

LAND USE AND ZONING COMMITTEE AMENDMENT

The Land Use and Zoning Committee offers the following first amendment to File No. 2021-371:

- (1) On **page 1, line 16, after "PUD;" insert "PUD SUBJECT TO CONDITIONS;"**; and
- (2) On **page 2, line 26, strike "Exhibit 4 - Site Plan dated June 2, 2021." and insert "Revised Exhibit 4 - Revised Site Plan dated September 21, 2021."**; and
- (3) On **page 2, line 26^{1/2}, insert a new Section 2 to read as follows:**

"Section 2. Rezoning Approved Subject to Conditions.

This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning.

(1) Development of the Subject Property will be limited to a maximum of 97 single-family homes as depicted on the Revised Site Plan.

(2) All wetland impacts and/or mitigation shall be permitted through St. Johns River Water Management District.

(3) The applicant or its successor shall submit a gopher tortoise survey to the appropriate agency for review and approval prior to commencement of construction on the Subject Property.

(4) Development shall be limited to one single-family home per lot as depicted on the Revised Site Plan.

(5) The applicant/developer or their successor(s) shall install a twenty (20) foot wide landscape buffer consisting of vegetation along Cedar Point Road pursuant to Section 656.1222, *Ordinance Code*.

(6) The applicant/developer or their successor(s) shall install a six (6) or eight (8) foot tall opaque fence and a ten (10) foot wide landscape buffer consisting of vegetation recommended by the City's Landscape Architect along the northwest side of the Subject Property as depicted on the Revised Site Plan.

(7) Development of lots adjacent to existing homes shall be limited to one (1) story in height as depicted on the Revised Site Plan.

(8) The applicant/developer or their successor(s) shall establish a Homeowner's Association (HOA) for the development prior to commencement of construction with the transition of control to the lot owners to occur in accordance with applicable state statutes.

(9) The applicant/developer or their successor(s) shall abide by the City Traffic Engineer's determination as to the requirement for turn lanes for ingress/egress to the development from Cedar Point Road.

(10) A right turn lane into the subdivision shall be required. The right turn lane shall be built to Florida Department of Transportation standards based on the speed limit for deceleration length. No queue length is required."

(4) Renumber the remaining Sections.

(5) Remove **Exhibit 4** and attach **Revised Exhibit 4**.

(6) On **page 1, line 1**, amend the introductory sentence to add that the bill was amended as reflected herein.

Form Approved:

 /s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Mary E. Staffopoulos

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