any Landowner or their successors or assigns within any other Village or Affiliated Village(s). The several Villages and Affiliated Village(s) are described as follows:

<u>Current Landowner</u>	<u>Villages or Affiliated Villages(s)</u>
AFI	AFI Affiliated Villages:  Middleburg Village Country Village Rural Village South Village
Chimney Lakes AFI	Chimney Lakes Village
RVG Owners	Ranch Village

Specifically, failure to satisfy any of these PUD conditions as stated herein within the AFI Affiliated Village(s) shall not constitute a breach of this PUD as to Chimney Lakes Village or Ranch Village. A breach within Chimney Lakes Village shall not constitute a breach within the AFI Affiliated Village(s) or Ranch Village and a breach within Ranch Village shall not constitute a breach within the AFI Affiliated Village(s) or Chimney Lakes Village. Failure to satisfy any PUD condition within any Village constituting part of the AFI Affiliated Villages shall be enforceable to all such AFI Affiliated Villages.

Any future modifications to the PUD approved by the City or County shall be submitted, approved, and enforced severally as to Chimney Lakes Village, Ranch Village, and the AFI Affiliated Villages. Specifically, a PUD modification for Ranch Villages shall not contain conditions which modify the PUD approved for the AFI Affiliated Villages or Chimney Lakes Village, nor effect any modifications thereof; a PUD modification for the AFI Affiliated Villages shall not contain conditions which modify the PUD approved for Ranch Villages or Chimney Lakes Village, nor effect any modifications thereof; and a PUD modification for Chimney Lakes Village shall not contain conditions which modify the PUD approved for the AFI Affiliated Villages or Ranch Village, nor effect any modifications thereof.



Exhibit 4

VILLAGES OF ARGYLE  
CLAY COUNTY  
1999 MODIFIED LAND USE\*

LAND USE	RANCH		SOUTH		RURAL		COUNTRY		SUMMARY	
	Acreege	Dwelling Units	Acreege	Dwelling Units	Acreege	Dwelling Units	Acreege	Dwelling Units	Acreege	Dwelling Units
<b>I. Single Family Residential:</b>										
Low Density Residential	736	2,967	243	781	664	2,819	1	3	1,644	6,570
Medium Density Residential	121	514	91	600			79	490	291	1,604
<b>TOTAL</b>	<b>857</b>	<b>3,481</b>	<b>334</b>	<b>1,381</b>	<b>664</b>	<b>2,819</b>	<b>80</b>	<b>493</b>	<b>1,935</b>	<b>8,174</b>
<b>II. Multi-Family Residential</b>										
High Density Residential					20	285	92	740	112	1,025
<b>TOTAL</b>					<b>20</b>	<b>285</b>	<b>92</b>	<b>740</b>	<b>112</b>	<b>1,025</b>
<b>III. Mixed Use</b>										
Residential			96	875					96	875
Professional Office			13						13	
Light Industrial										
<b>TOTAL</b>			<b>109</b>	<b>875</b>			<b>0</b>	<b>0</b>	<b>109</b>	<b>875</b>
<b>IV. Commercial</b>										
General Commercial			32						32	
Major Commercial										
Village Center	20						23		43	
<b>TOTAL</b>	<b>20</b>		<b>32</b>				<b>23</b>		<b>75</b>	
<b>V. Office</b>										
Business Park			70				4		74	
<b>TOTAL</b>			<b>70</b>				<b>4</b>		<b>74</b>	
<b>VI. Industrial</b>										
Light Industrial							157		157	
Heavy Industrial							143		143	
<b>TOTAL</b>							<b>300</b>		<b>300</b>	
<b>VII. Schools</b>										
Elementary	30		61						91	
Jr. High			40						40	
Sr. High			70						70	
<b>TOTAL</b>	<b>30</b>		<b>171</b>						<b>201</b>	
<b>VIII. Recreation</b>										
Community Rec	30		6		14		10		60	
Regional Park			102						102	
Golf Course					168				168	
<b>TOTAL</b>	<b>30</b>		<b>108</b>		<b>182</b>		<b>10</b>		<b>330</b>	
<b>IX. Roads</b>										
Brannan/Chaffee			76						76	
Argyle Forest Boulevard			26		5		36		67	
Old Middleburg	25								25	
Double Branch Boulevard	10		18				6		34	
Other Roads					7		11		18	
<b>TOTAL</b>	<b>35</b>		<b>120</b>		<b>12</b>		<b>53</b>		<b>220</b>	
<b>X. Preserve</b>										
Preservation/Open Space	240		205		251		387		1,083	
Regional Mitigation Park										
<b>TOTAL</b>	<b>240</b>		<b>205</b>		<b>251</b>		<b>387</b>		<b>1,083</b>	
<b>XI. Hunting Preserve</b>										
							456		456	
<b>XII. Church**</b>										
<b>XIII. Miscellaneous</b>										
Fire Station							2		2	
Library	3								3	
<b>TOTAL</b>	<b>3</b>						<b>2</b>		<b>5</b>	
<b>LAND USE TOTALS</b>	<b>1,215</b>	<b>3,481</b>	<b>1,149</b>	<b>2,256</b>	<b>1,129</b>	<b>3,104</b>	<b>1,407</b>	<b>1,233</b>	<b>4,900***</b>	<b>10,074</b>

- \* Subject to modification in land use pursuant to the Land Use Exchange Table (Development Order Schedule 2-A).
- \*\* To be constructed in residential areas
- \*\*\* Excludes 79± Ac Regional Mitigation Park.

**Exhibit 5**

**VILLAGES OF ARGYLE  
DUVAL COUNTY  
1999 MODIFIED LAND USE**

LAND USE	CHIMNEY LAKES		MIDDLEBURG VILLAGE		SUMMARY	
	Acreege	Dwelling Units	Acreege	Dwelling Units	Acreege	Dwelling Units
<b>I. Single Family Residential:</b>						
Low Density Residential	399	1,089	59	219	458	1,308
Medium Density Residential	103	291			103	291
<b>TOTAL</b>	<b>502</b>	<b>1,380</b>	<b>59</b>	<b>219</b>	<b>561</b>	<b>1,599</b>
<b>II. Multi-Family Residential</b>						
High Density Residential	52	504			52	504
<b>TOTAL</b>	<b>52</b>	<b>504</b>			<b>52</b>	<b>504</b>
<b>III. Mixed Use</b>						
Residential			122	1,160	122	1,160
Professional Office						
Light Industrial	10		68		78	
<b>TOTAL</b>	<b>10</b>		<b>190</b>	<b>1,160</b>	<b>200</b>	<b>1,160</b>
<b>IV. Commercial</b>						
General Commercial	49		128		177	
Major Commercial			142		142	
Village Center						
<b>TOTAL</b>	<b>49</b>		<b>270</b>		<b>319</b>	
<b>V. Office</b>						
Business Park			48		48	
<b>TOTAL</b>			<b>48</b>		<b>48</b>	
<b>VI. Industrial</b>						
Light Industrial						
Heavy Industrial						
<b>TOTAL</b>						
<b>VII. Schools</b>						
Elementary						
Jr High ††	39				39	
Sr High						
<b>TOTAL</b>	<b>39</b>				<b>39</b>	
<b>VIII. Recreation</b>						
Community Rec						
Regional Park						
Golf Course						
<b>TOTAL</b>						
<b>IX. Roads</b>						
Braman Challee			158		158	
Argyle Forest Boulevard	87		28		115	
Old Middleburg	14				14	
Double Branch Boulevard						
Other Roads	6		19		25	
<b>TOTAL</b>	<b>107</b>		<b>205</b>		<b>312</b>	
<b>X. Preserve</b>						
Preservation Open Space	440		205		645	
Regional Mitigation Park						
<b>TOTAL</b>	<b>440</b>		<b>205</b>		<b>645</b>	
<b>XI. Hunting Preserve</b>						
			556		556	
<b>XII. Church</b>						
<b>XIII. Miscellaneous</b>						
Fire Station	2				2	
<b>TOTAL</b>	<b>2</b>				<b>2</b>	
<b>LAND USE TOTALS</b>	<b>1,201**</b>	<b>1,884</b>	<b>1,533</b>	<b>1,379</b>	<b>2,734***</b>	<b>3,263</b>

\* Subject to modifications in land use pursuant to the Land Use Exchange Table (Development Order Schedule 2-A).

\*\* Excludes existing developed areas. Includes all preservation areas owned by Property Owner's Association and existing Argyle Forest Boulevard for comparison purposes.

\*\*\* Excludes 309+ Ac. Regional Mitigation Park, East Village and existing developed areas within Chimney Lakes Village.

† To be constructed in residential areas.

†† School/Park - 25 Acres Net

**Exhibit 6**

**VILLAGES OF ARGYLE  
DUVAL COUNTY  
LAND USES ACREAGE BOUNDARY & EASEMENTS**

<b>Total gross acreage:</b>	<b>2,734</b>	<b>acres</b>	<b>100.0%</b>
<b>Amount of each different land use by acreage:</b>			
Low Density Residential	458	acres	16.7%
- Medium Density Residential	103	acres	3.8%
- High Density Residential	52	acres	1.9%
- Mixed Use			
- Residential	122	acres	4.4%
- Professional Office	0	acres	-
- Light Industrial	78	acres	2.9%
- General Commercial	177	acres	6.5%
- Major Commercial	142	acres	5.2%
- Village Center	0	acres	-
- Business Park - Office	48	acres	1.8%
- Heavy Industrial	0	acres	-
- Elementary School		acres	-
- Jr High School/Park ††	39	acres	1.4%
Sr. High School	0	acres	-
- Community Recreation	0	acres	-
Regional Park	0	acres	-
- Golf Course	0	acres	-
- Roads	312	acres	11.4%
- Preservation/Open Space	645	acres	23.6%
Hunting Preserve	556	acres	20.3%
- Miscellaneous	2	acres	0.1%
<b>TOTAL</b>	<b>2,734†</b>		<b>100.0%</b>
<b>Total number and type of dwelling units by each type of same:</b>			
- Low Density Residential	1,308	d.u.	40.0%
- Medium Density Residential	291	d.u.	8.9%
- High Density Residential	504	d.u.	15.5%
- Mixed Use Residential	1,160	d.u.	35.6%
<b>TOTAL</b>	<b>3,263</b>	<b>d.u.</b>	<b>100.0%</b>
<b>Total amount of active recreation and/or open space:</b>	<b>**</b>	<b>acres</b>	
<b>Total amount of passive open space:</b>	<b>1,201</b>	<b>acres</b>	<b>39.5%</b>
<b>*Amount of major public rights-of-way:</b>	<b>312</b>	<b>acres</b>	<b>10.2%</b>
<b>Maximum coverage of buildings and structures at ground level:</b>	<b>***</b>	<b>acres</b>	

\* Internal public and private right-of-ways have not yet been designed.

\*\* Included in residential land use. There are 55± Ac. of existing Community Recreation in Chimney Lakes Village.

\*\*\* Refer to part 4 of the PUD text.

† Excludes 309± Ac. Regional Mitigation Park, East Village and existing developed areas within Chimney Lakes Village.

†† School/Park - 25 acres net

**Exhibit 7**

**VILLAGES OF ARGYLE**

**COMPARATIVE LAND USE SUMMARY\***

<u>LAND USE</u>	<u>1980 APPROVED</u>	<u>1987 APPROVED</u>	<u>1996 APPROVED</u>	<u>1999 PROPOSED+</u>
Residential Uses	4,248 Acres	4,096.5 Acres	4,076.5 Acres	3,468 Acres
Major Commercial/ Commercial	122 Acres	126 Acres	126 Acres	424 Acres
Office	51 Acres	13.5 Acres	13.5 Acres	122 Acres
Mixed Use	397 Acres	325 Acres	325 Acres	
Residential				228 Acres
Professional office				124 Acres
Light Industrial				<u>78 Acres</u>
<b>TOTALS</b>				<b>430 Acres</b>
Community Center	180 Acres	180 Acres	180 Acres	0 Acres
Village Center	113 Acres	118 Acres	118 Acres	63 Acres
Elementary School	130 Acres	137 Acres	137 Acres	111 Acres
Middle School	75 Acres	72 Acres	72 Acres	79 Acres
Senior High School	80 Acres	80 Acres	80 Acres	70 Acres
Community Parks/ Recreation Center	218 Acres	226 Acres	226 Acres	232 Acres
Golf Course	330 Acres	168 Acres	168 Acres	168 Acres
Preservation Area/ Lowlands	1,783 Acres	1,887 Acres	1,887 Acres	1,889 Acres++
Hunting Preserve	1,162 Acres	1,450 Acres	1,450 Acres	1,400 Acres**
Major Roads	482 Acres	418 Acres	418 Acres	591 Acres
Light/Heavy Industrial				300 Acres
<u>Miscellaneous</u>	<u>6 Acres</u>	<u>32 Acres</u>	<u>32 Acres</u>	<u>46 Acres</u>
<b>TOTALS</b>	<b>9,377 Acres</b>	<b>9,329 Acres</b>	<b>9,309 Acres</b>	<b>9,393 Acres</b>

\*Acreage variances between approved PUD and proposed denotes accountable differences due to updated surveying data.

\*\*Includes Regional Mitigation Park

+Includes developed portions of the Villages of Argyle

++Does not include 388 acres Regional Mitigation Park

**SCHEDULE 2-A**

**LAND USE EXCHANGE TABLES**

The Landowners shall be entitled to convert (i) from High Density Residential Units to Medium or Low Density Residential Units; (ii) from Medium or Low Density to High Density Residential Units; and (iii) from Commercial square footage to Office square footage, all in accordance with the Exchange Factors provided for below. The exchange ratios specified shall be applied as to each exchange on a noncumulative basis. As an example, conversion of a parcel allowing for development of 100 High Density Residential Units shall allow for 68 Medium or Low Density Residential Units. A later exchange of the same number of High Density Residential Units to Low Density Residential Units would result in the same number of Low Density Residential Units.

**I. RESIDENTIAL LAND USE EXCHANGE FACTORS**

From High Density Residential	To Medium or Low Density Residential
0-50 Residential Units	0.80
51-100 Residential Units	0.68
101-150 Residential Units	0.65
>150 Residential Units	0.63
From Medium or Low Density Residential	To High Density Residential
0-50 Residential Units	1.26
51-100 Residential Units	1.47
101-150 Residential Units	1.55
>150 Residential Units	1.59

The Exchange Factor shall be applied to the total Residential units exchanged. As an example, 50 units of high density residential converted to medium or low density residential shall result in 40 units (50 x .80) of medium or low density residential. The maximum percentage of high density units which may be converted to low density residential is seventy percent (70%) of approved high density residential units per Affiliated Village.

**II. COMMERCIAL LAND USE EXCHANGE FACTORS**

From Commercial (S.F. in 1000's)	To Office
0-100	2.00
101-200	2.23
201-300	2.24
301-400	2.20
401-500	2.15
501-600	2.10
601-700	2.05
701-800	2.00
801-900	1.96
901-1000	1.92
1001-1100	1.88
1101-1200	1.84
1201-1300	1.81
1301-1400	1.78
1401-1500	1.75

The Exchange Factor shall be applied to total Commercial square footage exchanged. As an example, 100,000 square feet of Commercial square footage converted to Office use shall result in 200,000 square feet (100,000 x 2.00) of Office use. The maximum percentage of commercial square footage which may be converted to office square footage is fifty percent (50%) of approved commercial square footage per Affiliated Village.

**PUD Name: The Villages of Argyle 2019 Revisions to Parcel 4B Sign Standards**

**Land Use Table**

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Total gross acreage	8.69 Acres	100%
Amount of each different land use by acreage	N/A	
Single family	0	
Total number of dwelling units	0	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	8.69	100%
Active recreation and/or open space	N/A	
Passive open space	N/A	
Public and private right-of-way		