



infrastructure is not already available, the Developer shall be responsible for the costs of connecting the Property to the existing JEA utility infrastructure. Such improvements shall be dedicated to JEA upon completion of construction of such improvements and acceptance by JEA.

	Potable Water Demand (MGD)	Non-Potable Water (Irrigation) Demand (MGD)	Total Water Demand (MGD)	Total Wastewater Generation (MGD)
Phase 1	0.937	0.547	1.483	1.013
Phases 1 & 2	2.787	1.742	4.529	3.053
Build-out	4.017	2.441	6.458	4.369

In the alternative, if a private utility is issued a final certificate of authorization by the Public Service Commission to provide water and wastewater services to the Property and obtains the requisite permit from FDEP for the construction of a new water and wastewater facility, and is issued the requisite consumptive use permit from the Water Management District, the Developer shall modify this Conceptual Master Plan and provide the strategy for providing centralized utilities for water and sewer service throughout the development, including the general phasing plan.

Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote: 6-0

David Hacker, Chair Aye

Alex Moldovan, Vice Chair Aye

Ian Brown, Secretary Aye

Marshall Adkison Aye

Daniel Blanchard Aye

Joshua Garrison Aye

Dawn Motes Absent

Jason Porter Absent

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

Sincerely,

Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

(904) 255-7820  
blewis@coj.net

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-693 TO**  
**PLANNED UNIT DEVELOPMENT**

**NOVEMBER 18, 2021**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2021-693** to Planned Unit Development.

***Location:*** West side of US 301 between I-10 and Maxville-McClenny Highway

***Real Estate Number(s):*** 000974-0200, 000996-3010, 001147-0000,  
001150-2000, 001159-0010, 001161-0020

***Current Zoning District(s):*** Planned Unit Development (PUD 2010-874-E)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Agriculture-i (AGR-i)  
Agriculture-ii (AGR-ii)  
Agriculture-iii (AGR-iii)

***Proposed Land Use Category:*** Multi-Use (MU) with site specific policy

***Planning District:*** Southwest, District 4

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

***Owner:*** Avery Roberts  
301 Capital Partners, LLC  
37 Lagoon Course Avenue  
Ponte Vedra Beach, Florida 32082

***Staff Recommendation:*** **APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-693 seeks to rezone approximately 7002 acres of land from Agriculture and PUD to PUD. The rezoning to PUD is being sought to allow 11,250

single family lots, 3,750 multi-family units, 750,000 square feet commercial and 300,000 square feet office, 300,000 square feet of industrial uses, 340 hotel rooms and 375,000 hospital, medical offices. The current PUD, 2010-874-E, allows for 11,250 single family lots, 3,750 multi-family units, 750,000 square feet commercial and 300,000 square feet office uses.

### **CRITERIA FOR REVIEW**

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Agriculture-i, ii, and iii (AGR-I, ii, iii) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large Scale Land Use Amendment to the Future Land Use Map Series L-5457-20A (Ordinance 2021-302) that seeks to amend the portion of the site that is within the Agriculture-i, ii, and iii (AGR-I, ii, iii) land use category to Multi-Use (MU). Ordinance 2021-302-E approved a land use map amendment on this site from the Agriculture land use categories to the Multi-Use (MU) land use category. Site specific FLUE Policy 4.3.20 addresses the permitted uses and densities and intensities of uses and a statement that development shall not be permitted until a conceptual master plan is adopted. Conceptual Master Plan Ordinance 2021-692 implements the requirement to develop the conceptual master plan pursuant to the FLUE Policy 4.3.20 (Ordinance 2021-302-E). The development plan of the subject PUD rezoning Ordinance 2021-693 must demonstrate implementation consistent with the proposed Conceptual Master Plan (Ordinance 2021-692). The site is located south of I-10, north of Maxville-MacClenny Highway (SR 228) and between US Highway 301 and the Duval-Baker County line. Staff is recommending that Applications 2021-692 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code.

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

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

**Future Land Use Element:**

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and

discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**Policy 1.1.5** The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

**Policy 1.1.10** Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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

**Goal 3** To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

**Objective 3.1** Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

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

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

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

***(1) Consistency with the 2030 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Agriculture-i, ii, and iii (AGR-I, ii, iii). There is a companion Application for Large Scale Land Use Amendment to the Future Land use Map Series L-5457-20A (Ordinance 2021-302) that seeks to amend the portion of land that is within the Agriculture-i, ii, and iii (AGR-I, ii, iii) land use category to Multi-Use (MU). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for a mixed use development of single, multi-family, commercial, office medical and industrial uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

***(4) Internal compatibility***

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

- The streetscape: The development standards in the written description will create a streetscape that is similar to the standard residential subdivision.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The written description will have a 10 acre recreation area with a total of 125 acres of recreation and multi-use paths.
- The use of topography, physical environment and other natural features: According to the site plan, the development will use the existing wetlands to divide the proposed villages into distinct areas.
- Compatible relationship between land uses in a mixed use project: This is a mixed use development with commercial, residential, office and industrial uses. Reviewing the proposed uses, it is not expected these uses will create adverse impacts among themselves.

***(5) External Compatibility***

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

- The type, number and location of surrounding external uses: The proposed PUD surround the Trail Ridge Landfill on three sides. **The previous PUD contained a requirement that any site plan which abuts the 200 foot setback from the landfill shall be reviewed by the Department for compatibility. The current written description does not contain this provision.**
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
<b>North</b>	AGR-ii	AGR PUD	Undeveloped
<b>South</b>		RR-Acre AGR	Single family dwellings
<b>East</b>	AGR-i, ii	AGR	Loblolly Mitigation Preserve
<b>West</b>		PBF-1	Trail Ridge Landfill Baker County / DuPont wet mill

***(6) Intensity of Development***

The proposed development will be consistent with the Mixed Use (MU) functional land use category as a mixed use development described earlier. The PUD is appropriate at this location because it will provide a unified mixed use development.

- The availability and location of utility services and public facilities and services: The MU category is unique in that development shall not be permitted until a conceptual master plan is approved by the City Council. With regards to water/sewer utilities, the conceptual master plan shall address the strategy for providing centralized utilities for water and sewer service throughout the planning area, including a general phasing plan that identifies when development is anticipated to require the need for additional facilities.

Below is the analysis from the Duval County School District. It is expected that the proposed PUD will generate a total of 3,750 students. The effected schools are Mamie Agnes Elementary, Baldwin Middle and Baldwin High.

<b>Application Review Request:</b> COJ PDD: Baseline Checklist Review <b>Proposed Name:</b> Ord. 2021-0693 301 Villages PUD <b>Requested By:</b> Bruce Lewis <b>Reviewed By:</b> Shalene B. Estes <b>Due:</b> 10/11/2021  Analysis based on maximum dwelling units: <b>15,000</b>						
SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded) <sup>4</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Mamie Agnes ES #236	1	1,875	455	346	76%	68%
Baldwin MS #38	1	765	1003	1328	132%	119%
Baldwin HS #38	SAA <sup>3</sup>	1,110	Included Above	Included Above	included Above	Included Above
		3,750				

**NOTES:**

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Same As Above (SAA)

<sup>4</sup> Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

<b>Application Review Request:</b> COJ PDD: School Impact Analysis <b>Proposed Name:</b> Ord. 2021-0693 301 Villages <b>Requested By:</b> Bruce Lewis <b>Reviewed By:</b> Shalene B. Estes <b>Due:</b> 10/11/2021  Analysis based on maximum dwelling units: <b>15,000</b>							
School Type	CSA <sup>1</sup>	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development <sup>2</sup>	5-Year Utilization (%)	Available Seats - CSA <sup>2</sup>	Available Seats - Adjacent CSA 1&2
Elementary	8	5,659	78%	1,875	89%	2,004	9,839
Middle	7	1,109	67%	765	86%	670	724
High	8	2,633	87%	1,110	75%	134	1,594
<b>Total New Students</b>				<b>3,750</b>			

**NOTES:**

<sup>1</sup> Proposed Development's Concurrency Service Area (CSA)

<sup>2</sup> Available CSA seats include current reservations

<sup>3</sup> Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City Traffic Engineer has the following comments, which are technical information.
  - i. U.S. 301 and Normandy Blvd are FDOT roads. Access to these roads shall be reviewed and approved by FDOT. Future traffic studies may be required for internal roadways. Since the trip generation may not be known at this time, the future studies shall be based on the actual use and trip generation of the proposed sites.

The need for traffic studies for particular sites shall be determined at the Verification of PUD Compliance and the traffic study shall be included with the Civil Site Plan submittal for that particular site.

- ii. All traffic control signs shall meet MUTCD requirements for height, reflectivity, crash worthiness, and distance from the edge of pavement.
- iii. Assuming the interior roads will be dedicated to the City of Jacksonville, a Revocable Permit and Indemnification Agreement will be required for traffic control signs on decorative posts. Such signs shall be maintained by the permittee of said permit. All street name signs shall include block numbers.
- iv. Any uncontrolled crosswalk shall be by an engineering study to justify it per MUTCD Section 3B.18.
- v. The City of Jacksonville Traffic Engineer shall review any traffic calming devices on City of Jacksonville streets.
- vi. Any non-city standard material, fixture, pavement marking, etc. in the City of Jacksonville right of way or proposed right of way shall require a Revocable Permit and Indemnification Agreement and shall be maintained by the permittee.
- vii. Roadway clear zones shall be a minimum of 4 feet from the face of curb or shall meet the requirements of the FDOT Manual of Uniform Minimum Standards for Design Construction and Maintenance for Streets and Highways (Florida Green Book) where there is no curb and gutter.
- viii. Alleys shall not be maintained by the City of Jacksonville
- ix. All landscaping, signage, parking, walls, structures, bus stops shelters, etc. shall be located outside of the line of clear sight as defined by FDOT Design Manual Section 212.11.
- x. On street parking shall meet all of the parking restriction and requirements of the Florida State Statutes.
- xi. Street light plans with photometric calculations shall be included in the plans for major access roadways. Street light plans with photometric calculations may be required for subdivisions with proposed City of Jacksonville rights of way that do not meet current standard cross sections.
- xii. The traffic study included in the master plan indicates that the segment of US-301 (a SIS facility) from the project's entrance to I-10 will fail by the end of Phase 2 (2031) with project traffic. The study needs to go into more detailed review of the impacts of this development.
- xiii. The master plan shows seven (7) proposed connections to US-301 and one (1) to Normandy Blvd. The study needs to include the projected volumes at existing and new connections and the I-10/US-301 interchange for each phase. Failures should be noted and then impacts addressed in terms of proposed improvements. Intersection Control Evaluation will be required for all connections of significant impact to the State roadway system. Any required improvements will be at the expense of the developer.
- xiv. All proposed improvements should be identified and approved by FDOT prior to the approval of the PUD. Each connection and/or roadway improvement will require access permitting through our Jacksonville Permits office. FDOT's long

- term plans are to remove all signals from US-301 to allow uninterrupted flow using grade separations and interchanges.
- xv. Due to the project's major impacts and long term nature of likely improvements, FDOT supports a traffic monitoring report to be submitted to the Department every 2-3 years for review. A methodology meeting between FDOT, the City, and applicant should be conducted prior to the analysis.
  - xvi. U.S. 301 and Normandy Blvd are FDOT roads. Access to these roads shall be reviewed and approved by FDOT.
  - xvii. Future traffic studies may be required for internal roadways. Since the trip generation may not be known at this time, the future studies shall be based on the actual use and trip generation of the proposed sites. The need for traffic studies for particular sites shall be determined at the Verification of PUD Compliance and the traffic study shall be included with the Civil Site Plan submittal for that particular site.
  - xviii. All traffic control signs shall meet MUTCD requirements for height, reflectivity, crash worthiness, and distance from the edge of pavement.
  - xix. Assuming the interior roads will be dedicated to the City of Jacksonville, a Revocable Permit and Indemnification Agreement will be required for traffic control signs on decorative posts. Such signs shall be maintained by the permittee of said permit. All street name signs shall include block numbers.
  - xx. Any uncontrolled crosswalk shall be by an engineering study to justify it per MUTCD Section 3B.18.
  - xxi. The City of Jacksonville Traffic Engineer shall review any traffic calming devices on City of Jacksonville streets.
  - xxii. Any non-city standard material, fixture, pavement marking, etc. in the City of Jacksonville right of way or proposed right of way shall require a Revocable Permit and Indemnification Agreement and shall be maintained by the permittee.

***(7) Usable open spaces plazas, recreation areas.***

The project will provide a 10 acre athletic complex and park which will be owned and maintained by the CDD or HOA. In addition, a 1 acre park will be developed. At a minimum over 125 acres of active recreation area will be provided.

***(8) Impact on wetlands***

Review of City data indicates the potential existence of wetlands on the subject site. The applicant submitted a generalized wetlands map completed by photogrammetric analysis by an environmental firm showing the size and location of wetlands. Wetlands are located in different areas throughout the subject property. There are approximately 13.3 acres of Category II wetlands which have a high functional value for water filtration attenuation and flood water capacity and has a direct impact on the City's waterways. There are approximately 2,354 acres of Category III wetlands which have a medium functional value for water filtration attenuation and flood water capacity due to isolation, size and indirect impacts on the City's waterways.

Approximately 521 acres of the subject site are located within the AO flood zone and approximately 2,488 acres within the AE flood zone. The AE flood zone is defined as areas within the 100-year floodplain or SFHA where flood insurance is mandatory. The AO flood zone is defined as areas of relatively shallow flooding within the 100-year floodplain or SFHA. Flood insurance is mandatory within the AO flood zone. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. The Development Services Division have the following comments concerning flood zones that will need to be addressed during the 10 set submittal.

Indicate FIRM, SFHA and BFE on plan sheets

Indicate SFHA affected by proposed efforts

Complete FEMA-FIRM LOMC/ ESA for proposed filling efforts in Special Flood Hazard Area; CLOMR-F

Revise MSMP model through CDM-Smith, Lisa Sterling; as needed.

Confirm cover data and plan sheets reflect the proposed FIRM revisions

January 2020; COJ now enforces 2.0' freeboard for MINIMUM FFE. Design Flood elevation is BFE plus 2' freeboard

***(9) Listed species regulations***

The wildlife survey prepared by LG2 Environmental Solutions, Inc. dated September 17, 2020 documented two bald eagle nests and sandhill cranes. The developer is required to comply with State and Federal regulations/permitting processes.

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

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

***(11) Sidewalks, trails, and bikeways***

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. The written description indicates that major parkways will have a 12 foot wide multi-purpose path on one side and a 10 foot wide multi-use pathway that will link the different villages.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on October 11, 2021, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2021-693** be **APPROVED with the following exhibits:**

1. The original legal description dated April 23, 2021.
2. The revised written description dated November 2, 2021.
3. The revised site plan dated November 2, 2021.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2021-693** be **APPROVED subject to the following condition, which may only be changed through a rezoning:**

1. The Developer shall provide a site within the Property to serve the water and sewer service needs of 301 Villages for potable water and wastewater. Centralized utilities for water and sewer service shall be provided by JEA. The projected water and wastewater demands are specified below. If utility infrastructure in sufficient capacity to serve the projected demands is not available to service the Property prior to the commencement of Phase 1 development, pursuant to Chapter 163, Florida Statutes, and Policy 1.1.15 of the Infrastructure Element Potable Water Sub-Element of the City's Comprehensive Plan, the City and JEA will jointly prepare an appropriate amendment to the City's Water Supply Facilities Work Plan to identify phased facilities to provide water and wastewater service for 301 Villages. If the infrastructure is not already available, the Developer shall be responsible for the costs of connecting the Property to the existing JEA utility

infrastructure. Such improvements shall be dedicated to JEA upon completion of construction of such improvements and acceptance by JEA.

	Potable Water Demand (MGD)	Non-Potable Water (Irrigation) Demand (MGD)	Total Water Demand (MGD)	Total Wastewater Generation (MGD)
Phase 1	0.937	0.547	1.483	1.013
Phases 1 & 2	2.787	1.742	4.529	3.053
Build-out	4.017	2.441	6.458	4.369

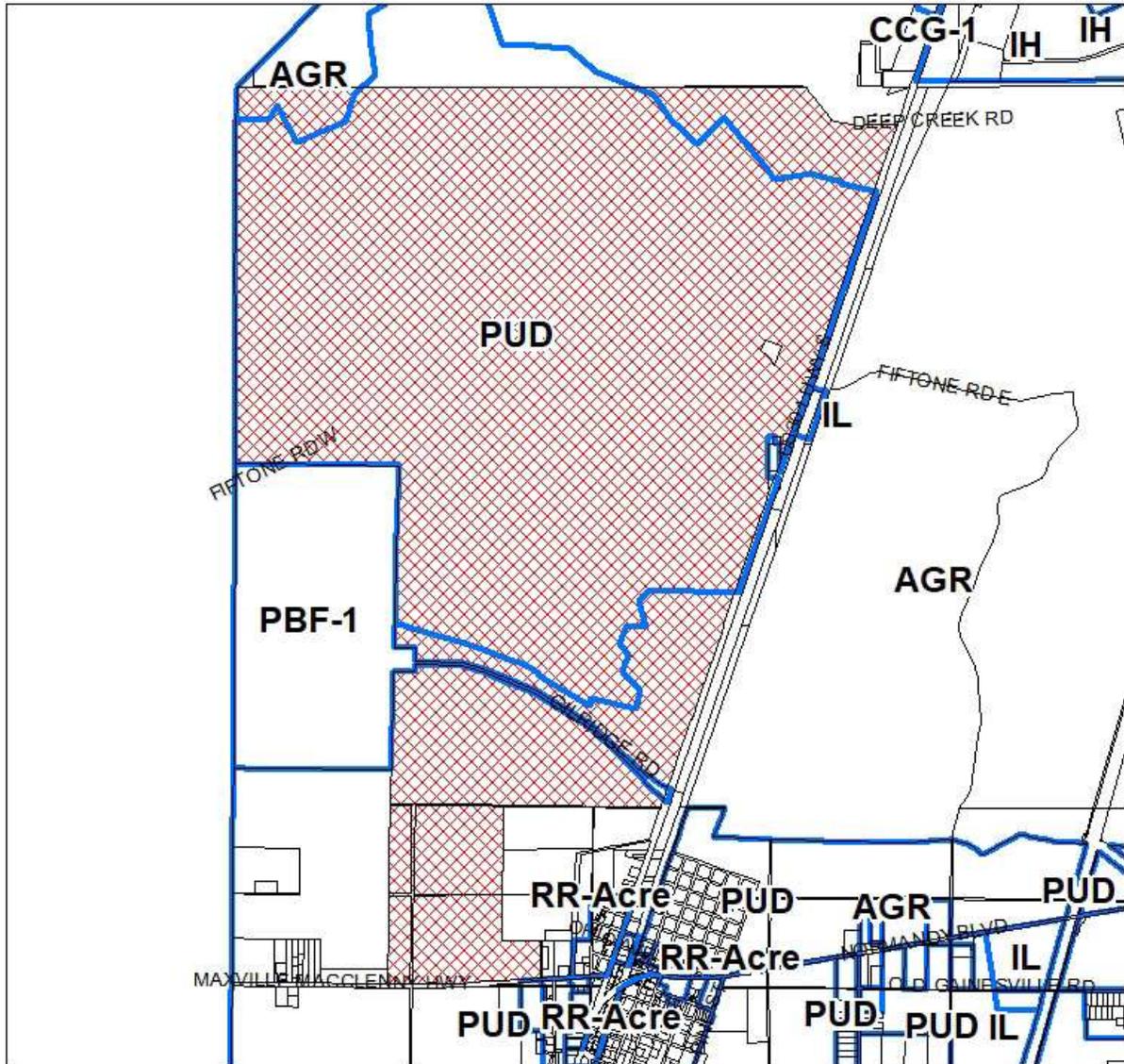
In the alternative, if a private utility is issued a final certificate of authorization by the Public Service Commission to provide water and wastewater services to the Property and obtains the requisite permit from FDEP for the construction of a new water and wastewater facility, and is issued the requisite consumptive use permit from the Water Management District, the Developer shall modify this Conceptual Master Plan and provide the strategy for providing centralized utilities for water and sewer service throughout the development, including the general phasing plan.

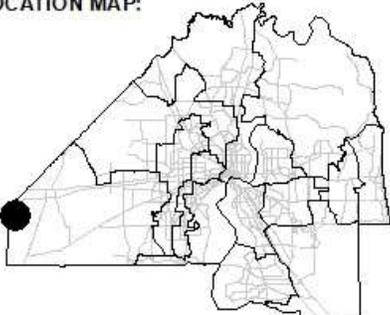


View of subject property



Aerial view of subject property



<p>REQUEST SOUGHT:</p> <p>FROM: AGR &amp; PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 1,550 3,100 6,200</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER</p> <p>ORD-2021-0693</p>	<p>TRACKING NUMBER</p> <p>T-2021-3502</p>	<p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

## Application For Rezoning To PUD

### Planning and Development Department Info

Ordinance # 2021-0693 Staff Sign-Off/Date BEL / 09/13/2021

Filing Date 09/22/2021 Number of Signs to Post 82

**Hearing Dates:**

1st City Council 10/26/2021 Planning Commission 10/21/2021

Land Use & Zoning 11/02/2021 2nd City Council 11/09/2021

Neighborhood Association NONE

Neighborhood Action Plan/Corridor Study NONE

### Application Info

Tracking # 3502

Application Status PENDING

Date Started 04/23/2021

Date Submitted 04/23/2021

### General Information On Applicant

**Last Name**

HARDEN

**First Name**

PAUL

**Middle Name**

M.

**Company Name**

LAW OFFICE OF PAUL M. HARDEN

**Mailing Address**

1431 RIVERPLACE BLVD, SUITE 901

**City**

JACKSONVILLE

**State**

FL

**Zip Code** 32207

**Phone**

9043965731

**Fax**

**Email**

PAUL\_HARDEN@BELLSOUTH.NET

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name**

ROBERTS

**First Name**

AVERY

**Middle Name**

**Company/Trust Name**

301 CAPITAL PARTNERS, LLC

**Mailing Address**

37 LAGOON COURSE AVENUE

**City**

PONTE VEDRA BEACH

**State**

FL

**Zip Code**

32082

**Phone**

**Fax**

**Email**

### Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2010-874-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	000974 0200	12	4	AGR,PUD	PUD
Map	000996 3010	12	4	AGR	PUD
Map	001147 0000	12	4	AGR	PUD
Map					

	001150 2000	12	4	AGR	PUD
Map	001159 0010	12	4	AGR	PUD
Map	001161 0020	12	4	AGR	PUD

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

**Existing Land Use Category**

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

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

**Development Number**

**Proposed PUD Name**

**Justification For Rezoning Application**

SEE EXHIBIT D-WRITTEN DESCRIPTION

**Location Of Property**

**General Location**

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
<input type="text" value="0"/>	<input type="text" value="U S 301 HWY S"/>	<input type="text" value="32234"/>

**Between Streets**

**and**

**Required Attachments For Formal, Complete application**

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

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

**Supplemental Information**

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

**Exhibit H**  Aerial Photograph.

**Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).

**Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).

**Exhibit K**  Site Location Map.

### Public Hearings And Posting Of Signs

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

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

### Application Certification

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

Agreed to and submitted

### Filing Fee Information

- |  |             |
|--|-------------|
| <b>1) Rezoning Application's General Base Fee:</b>                     | \$2,269.00  |
| <b>2) Plus Cost Per Acre or Portion Thereof</b>                        |             |
| <b>7002.25 Acres @ \$10.00 /acre:</b>                                  | \$70,030.00 |
| <b>3) Plus Notification Costs Per Addressee</b>                        |             |
| <b>22 Notifications @ \$7.00 /each:</b>                                | \$154.00    |
| <b>4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):</b> | \$15,000.00 |

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# Legal Description

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## 301 Villages Parcel 1

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°07'06" East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 46°18'27", an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°16'20" East, 408.93 feet; thence South 84°25'33" East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of 13°01'31", an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South 18°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92

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**EXHIBIT 1**

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## Legal Description

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feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southerly line of said Section 10 and the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 3 courses: Course 1, thence North 18°57'05" East, 540.60 feet; Course 2, thence South 71°02'55" East, 32.00 feet; Course 3, thence North 18°56'27" East, 1391.56 feet to its intersection with the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records; thence North 63°38'48" West, departing said Westerly right of way line and along said Northeasterly line, 782.60 feet; thence North 49°03'48" West, continuing along said Northeasterly line, 330.15 feet to the Point of Beginning.

From said Point of Beginning, thence continue Northwesterly along said Northeasterly line of Borrow Pit Haul Road the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence

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## Legal Description

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North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described **301 Villages Parcel 1** containing **6,035.75 acres**, more or less.

TOGETHER WITH

### **301 Villages Parcel 2**

A PORTION OF SECTIONS 19, 20, 21, 28, 29 AND 30, TOWNSHIP 3 SOUTH, RANGE 23 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID SECTION 29; THENCE NORTH 89°51'06" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 29, A DISTANCE OF 2621.91 FEET TO THE NORTHWESTERLY CORNER OF THE EAST ONE-HALF OF SAID SECTION 29; THENCE SOUTH 00°32'07" WEST, ALONG LAST SAID LINE, 3956.58 FEET TO SOUTHWESTERLY CORNER OF LOT 20, SECTION 29, AS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°57'47" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 20 AND ALONG THE SOUTHERLY LINE OF LOT 19, SECTION 29 OF SAID PLAT OF MAXVILLE AND MAXVILLE FARMS, 1250.59 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17906, PAGE 1508 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°18'53" WEST, ALONG LAST SAID LINE, 1071.87 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 228 (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 86°24'08" WEST, 2689.67 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 11399.16 FEET, AN ARC DISTANCE OF 763.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°19'19" WEST, 763.70 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 89°45'30" WEST, 1082.77 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 17041, PAGE 1529 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°54'03" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14755, PAGE 198 OF SAID CURRENT PUBLIC RECORDS, 6225.09 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7245, PAGE 1751 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, EASTERLY, SOUTHEASTERLY, AND SOUTHWESTERLY, ALONG THE EASTERLY AND SOUTHERLY LINES OF LAST SAID LANDS, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°54'03" EAST, 2871.18 FEET; COURSE NO. 2: SOUTH 89°06'05" EAST, 616.97

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## Legal Description

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FEET; COURSE NO. 3: NORTH 00°52'49" EAST, 199.84 FEET; COURSE NO. 4: NORTH 89°39'08" EAST, 1384.38 FEET; COURSE NO. 5: SOUTH 73°53'58" EAST, 605.57 FEET; COURSE NO. 6: SOUTH 69°39'03" EAST, 1679.56 FEET; COURSE NO. 7: SOUTH 58°48'40" EAST, 1910.90 FEET; COURSE NO. 8: SOUTH 48°45'22" EAST, 57.81 FEET; COURSE NO. 9: SOUTH 48°43'42" EAST, 2116.15 FEET; COURSE NO. 10: SOUTH 41°14'44" WEST, 57.49 FEET; COURSE NO. 11: SOUTH 48°43'26" EAST, 853.37 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 301 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 18°58'00" WEST, ALONG LAST SAID LINE, 326.32 FEET TO THE SOUTHERLY LINE OF SAID SECTION 21; THENCE NORTH 89°51'06" WEST, ALONG LAST SAID LINE, 2125.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 966.50 ACRES, MORE OR LESS.

LESS AND EXCEPT ALL ROADWAYS SHOWN ON THE PLAT OF MAXVILLE AND MAXVILLE FARMS, AS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

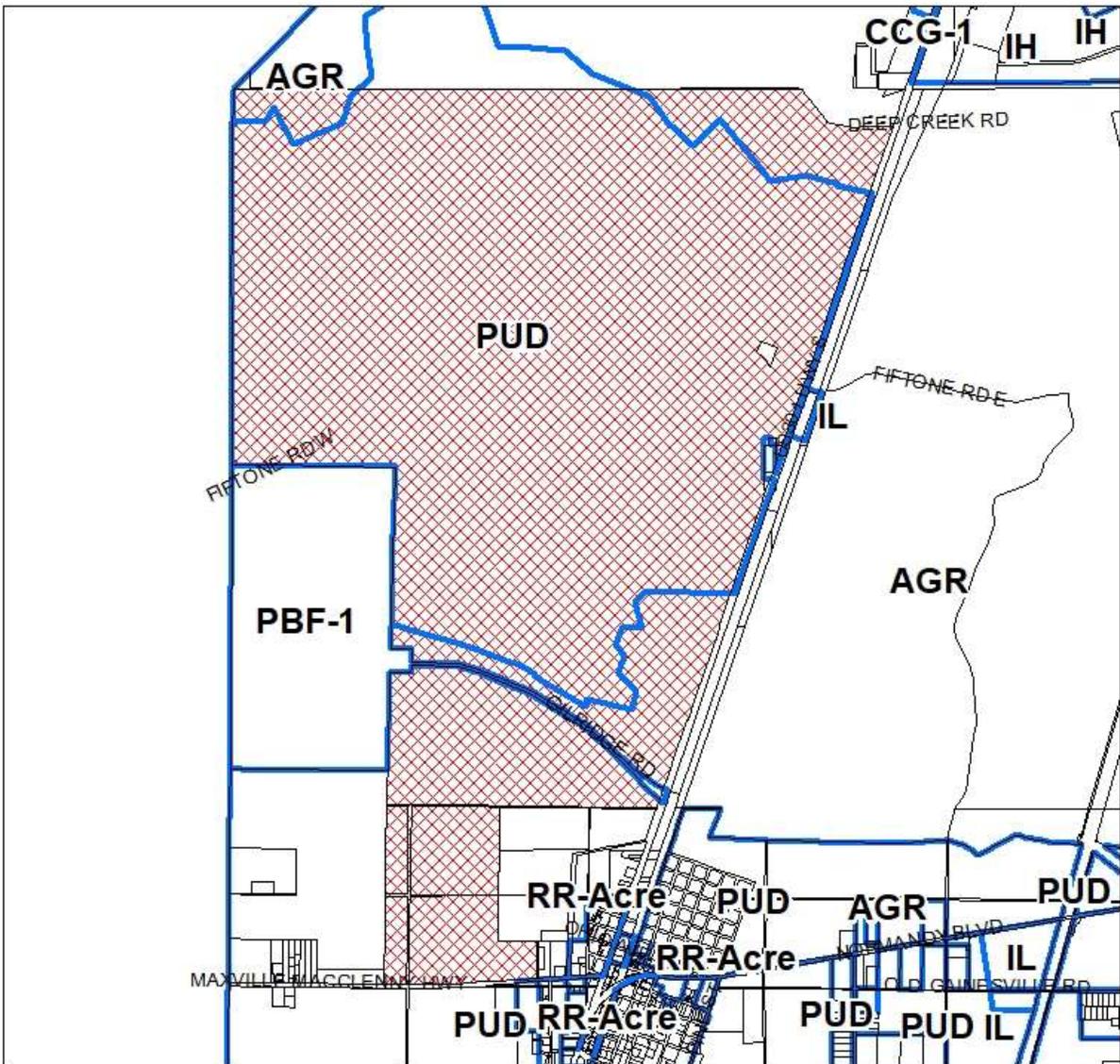
The above described **301 Villages Parcel 2** containing **966.50 acres**, more or less.

<b>301 Villages Parcel 1</b>	<b>6,035.75 acres, more or less</b>
<b>301 Villages Parcel 2</b>	<b>+ <u>966.50 acres, more or less</u></b>
<b>301 Villages Total</b>	<b>7,002.25 acres, more or less</b>

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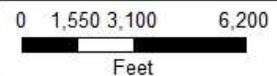
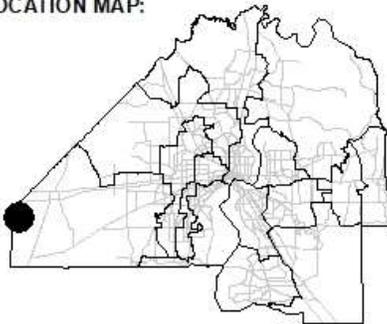


REQUEST SOUGHT:

FROM: AGR & PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2021-3502

**EXHIBIT 2**  
**PAGE 1 OF 1**

# EXHIBIT “D”

## PUD-MU Written Description

### 301 Villages

November 2, 2021

#### 1.0 Summary

The applicant, 301 Capital Partners proposes to rezone approximately 7,002 acres of property from PUD-SC to PUD. 301 Villages (the Property) consists of land located in western Duval County, approximately 1.7 miles south of I-10 and west of US 301, with approximately 20,000 feet of direct frontage on US 301. The Master Plan (**Exhibit E**) seeks to embody a lakefront lifestyle with a series of lakes that are interconnected by parks, greenway trails, trailheads and destinations and non-residential uses serving 301 Villages and the surrounding area. The Master Plan will emphasize environmental protection and resource enhancement through design for the Deep Creek wetland and its associated tributaries and watersheds. Not more than 70% of the Property may be developed with residential, community support, commercial, businesses, offices, parkways, and development infrastructure. The remaining portion of the Property will be composed of parklands, conservation areas of uplands and wetlands and trails. The Property is more particularly described by the legal description (**Exhibit 1**) and is shown on **the PUD Master Plan**.

The property is classified Agricultural (AGR-I, AGR-ii & AGR-iii) on the Future Land Use Map and is currently undeveloped and under silvicultural management. The companion land use amendment will change the land use to MU. The surrounding land uses also consist of mostly undeveloped silvicultural lands and a proposed JEA solar farm fronting Interstate 10. A Florida Power and Light (FPL) overhead power line easement transverses the Property parallel to US 301. Subject to FPL approval portions, or all of the FPL easement, may be relocated. The Property consists primarily of pine plantations and scattered wetlands. Deep Creek and associated wetlands run generally south to north direction through the Property and is the only notable wetland system on the Property.

301 Villages is a proposed master planned community with extensive amenities and services for its residents and guests, including athletic facilities, neighborhood parks, village greens; commercial centers; professional offices and light industrial uses; a master pathway system; open space and wetland preservation lands; environmental interpretive and education program and civic uses. A key element of the master plan is the preservation and enhancement of the Deep Creek Swamp and its tributaries. Additionally, the community will provide for a mixture of residential housing types. All the proposed uses are compatible with the adjacent pine plantation lands and conservation lands, thus protecting the character of the rural landscape. This vision is in keeping with the guiding themes of the Southwest Vision Plan.

## 2.0 Project Access

301 Villages will have direct access to US 301, a major north/south arterial. US 301 is currently a divided four-lane roadway providing direct access to I-10, approximately 1.7 miles north of the Property.

As shown on **Exhibit "E"**, the PUD Master Plan, up to seven (7) Primary Project Accesses along US 301 and one (1) along Normandy Boulevard are proposed. These access points to the Property will occur at the existing median openings on US 301 or as modified subject to FDOT approvals. Other directional and right-in and right-out secondary access points may be proposed subject to FDOT approvals.

The Primary Project Accesses will provide access and egress to the main vehicular parkways(s) within the PUD which will be designed to accommodate the projected traffic demands and may include multi-use paths, sidewalks, bike lanes, utility corridors, street trees, medians and other roadway elements. Roadway stub-outs are permitted to serve current and future development providing continuity and connectivity of the street network within the community.

The PUD could potentially interconnect with adjacent properties in the future. Two (2) Project Access to the west may offer additional connectivity to the external roadway network, subject to Baker County approval. The PUD Master Plan also identifies a potential interchange or limited access connection to Interstate 10 subject to FDOT and Nassau County approvals.

All proposed connection locations must meet the minimum spacing requirements of the Florida Administrative Code for access connections, directional median openings, full median openings and traffic signals. The design and traffic control of each connection will be dependent on the traffic study and FDOT approved Intersection Control Evaluation (ICE) Analysis of each connection.

## 3.0 Project Description

### 3.1 The Master Plan

The Master Plan was based on a combination of conventional and traditional master planning principals. To create a mobility-friendly community, the project's transportation network will accommodate the intensity and density of development that is interconnected through a network of pedestrian amenities and roadway network. The plan seeks to reduce the travel distance necessary for day-to-day activities. The plan consists of Villages, and a larger mix-use Village Center. Each Village will have multiple residential neighborhoods connected to one or more Neighborhood Centers that will support the Villages. These Neighborhood Centers consist of village greens, neighborhood parks, community recreational facilities such as swim and fitness centers and athletic facilities, neighborhood commercial, and/or other civic uses. The Villages will be linked to the Village Center by roadways and a pedestrian system consisting of sidewalks and multi-purpose paths. The major parkways(s) from US 301 will access all the Villages as well as the Village Center. The parkways(s) will include a multi-purpose pathway on one side with an extensive street tree and landscape treatment. The multi-purpose path will be a minimum of twelve (12) feet in width.

### 3.2 The Village Center and Neighborhood Centers

The Village Center is centrally located to serve the residents of the 301 Villages, while providing essential services to the area. The Village Center shall incorporate a mix of uses, which may include commercial retail, restaurants, office space (both small and large scale) and higher density residential. An extensive pathway system will connect the various Villages to each other and to the Neighborhood Centers and the to the Village Center. The Village Center, with its recreational, civic and commercial uses, as well as various housing options, will ultimately be a community focal point and provide an identity for the project as well as a community gathering destination for its residents. Specifically, the Village Center and each Neighborhood Center may include the following uses:

- Community swim and fitness center
- Tennis center
- Athletic complex and facilities
- Neighborhood commercial
- Village Green
- Professional office
- Institutional uses, such as schools, churches, etc.
- Civic facilities
- A variety of residential product types
- Neighborhood parks
- Structured parking which may be incorporated into the first or second floor of multi-family buildings
- Community support facilities

A list of uses permissible within the Village Center and Neighborhood Centers is contained in Section 4.1.

If appropriate, to serve the surrounding neighborhoods, all Villages will contain one or more Neighborhood Centers approximately ten (10) acres in size consisting of non-residential and/or residential development.

Neighborhood Centers will be centrally located within each Village. Neighborhood Center uses may include civic and institutional uses, places of worship, convenience goods, personal services, veterinarians, filling stations and other low intensity retail and office – professional commercial uses developed in freestanding or shopping center configurations, single family, duplex and townhouse residential units; condominium,

apartment, active and passive park and amenity and recreational centers. A minimum one-acre Village Green or Town Square shall also be constructed by the Developer in each Neighborhood Center.

### 3.3 Villages

The PUD is comprised of the following six communities:

<b>Table 1 Permissible Development</b>							
<b>Land Use</b>	<b>Single Family (Units)</b>	<b>Multi-family (Units)</b>	<b>Commercial (Sq. Feet)</b>	<b>Office (Sq. Feet)</b>	<b>Flex Industrial (Sq. Feet)</b>	<b>Hotel (Rooms)</b>	<b>Hospital/ Medical Office (Sq. Feet)</b>
<b>Total</b>	<b>11,250</b>	<b>3,750</b>	<b>750,000</b>	<b>300,000</b>	<b>300,000</b>	<b>340</b>	<b>375,000</b>
Edge Village		•	•		•		
Village Center	•	•	•	•	•	•	•
West Village	•	•	•	•	•		
North Village	•	•	•	•			
East Village	•	•	•	•		•	
South Village	•	•			•		

- Denotes land use type is permissible within the village

### 3.4 Open Space

In addition to the parks and recreational areas, an extensive system of wetlands will be preserved within the community as conservation lands. Some of the wetlands may be part of an overall environmental interpretive system and associated pathways. These conservation lands along with Deep Creek Swamp and its tributaries provide a permanent greenway connection throughout the property referred to on **Exhibit "E"** as the Deep Creek Greenway.

A linear greenway and park shall be maintained along the parkway right-of-way(s).

### 3.5 Land Use Summary

The physical and functional characteristics of the PUD shall promote and promulgate reduced vehicle trips and discourage use of single-occupancy vehicles. Specifically,

- A compact and interconnected mix of uses including office, commercial, and residential adjacent or in close proximity to one another, encouraging internal capture of trips.

- Utilization of appropriate design standards prescribed in the Jacksonville Design Guidelines and Best Practices Handbook.
- A range of residential densities and dwelling types.
- Programming and site planning to encourage new businesses to locate within an area of higher population concentration than the surrounding area resulting in fewer or shorter daily vehicle trips.
- The density and intensity of the PUD will be arranged in a manner which supports a variety of transportation options, including walking and biking.
- Safe and efficient interactions between and among pedestrians, bicyclists, transit riders, and automobile passengers.
- Provision of a functioning sidewalk and bicycle facilities linking them with transit stops and the recreation and open/space areas.

The PUD shall not be developed with only a single land use type. The Developer shall be allowed to develop any portion of the PUD at any time (several construction phases). **Table 2** below contains the anticipated development program. In the event market conditions do not support the construction of non-residential uses, the Developer may enter the next phase so long as the infrastructure for the non-residential development has been constructed enabling the non-residential site ready to develop when market conditions warrant.

<b>Table 2 Phasing Schedule</b>					
<b>Land Use</b>	<b>Units</b>	<b>Phase 1 2022-2026</b>	<b>Phase 2 2027-2031</b>	<b>Phase 3 2032-2036</b>	<b>Total</b>
Single Family Residential	Units	2,500	5,750	3,000	11,250
Multi-family Residential	Units	1,000	1,200	1,550	3,750
Commercial	Square Feet	150,000	325,000	275,000	750,000
Hotel	Rooms	120	220	-	340
Light Industrial	Square Feet	150,000	150,000	-	300,000
Office	Square Feet	100,000	100,000	100,000	300,000
Hospital / Medical Office	Square Feet	50,000	150,000	175,000	375,000

**Notes:**

- (1) Unused development rights from a particular phase carry over into the subsequent phase until build-out.
- (2) The Developer shall be permitted to convert between land uses based on the conversion table contained in Section 3.6 that allows for the exchange of land uses based upon trip generation for each land use.

Within all Villages, there will be a mixture of varying lot types for single family detached products and multi-family attached products will vary with ranges facilitating condominiums, townhomes and/or apartments. There will be at least three different residential lot sizes with no single lot type comprising more than 50% of the project total. Between 50% and 90% of each neighborhood's land area may be residential.

The maximum non-residential floor area ratio (FAR) is 80% within the Village Center and 50% within each Neighborhood Center.

### 3.6 Land Use Conversion Table

The Developer shall be permitted to convert between land uses within the project based on **Table 3**, the Land Use Conversion Table below that allows for the exchange of land uses based on trip generation for each land use. At the time the Developer elects to convert land uses pursuant to the Land Use Conversion Table, the Developer will notify the Planning and Development Department in writing of such election (the “**Conversion Notice**”). Such Conversion Notice shall include the uses and intensities proposed and the resulting cumulative uses, intensities. As long as the conversion is consistent with the Land Use Conversion Table, no additional approvals will be required for the conversion.

Land Use	Proposed	Units	Minimum	Maximum	Net Trip Rate
Light Industrial	300,000 GSF	1,000 SF GFA	0	600,000	0.29667
Single Family Residential	11,250 DU	DU	5,625	11,250	0.74853
Multi-family Residential	3,750 DU	DU	1,875	3,750	0.39009
Hotel	340 RM	Room	0	680	0.65882
Hospital / Medical Office	375,000 GSF	1,000 SF GFA	0	750,000	1.14667
Office	300,000 GSF	1,000 SF GFA	150,000	600,000	1.37667
Commercial	750,000 GSF	1,000 SF GLA	375,000	1,500,000	3.21067

	Convert to:	Light Industrial	SF Residential	MF Residential	Hotel	Hospital / Medical	Office	Commercial
Convert From:	Light Industrial	-	0.39633	0.76051	0.45030	0.25872	0.21550	0.09240
	Single Family Residential	2.52315	-	1.91887	1.13617	0.65279	0.54373	0.23314
	Multi-family Residential	1.31491	0.52114	-	0.59210	0.34020	0.28336	0.12150
	Hotel	2.22075	0.88015	1.68890	-	0.57456	0.47856	0.20520
	Hospital / Medical	3.86517	1.53188	2.93949	1.74048	-	0.83293	0.35714
	Office	4.64045	1.83915	3.52909	2.08958	1.20058	-	0.42878
	Commercial	10.82247	4.28928	8.23057	4.87333	2.80000	2.33220	-

Source: PM Peak Hour Rates and Equations, *Trip Generation*, 11th Edition, ITE

Formula: (Land Use Convert From) x (Conversion Factor) = (Land Use Convert To)

Example: Convert 50 SF Residential dwelling units into Commercial: 50 DU x 0.23314 = 11,657 Commercial SF

### 3.7 Recreation

A minimum 10-acre athletic complex and park within the Village Center will be constructed by the Developer and owned and maintained by the CDD, Developer or Homeowners Association for use by the residents. A minimum 1-acre Village Green or Town Square shall also be constructed by the Developer in the Village Center and each Village's Neighborhood Center. An internal trail system will link each village to neighboring Villages, open space, recreational uses. and to the Village Center.

The Developer has the option of developing a regional athletic complex within this PUD. Parks and recreation areas combined area will meet or exceed recreation requirements defined by the Comprehensive Plan and the City of Jacksonville Ordinance Code, as effective at the time of the adoption of this PUD. At a minimum, 125.4 acres of active recreation areas will be provided.

Recreation areas and facilities serving individual neighborhoods shall be completed and operational not later than 40% of that neighborhood's residential units being constructed. Community-wide recreation facilities shall be provided in proportion to the number of residential dwelling units built. In determining the type of fields and courts to include within this PUD, the Applicant shall consult with the Parks, Recreation, and Entertainment Department to determine what types of fields and courts are available or programmed as public facilities to serve residents within the PUD.

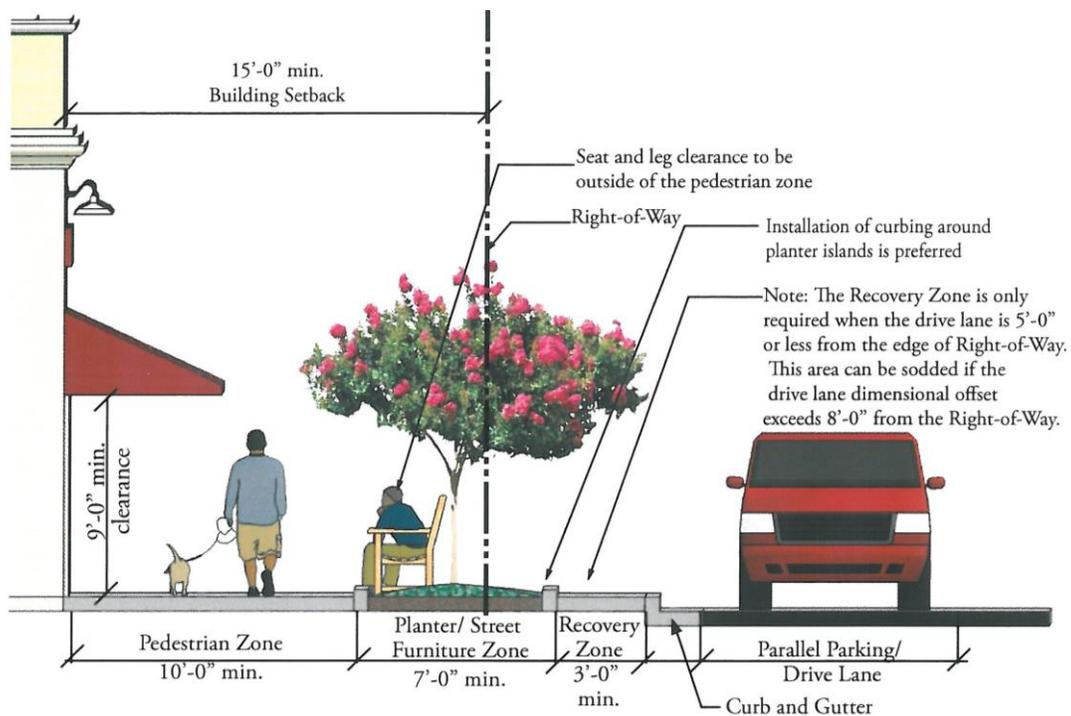
### 3.8 Pedestrian Environments

Personal interaction shall be encouraged within the 301 Villages through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety.

- A. The use of architectural design elements, such as canopies, awnings, umbrellas, site furniture, pedestrian scale lighting, water and fountain features, decorative paving, colored paving, building placement and façade articulation are elements that are encouraged to help build the pedestrian environment and create a "sense of place" for each individual project and, in many cases, are a specific node within a project.
- B. The use of plaza spaces to interconnect various pedestrian routes is encouraged. Pedestrian spaces should be designed as multi-functional use spaces that encourage social gathering and interaction. Consideration should be made to incorporate adequate pedestrian seating, landscape and shade cover as well as special visual focal elements within the spaces.
- C. Site furnishings shall not be used for advertising in any form, wither by direct or indirect mounting of signs or dramatically bright paint patterns or colors.
- D. The defined pedestrian route shall be kept free of all permanent signage, site furnishing or other physical obstructions. All site furnishing shall be placed within a four-foot (4') wide landscape planter zone.
- E. All pedestrian crosswalks and traffic calming devices shall be clearly identified and marked.
- F. Pavement within pedestrian routes shall be designed to accentuate the pedestrian experience through use of materials, colors, textures, marking and/or patterning.

G. The following chart establishes the required dimensional relationships required for the Primary Project Access roadways within the Village Center, not parking lots.

Roadway	Min. Building Setback	Pedestrian Zone	Recovery Zone	Planter and Street Furniture Zone	
				With on-street parking	No on-street parking
0-35 mph	15'	10'	3'	7'	10'
36-45 mph	20'	12'	3'	10'	13'



Source: Jacksonville Design Guidelines and Best Practices Handbook

## 4.0 Land Use and Zoning

### 4.1 Commercial Parcels

#### A. *Permitted Uses (Village Center only):*

1. Art galleries, museums, community centers, and dance, art or music studios
2. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department
3. Business and professional offices
4. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
5. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
6. Essential services, including water, sewer, gas, telephone, radio and electric services.
7. Flex industrial, small office showrooms with large warehouse
8. Hotels and motels
9. Institutional uses such as churches, schools, etc.
10. Medical, dental and chiropractic offices or clinics and hospitals
11. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department
12. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
13. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.
14. Service Station with car wash

#### B. *Permitted Uses (Neighborhood Centers only):*

1. Art galleries, museums, community centers, and dance, art or music studios
2. Business and professional offices
3. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
4. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
5. Essential services, including water, sewer, gas, telephone, radio and electric services.,
6. Hotels and motels
7. Institutional uses such as churches, schools, etc.

8. Medical, dental and chiropractic offices or clinics
  9. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
  10. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.
  11. Service Station with car wash
- C. *Minimum lot requirement* (width and area). None.
- D. *Maximum lot coverage by all buildings*. None.
- E. *Minimum yard requirements*. For the purpose of these requirements, “lot” refers to the parcel within which the commercial use is located and “yard” refers to distance from the parcel boundary.
1. Front – For U.S. Highway 301 Twenty (20) feet; for others - none.
  2. Side - none.
  3. Rear - ten (10) feet.
  4. Except for TND-style development within the Village Center, where a commercial parcel abuts a single-family or multi-family residential parcel, side and rear yards shall be twenty (20) feet with a buffer meeting Section 656.1216 of the Zoning Code.
- F. *Maximum height of structure*.  
Sixty (60) feet, however height may be unlimited where the building is set back on all sides of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.

Building massing shall provide façade “step backs” for all building facades that exceed forty feet (40’) in height, whereby a minimum ten-foot (10’) building façade “step back” shall be provided for all floors above a two-story level (see illustration below). This provision may be waived for freestanding commercial office buildings as long as the building facades provide a significant amount of exterior material column, and wall fenestration so as to provide physical and visual breaks in the building facades.

The building masses of “Big Box” retailers within the Village Center shall be oriented in such a way to create a more clustered organization rather than single free-standing boxes surrounded by parking. The placement of buildings shall provide for a logical organization of both vertical and pedestrian circulation patterns and prevent the need, to the largest extent possible, for a user to have to “re-park” due to excessive internal pedestrian walking distances.



Source: Jacksonville Design Guidelines and Best Practices Handbook

Interior commercial building lengths shall not exceed three hundred linear feet (300') without a physical break or pedestrian accessway from parking behind. It is strongly encouraged to integrate plaza spaces and/or incorporate public green spaces where building breaks occur.

G. *Lighting requirements.*

Lighting shall be designed and installed so as to be directed downward and reflect back to the subject property prevent glare and/or excessive light onto surrounding property. Pole fixtures shall be flush mounted, with full cut-offs. Light fixtures mounted on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. The applicant shall submit a lighting plan for the entire site, including fixture types and foot-candle illumination for review and approval by the Planning and Development Department.

#### 4.2 Condominiums/Apartments

A. *Permitted Uses and structures.*

1. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
2. Condominiums and Apartments.
3. Essential services, including water, sewer, gas, telephone, radio and electric services.
4. Live-Work uses meeting the performance standards and development criteria in Section 5.10 below.
5. Parks, playgrounds, playfields and recreational/community structures.
6. Structured parking when part of a residential structure and meeting the standards established in Section 5.5 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Condominium use. Development standards for Condominiums and Apartments are detailed in **Table 4**. For the purpose of these requirements, "lot" refers to the parent property within which the proposed condominium buildings are located and "yard" refers to distance from the parent property boundary. These requirements permit at least three types of condominiums/apartments configurations: structured parking under the units; front street access with common parking; rear alley access.*

C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in **Table 4** below.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
  2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.
- D. *Parking requirements* - Two spaces (2) spaces per unit, which may be met within garages, driveways, on-street parking, or common parking areas; plus one (1) guest parking space shall be provided for every three (3) units.

### 4.3 Townhouses

- A. *Permitted Uses and structures.*
1. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
  2. Essential services, including water, sewer, gas, telephone, radio and electric services.
  3. Live-Work uses meeting the performance standards and development criteria in Section 5.10 below.
  4. Structured parking.
  5. Townhouses (fee simple or condominium ownership).
- B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhouse use.* Development standards for residential uses are detailed in **Table 4**. These requirements permit at least three types of townhouse configurations: front street access with garages; front street access with common parking; rear alley access.
- C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in **Table 4** below.
1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
  2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.
- D. *Common Landscape Maintenance.* The proper maintenance of all common areas, lawns, and landscaping by means of a common lawn and landscaping company shall be funded by an owners' association with mandatory association dues.
- E. *Parking requirements* - Two spaces (2) spaces per unit, which may be met within garages, driveways, on-street parking, or common parking areas.
- F. *Townhouse provisions.* The development criteria for Townhouse uses within this PUD supersedes those requirements set forth in Section 656.414 of the Zoning Code.

#### 4.4 Single Family and Duplexes

- A. *Permitted Uses and structures.*
  - 1. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
  - 2. Attached duplexes.
  - 3. Essential services, including water, sewer, gas, telephone, radio and electric services.
  - 4. Parks, playgrounds, playfields and recreational/community structures.
  - 5. Single family detached dwellings.
  
- B. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in **Table 4** on the following page.
  - 1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
  - 2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

#### 4.5 Community Support and Amenities

- A. *Permitted Uses and structures.*
  - 1. Amenities and related facilities to be owned and operated by the developer or homeowners' association, which may include tennis courts, pools, cabanas/clubhouses, soccer or ball fields, health/exercise/fitness spa or facility, theater or screening room, and similar uses and facilities.
  - 2. Community Support uses may be integrated vertically or horizontally with multifamily residential uses.
  - 3. Essential services, including water, sewer, gas, telephone, radio and electric services.
  - 4. Parks, playgrounds, playfields and recreational and community structures.
  - 5. Parks, playgrounds, playfields and recreational and community structures.
  
- B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Amenity and Community Support Use.*
  - 1. *Minimum lot width.* None.
  - 2. *Minimum lot area.* None.
  - 3. *Maximum lot coverage by all buildings.* None
  - 4. *Maximum height of structure.* Forty-five (45) feet.

#### 4.6 Conservation/Open Space

- A. *Permitted uses and structures.*

1. Golf courses.
  2. Passive recreation, including pedestrian walkways, walking trails, benches, picnic tables, informational displays, and viewing areas.
    - a. Essential services, including water, sewer, gas, telephone, radio and electric services.
  3. Stormwater, surface water management and flood control improvement, as permitted by the applicable regulatory agencies.
  4. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies. As minor encroachments deemed necessary in final design and engineering, other uses are permitted, governed by the development criteria above and as permitted by the applicable regulatory agencies.
- B. *Minimum lot requirement (width and area).* None.
- C. *Maximum lot coverage by all buildings.* None.
- D. *Minimum yard requirements.* None
- E. *Maximum height of structure.* None

<b>Table 4 Residential Development Standards</b>									
Type	Min. Lot Width (ft)	Min. Lot Area (sf)	Front / Side / Rear Setbacks (ft)		Max. Lot Coverage By Buildings		Max. Bldg. Ht. (ft)*	Max. Acc. Bldg. Ht. (ft)	Req'd Pkg. per unit (spaces)
			Front Facing Garages	Rear Garages	NC & VC	Villages			
SF-A	35	3,500	n/a	10 / 5 / 5 from bldg face to alley ROW or easement	50%	NA	40	27	2
SF-B	40	4,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	50%	40	27	2
SF-C	60	6,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	50%	40	27	2
SF-D	70	7,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	45%	40	27	2
SF-E	80	8,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	40%	40%	40	27	2
Duplex	32	2,900	20 / 8 / 10	20 / 10 / 10	65%	70%	45	27	2
Town-house	16	1,200	20 from garage face to sidewalk or to back of curb where there is no sidewalk / 10 / 10	10 / 10 except for corner lots (5) / 5 from bldg. face to alley ROW or easement	70%	70%	45	27	2
Condo or Apt.	n/a	n/a	<b>NC &amp; VC</b>	<b>Residential Villages</b>	75%	75%	Max. 6 residential floors over 2 levels of parking, w/1' of additional setback provided for each 3' of building height over 35'	27	1.5
			Where adjacent to ROW & not abutting SF lots: 20 / 0 / 0 Where abutting SF & height does not exceed 35': 20 / 20 / 20	Where not abutting SF lots: 20 / 10 / 10 Where abutting SF lots: 20 / 20 / 20					

NC – Neighborhood Centers; VC – Village Center \*Building height means the vertical distance from the finished floor to the peak of the roof or parapet, provided however that height may be measured from up to three feet above the required finished floor elevation or up to three feet above the existing grade. Spires, belfries, cupolas, and chimneys that are not intended for human occupancy shall not count towards height measurement. Other rooftop appurtenance and mechanical equipment not intended for human occupancy may be placed above the roofline provided it is not visible from an adjacent ROW.

## 4.7 Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the community.

A summary table of the proposed sign regulations is shown in **Table 5**.

- A. Community Identification Monument Signs at Primary Project Accesses.  
Community identification monument signs will be permitted at the major entrances to the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to US 301. These signs will identify the PUD community.
  
- B. 301 Villages Identification Monument Signs.  
Each Village is permitted to have not more than two (2) monument signs identifying their Village.
  
- C. Commercial Uses: Identity Monument Signs.  
Identity monument signs are permitted for each Commercial use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.
  
- D. Commercial Uses: Elevated Signs.  
No pylon signs are permissible. A maximum of two (2) identity elevated signs will be permitted for Commercial uses fronting US 301. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to US 301 identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared sign.  
  
As part of verification of substantial compliance with this PUD, prior to commencement of Commercial use which proposes an elevated sign, the applicant shall submit to the Planning and Development Department for its review and approval a plan showing the location, height, size, and design of the sign and the locations of any existing elevated signs within two hundred (200) feet of the parcel.
  
- E. Residential Uses: Identity Monument Signs.  
Residential use Identity Monument signs are permitted for each residential development (apartments, condominium, townhome, single family, and traditional neighborhood single family). Each development will be permitted one (1) externally illuminated identity sign with two sides (or two single faced signs). These signs will be oriented to the street on which the development has frontage.
  
- F. Commercial, Office, and Institutional Uses: Other Signs.  
Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way.

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**Table 5  
Signage Guidelines**

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Community Identification Monument Signs	Major Entrance(s)	1 Per Entrance	150	45	200
Village Identification Monument Signs	Village Wide	2 per Village	100	25	100
Commercial Identity Monument Signs		1 Per Parcel	50	20	100
Commercial Elevated Signs	On US Highway 301	2 max	200	35	200
Residential Identity Monument Signs	Condominium, Townhome, and Single Family Uses	1 per Parcel	32	10	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide	1 Per Occupancy	20		
Directional Signs	Project Wide		4		
Information Kiosks	Project Wide		20	12	

## 5.0 Additional PUD Conditions

### 5.1 Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership as the principal use. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

**5.1.1** Accessory uses shall not be located in required front or side yards except as follows:

- A. Detached accessory structures such as covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.
- B. Air conditioning compressors or other equipment designed to serve the main structure or accessory uses may be located in a required yard and may be located not less than three (3) feet to the property line.
- C. Swimming pools and associated screened enclosures may be located in a required rear or side yard but may not be located less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened enclosures, pools and/or recreational decks do not constitute "buildings" in calculating maximum lot coverage.

**5.1.2** Accessory uses and structures in a residential parcel shall include private garages and private boathouses or shelters, tool houses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. Within the Village Center and Neighborhood Centers, accessory structures shall not exceed thirty-five (35) feet in height. Within all other areas of 301 Villages, accessory structures may not exceed fifteen (15) feet in height.

**5.1.3** Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

### 5.2 Construction offices/model units/real estate sales

On-site, temporary construction offices/model homes/sales offices will be permitted in any commercial parcel or residential "unit" or "phase" until that parcel or "unit" or "phase" is built out. Real estate sales activities are permitted throughout the development. Associated parking for sales activities is permitted adjacent to model homes. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of detached residential development within the PUD, the Applicant may seek and obtain

**Exhibit 3**

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**EXHIBIT 2**

**Page 19 of 27**

building permits for the construction of up to twenty percent (20%) of the residential units and for the construction of the recreational amenities within that “unit” or “phase” prior to the recordation of the subdivision plat(s) for the residential lots. Upon the approval of construction plans for the infrastructure improvements for any “unit” or “phase” of attached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all residential buildings and recreational amenities within that “unit” or “phase” prior to the recordation of the subdivision plat(s) for the residential lots.

### **5.3 Landscaping**

Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:

- A. For Commercial, Office, and Institutional uses, landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within a larger development which may own their sites in fee simple, required landscaping may be provided “off-site” within the development and may be shared with other uses, so long as the development at issue in its entirety provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within each development without regard to property ownership boundaries, which may exist among individual uses.
- B. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an Administrative Deviation to the PUD subject to the review and approval of the Planning and Development Department.
- C. All right-of-way buffers shall be designed to provide a distinct visual appearance for the PUD. Large canopy trees shall be set back a minimum of twenty feet (20’) from all overhead utility wires.
- D. All primary access drives entering the Village Center from a public right-of-way shall provide a minimum of ten feet (10’) of landscape buffer between the drive and the adjacent parking or buildings. All landscape buffer widths are exclusive of any car overhangs.
- E. All parking aisles shall be terminated by a terminal landscape island. All terminal islands shall be a minimum of fifteen feet (15’) in width, as measured from the back of curb. If a radial terminal island is proposed, the fifteen-foot (15’) dimension shall be measured from the midpoint of the adjacent parking space. No car overhangs shall be permitted over terminal islands.
- F. Interior parking islands shall be provided every twenty (20) spaces. All interior parking islands shall be a minimum width of ten feet (10’). Each interior and terminal planter island shall be planted with a minimum of one (1) canopy shade tree (per parking row) measuring twelve feet high with a six foot (6’) spread as selected from the City’s approved plant list.
- G. The maximum height of any shrub material in all terminal planter islands shall not exceed thirty-six inches (36”) at maturity.

## 5.4 Modifications

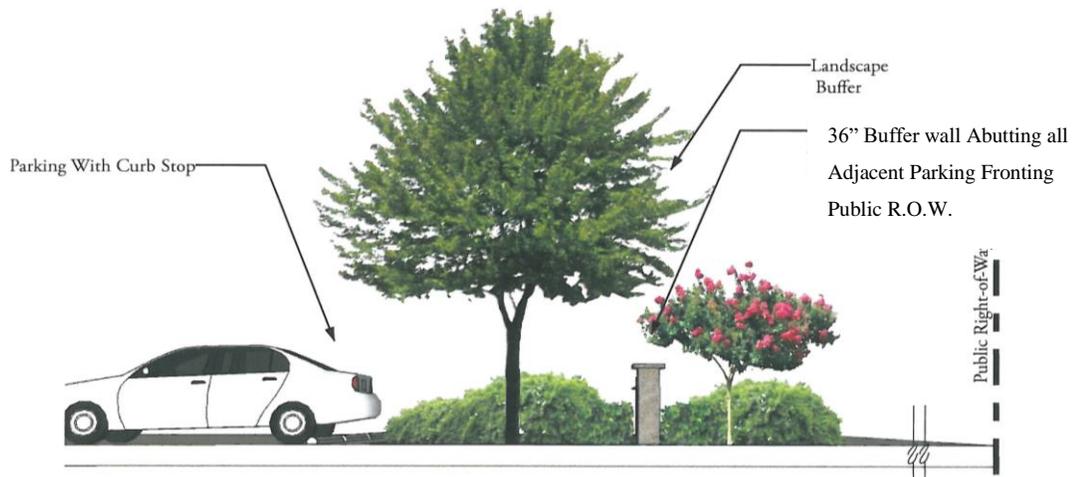
Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification to the PUD, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

## 5.5 Parking

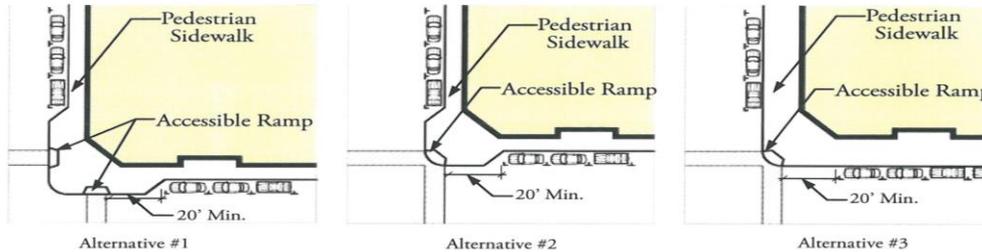
The number of off street parking spaces will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations).

- A. All parking spaces abutting terminal or interior parking islands shall be ten feet (10') in width to allow for door swing and pedestrian step out without encroaching in the landscape island.
- B. Along the Primary Project Access road in the Village Center, all mass surface parking lots shall be located behind buildings. Pedestrian access between or through buildings shall be provided and designed in such a way as to reinforce the pedestrian sense of arrival to the primary streetscape.
- C. Where surface parking lots must abut the public rights-of-way, a minimum thirty-six inch (36"), one hundred percent (100%) visually opaque landscape and/or buffer wall combination shall be provided. If a landscape buffer is to be used, the buffer material shall be thirty-six inch (36") in height at the time of installation (see illustration below).



- D. Where residential parking or driveway tracts abut an internal drive or road, or where it may abut a public right-of-way, a thirty-six inch (36") visually opaque screen wall and landscape buffer shall be provided.

- E. On-street parallel parking shall be permitted along internal drives and roadways but must be set back a minimum of twenty linear feet (20') from any pedestrian crosswalk.



Source: Jacksonville Design Guidelines and Best Practices Handbook

- F. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times, such as residential and non-residential uses within a development with integrated uses.
- G. Lighting on the top floor of any parking deck may not extend above the parapet wall.
- H. Structured parking is permissible only as part of another use; free-standing parking structures are not permitted.
- I. Parking requirements associated with Village Center and Neighborhood Center uses may be satisfied through any combination of on-street parking and off-street parking configurations.
- J. Large parking areas shall be divided into “sub-lots” containing no more than three hundred and sixty (360) spaces per lot. Sub-lots shall be defined and separated by landscaped pedestrian accessways that measure no less than twenty-two feet (22') in width, as measured from the back of curb. No parking overhang shall be permitted within this area. The use of wheel stops in parking spaces that abut pedestrian accessways are required to prevent encroachment.
- K. Large expansive parking fields containing more than 2,000 parking spaces shall provide secondary access routes, independent of internal circulation drives, that allow for through-access without being encumbered by parking movement conflicts. These internal secondary drives shall provide a minimum fifteen-foot (15') separator landscape median, as measured from the back of the curb. No parking overhang shall be permitted within this area. The use of wheel stops is required to prevent encroachment.
- L. All parking lots shall have a minimum of two (2) vehicular ingress and egress points.

## 5.6 Community Development District

Nothing in this PUD shall be construed as prohibiting or limiting the ability of an owner within the PUD to establish a Community Development District (CDD) for the ownership, development, operation and maintenance of common facilities and infrastructure.

## **5.7 Silviculture Uses May Continue**

Silviculture operations are a permitted use in the PUD and may continue at this site until build-out.

## **5.8 Donation of Site for Fire/Rescue Purposes**

**5.8.1** The Applicant shall make available for donation to the City a site within the area bounded by US 301 to the east, Beaver Street to the North, and the Duval County line to the west and south for fire and rescue purposes.

- A. Prior to the commencement of construction of residential structures (excluding model homes) within this PUD, the Applicant shall provide written notice to the Fire and Rescue Department and the Planning and Development Department of the availability of the site for donation. The applicant will coordinate with the Fire and Rescue Department regarding the location of the site within the area described above. The site shall be a minimum of three (3) buildable contiguous acres.
- B. If, within five (5) years after such written notice is provided, the Fire and Rescue Department notifies the Applicant in writing that the City wishes to accept the donation, the site shall be conveyed to the City. The deed of conveyance shall contain covenants and restrictions ensuring that the site will be used for fire and rescue purposes for the protection of the surrounding property. The Applicant thereafter shall be entitled to credit for such value against any future exactions, including Development of Regional Impact mitigation (in the event the PUD becomes part of a Development of Regional Impact).
- C. If no such notice is provided within the five-year period, then the availability of the site for donation will be withdrawn, this condition will be deemed fulfilled, and, if the site is within this PUD, the site may be used for any uses permitted on any parcel adjoining the site within the PUD subject to the provisions governing such use in the PUD.
- D. The City shall be responsible for all costs relating to the permitting and development of the site for fire and rescue purposes.

## **5.9 Public Infrastructure**

The Applicant shall provide a site to serve the needs of this PUD for potable water, wastewater, and reuse water.

## **5.10 Live-Work / Home Occupation Requirements**

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

**5.10.2** There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.

- 5.10.3 There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes odors or electrical interference detectable to normal senses off the lot.
- 5.10.4 In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
- 5.10.5 Home occupations in Condominiums in the Village Center parcel shall not be subject to the conditions set forth in 5.10.2 and 5.10.3 above when located in a building which is designated for Live-Work uses. Such buildings shall be so designated as part of verification of substantial compliance with this PUD. The location of such buildings and the signage and parking for such Live-Work uses shall be subject to the review and approval of the Planning and Development Department.
- 5.10.6 Home occupations are not subject to the setback requirements established in Section 4.1.E.4 of this document.

#### **5.11 Additional Design Criteria for Neighborhood and Village Centers**

- 5.11.1 Combined off-street parking lots (shared parking) are not required to provide buffers where shared parking areas interface property lines.
- 5.11.2 Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
  - A. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Code of Ordinances.
  - B. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
  - D. Stormwater management facilities shall be constructed in a manner that enhances its visual appeal.

#### **5.12 Buffering and Screening**

- 5.12.1 **Where** residential uses abut US 301, a buffer thirty (30) feet in width will be located along the right-of-way. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.
- 5.12.2 Outside of the Village Center and Neighborhood Centers, where residential uses abut non-residential uses within the PUD, a buffer twenty (20) feet in width will be located between the uses. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.
- 5.12.3 All service areas and loading docks shall be prohibited from locations adjacent to any public or private external roadway, unless they are enclosed on all sides by the required screening materials.
- 5.12.4 All screening materials shall be a minimum of six feet (6') in height for all refuse/dumpster enclosure areas and a minimum of eight feet (8') in height for all

service loading areas. This height may be increased at the request of the City to sufficiently screen any activity.

- 5.12.5** All service areas shall have a one hundred percent (100%) visually opaque gate equal in height to the masonry screen structure. Chain link fence or barbed wire fence shall not be used in any screen enclosure or gate structure.
- 5.12.6** Adjacent to the southwestern boundary of the Property is a solid waste disposal facility known as the Trail Ridge Landfill. Where the PUD boundary abuts the adjoining property on which the Trail Ridge Landfill is located, a 200-foot setback shall be provided, consisting of (i) a 50-foot undisturbed buffer immediately abutting the Trail Ridge Landfill property and (ii) an additional 150-foot setback within which residential structures shall be prohibited and within which non-residential and recreational uses and structures, including stormwater facilities, utilities, and roads, are permitted.
- 5.12.7** Within sixty (60) days after the adoption of this PUD, the Applicant shall record in the public records of Duval County, Florida, covenants and restrictions burdening the Property governed by this PUD which (i) provide notice and disclosure to successors and assigns of the Applicant and Owner that the Property is located adjacent to the Trail Ridge Landfill and related operations, including related soil and stormwater facilities, and (ii) prohibit the Applicant and Owner and its successors and assigns from interfering with, filing any objections to, opposing, delaying, or obstructing activities at the Trail Ridge Landfill, including applications for permits submitted by the City or any of its agencies, contractors, or agents, so long as such activities have been or are being properly permitted and performed in accordance with all applicable laws and regulations. The covenants and restrictions shall provide that the City, Applicant, and Landfill Operator and/or Permittee shall have the right to enforce the covenants and restrictions. The Applicant shall deliver a copy of the recorded covenants and restrictions to the Planning and Development Department.
- 5.12.8** Site plans for any Village or Phase which abuts the 200-foot setback from the landfill site shall be reviewed by the Planning and Development Department for compatibility with the landfill. Large scale recreational uses for such Village(s) or Phases(s) shall be located within or adjacent to this setback, when consistent with design, function and location requirements for such recreational uses. Examples of large-scale recreational uses include golf courses, bicycle and equestrian trails, open play and multi-purpose fields, natural passive areas and community parks generally 25 to 100 acres in size.

### **5.13 Stormwater Retention Design and Placement**

The following design guidelines are focused on improving the visual quality of stormwater design systems as they relate to overall site design.

- A. Wet stormwater ponds shall be designed as integral visual site amenities and passive recreational amenities. Sufficient pond slopes and maintenance easements shall be provided to prevent the fencing of the proposed ponds. Where necessary, due to safety concerns, engineering or permitting requirements, this requirement may be waived.
- B. Stormwater ponds shall be designed to have the appearance of natural water bodies to the largest extent possible. Ponds should be designed to have curvilinear

perimeters and shall not be designed to be square or rectilinear in shape or appearance.

- C. Wet stormwater ponds shall be designed to hold water at a controlled elevation that maintains a consistent aesthetic appearance. Ponds shall not be designed to have radical fluctuations in maintained water level.
- D. The design of the stormwater pond system should, to the largest extent possible, attempt to create fewer but larger wet stormwater ponds and minimize the development of small “pocket” ponds.
- E. Wherever feasible, outparcel stormwater systems should be designed to be collected and treated as part of the master stormwater system for the overall PUD instead of being stored on-site in small “pocket” ponds or swales.
- F. Stormwater trench ponds, or swales, are not permitted to be located along the perimeter of any property that abuts a public right-of-way.
- G. Due to the visually aesthetic limitations of dry stormwater ponds, all dry stormwater ponds shall be located away from any PUD entrance or major pedestrian activity area. In the event that these ponds are within public view, the ponds shall be designed to present an aesthetic physical visual amenity appearance utilizing trees, shrubs, wetland plants and/or other materials. Sufficient pond sizing and volume, both on the pond bank and pond bottom shall accommodate landscape materials.
- H. All stormwater out-flow structures shall be located and designed to minimize public view. The inclusion of littoral plantings and wetland trees placed around the structure is strongly encouraged to assist in mitigating the visual appearance of these structures.
- I. All screen areas shall be designed to completely drain and be interconnected to the storm drainage system, unless otherwise prohibited. All dumpster, compactor areas and service yard areas shall be provided with permanent water source hose bib connections to allow for regular cleaning of the service areas.

#### **5.14 Recreational Lakes**

In addition to lakes associated with the stormwater retention system, other lakes may be constructed for recreational and aesthetic purposes. The uses within these water bodies may include all types of recreational watersports subject to a governing management plan and associated covenant and restrictions addressing safety, vessel and capacity restrictions, hours of operation and other best practices guidelines.

## 6.0 Checklist of Minimum PUD Requirements

The 301 Villages PUD will comply with the following minimum standards.

### Land Use and Design Elements

- A minimum 10-acre athletic complex and park within the Village Center shall be constructed and maintained by the Developer, CDD and/or Homeowners Association for use by the residents.
- The Developer retains the right to offer funding to the City of Jacksonville for additional architectural upgrades towards the fire station, subject to governmental approvals.
- A maximum 3-acre site shall be made available for use by the City of Jacksonville for future public safety site(s) within the Village Center.
- A minimum one-acre village green or town square shall be constructed within the Village Center by the Developer.
- Villages that include Neighborhood Centers shall include a minimum one-acre Village Green or Town Square.
- All residential units and structures shall be within ½ mile to a neighborhood park, clubhouse, green or commons or other passive or active recreational facility.
- A street tree program shall be implemented for the entire community, including the installation of street trees on both sides of all streets, except in the situations where streets abut wetlands or natural areas or where engineering or other aesthetic considerations warrant a deviation to this requirement.

### Environmental

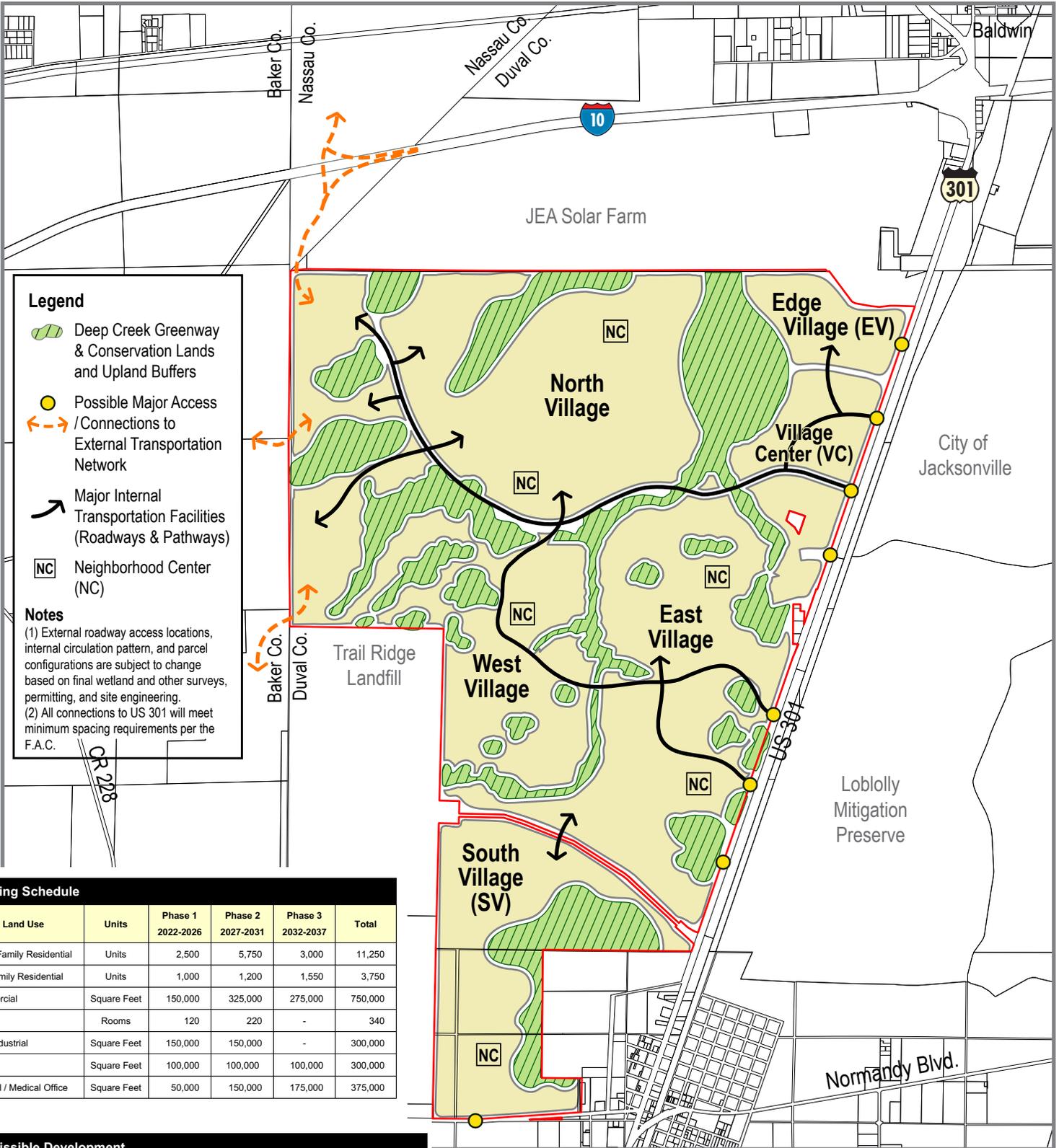
- A Greenway system shall be established for the Deep Creek Swamp and associated wetlands as depicted on the PUD Master Plan.
- Boardwalks and other pedestrian crossings are permitted. Environmental interpretive educational elements including signage and kiosks shall be provided within the community identifying and describing the Deep Creek ecosystem.

### Circulation

- The major access roadways serving the Property shall consist of will be designed to accommodate the projected traffic demands and may include multi-use paths, sidewalks, bike lanes, utility corridors, street trees, medians and other roadway elements. and turn lanes and signalization at US 301 as may be required by the City of Jacksonville and FDOT. At a minimum, the major parkways(s) shall have a 12-foot-wide multi-purpose pathway on one side.
- All subdivisions shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.
- The multi-pathway system shall be linked throughout the community providing an interconnected system for pedestrians and cyclists. (10-foot-wide minimum and 12-foot-wide on the major access roadways).

# 301 Villages

# EXHIBIT E PUD Master Plan



**Legend**

- Deep Creek Greenway & Conservation Lands and Upland Buffers
- Possible Major Access / Connections to External Transportation Network
- Major Internal Transportation Facilities (Roadways & Pathways)
- Neighborhood Center (NC)

**Notes**

(1) External roadway access locations, internal circulation pattern, and parcel configurations are subject to change based on final wetland and other surveys, permitting, and site engineering.

(2) All connections to US 301 will meet minimum spacing requirements per the F.A.C.

Phasing Schedule					
Land Use	Units	Phase 1 2022-2026	Phase 2 2027-2031	Phase 3 2032-2037	Total
Single Family Residential	Units	2,500	5,750	3,000	11,250
Multi-family Residential	Units	1,000	1,200	1,550	3,750
Commercial	Square Feet	150,000	325,000	275,000	750,000
Hotel	Rooms	120	220	-	340
Light Industrial	Square Feet	150,000	150,000	-	300,000
Office	Square Feet	100,000	100,000	100,000	300,000
Hospital / Medical Office	Square Feet	50,000	150,000	175,000	375,000

Permissible Development							
Land Use	Single Family (Units)	Multi-family (Units)	Commercial (Sq. Feet)	Office (Sq. Feet)	Flex Industrial (Sq. Feet)	Hotel (Rooms)	Hospital/Medical (Sq. Feet)
<b>Total</b>	11,250	3,750	750,000	300,000	300,000	340	375,000
Edge Village		•	•		•		
Village Center	•	•	•	•	•	•	•
West Village	•	•	•	•	•		
North Village	•	•	•	•			
East Village	•	•	•	•		•	
South Village	•	•			•		

• Denotes land use is permissible within the village

November 2, 2021

