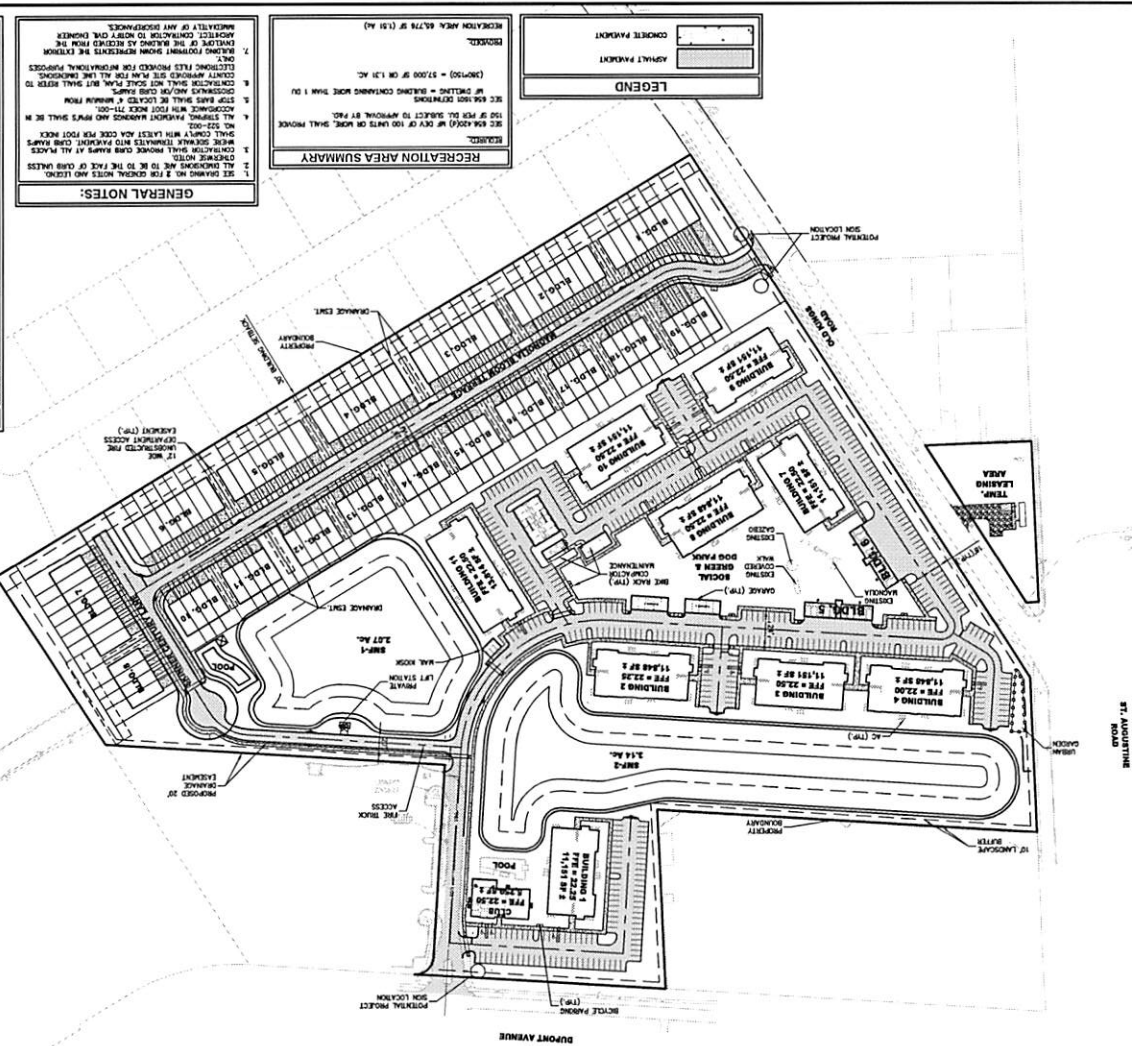




Unit Mix
 280 Apartment Units
 100 Townhomes

2021-051



LEGEND

CONCRETE PAVEMENT

ASPHALT PAVEMENT

RECREATION AREA SUMMARY

RECREATION: 1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.

RECREATION: 2. THE DEVELOPER SHALL PROVIDE THE FOLLOWING RECREATION FACILITIES:

RECREATION: 3. THE DEVELOPER SHALL PROVIDE THE FOLLOWING RECREATION FACILITIES:

RECREATION: 4. THE DEVELOPER SHALL PROVIDE THE FOLLOWING RECREATION FACILITIES:

RECREATION: 5. THE DEVELOPER SHALL PROVIDE THE FOLLOWING RECREATION FACILITIES:

GENERAL NOTES:

1. SEE DRAWING NO. 2 FOR GENERAL NOTES AND LEGEND.

2. THE DEVELOPER SHALL PROVIDE THE FOLLOWING RECREATION FACILITIES:

3. THE DEVELOPER SHALL PROVIDE THE FOLLOWING RECREATION FACILITIES:

4. THE DEVELOPER SHALL PROVIDE THE FOLLOWING RECREATION FACILITIES:

5. THE DEVELOPER SHALL PROVIDE THE FOLLOWING RECREATION FACILITIES:

DEVELOPMENT SUMMARY

1. PROJECT NAME: SAN JOSE HOMESTEAD

2. PROJECT ADDRESS: 1000 10TH STREET, ST. AUGUSTINE, FL 32080

3. PROJECT AREA: 10.0 AC

4. PROJECT AREA: 10.0 AC

5. PROJECT AREA: 10.0 AC

6. PROJECT AREA: 10.0 AC

7. PROJECT AREA: 10.0 AC

8. PROJECT AREA: 10.0 AC

9. PROJECT AREA: 10.0 AC

10. PROJECT AREA: 10.0 AC

PARKING REQUIREMENTS

1.75 SPACES PER UNIT (PER P.A.)

REQUIRED = 480 SPACES

AVAILABLE = 450 SPACES

DEFICIENCY = 30 SPACES

1.75 SPACES PER UNIT + 1 GUEST SPACE PER EVERY 3 UNITS

REQUIRED = 420 SPACES

AVAILABLE = 450 SPACES

DEFICIENCY = 30 SPACES

2. GUEST SPACES PER UNIT = 1 GUEST SPACE PER EVERY 3 UNITS

REQUIRED = 20 SPACES

AVAILABLE = 20 SPACES

DEFICIENCY = 0 SPACES

3. TOTAL PARKING IN LOT = 480 SPACES

4. TOTAL PARKING IN LOT = 480 SPACES

5. TOTAL PARKING IN LOT = 480 SPACES

MASTER SITE PLAN

SAN JOSE HOMESTEAD

FOR

RANGEWATER DEVELOPMENT, LLC

DRAWING NUMBER: **5**

ETM

ENGINEERING, TRACING & DESIGN, INC.

1000 10TH STREET, ST. AUGUSTINE, FL 32080

TEL: (904) 826-8888

FAX: (904) 826-8888

WWW.ETMDENVER.COM

DATE: AUGUST 2021

CHECKED BY: JAH

DRAWN BY: JAH

DATE: 08/11/21

PLANS PREPARED UNDER THE

PROVISIONS OF THE FLORIDA STATUTES

2021-11-18 - REVISED

2021-11-18 - REVISED

2021-11-18 - REVISED

2021-11-18 - REVISED

2021-11-18 - REVISED

2021-11-18 - REVISED

2021-11-18 - REVISED

2021-11-18 - REVISED

2021-11-18 - REVISED

2021-11-18 - REVISED

driveway access points on roads classified as arterials on the Functional Highway Classification Map.

- To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.
- In TOD, TND, and mixed use developments open spaces should be designed as common connecting elements between uses.

RPI - URBAN AREA (UA) INTENT

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled.

Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

RPI - URBAN AREA USES

The uses provided herein shall be applicable to all RPI sites within the Urban Area.

Principal Uses

Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2010 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD.

An establishment or facility in which beer, wine, or other alcoholic beverages are produced for on-site consumption where production does not exceed 10,000 barrels (310,000 gallons) per year and offsite sales to a state licensed

*City of Jacksonville 2030 Comprehensive Plan
Future Land Use Element
Revised December 2016*

wholesaler do not exceed 75% of production is permissible by PUD only. The aforementioned shall not limit the production of beer, wine or other alcoholic beverages for exclusively on-site consumption in conjunction with an otherwise permissible restaurant or retail sales and service establishment.

Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category.

Mixed use developments may not include more than 90 percent of any individual use.

Secondary Uses

Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Single-family dwellings as part of a single-use or mixed used development; Veterinary Offices; and Filling stations.

Ancillary Transitional Uses

Off street parking facilities; Stormwater facilities; Open spaces.

Ancillary uses may be shared between abutting RPI sites and do not count as principal uses. They may fully occupy a site designated RPI only when the RPI serves as a transition between more and less intense uses, and the facilities are ancillary to the function of one of the adjacent uses; provided, however, that off street parking facilities in the RPI land use category shall only serve primary uses also in an RPI land use category.

RPI - URBAN AREA DENSITY

The maximum gross density within the Urban Area shall be 30 units/acre and there shall be no minimum density; except as provided herein.

- For sites abutting Low Density Residential (LDR) and Rural Residential (RR), the maximum gross density shall be 20 units/acre.
- Transit-Oriented Developments (TOD) shall provide a minimum gross density of 20 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting Low Density Residential (LDR) and

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Rural Residential (RR), in which case the maximum gross density shall be 20 units/acre.

- For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 20 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.

RPI - URBAN AREA DEVELOPMENT CHARACTERISTICS

The development characteristics provided herein shall be applicable to all RPI sites within the Urban Area.

- Developments on sites greater than 5 acres should incorporate urban development characteristics as defined in this element.
- Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map.
- Commercial retail sales and service establishments shall be limited to the ground floor.
- Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. In the case of TND, development should also be massed along the newly created street network.
- Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map.
- To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.
- In TOD, TND, and mixed use developments open spaces should be designed as a common connecting element between uses.

RPI - SUBURBAN AREA (SA) INTENT

RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred.