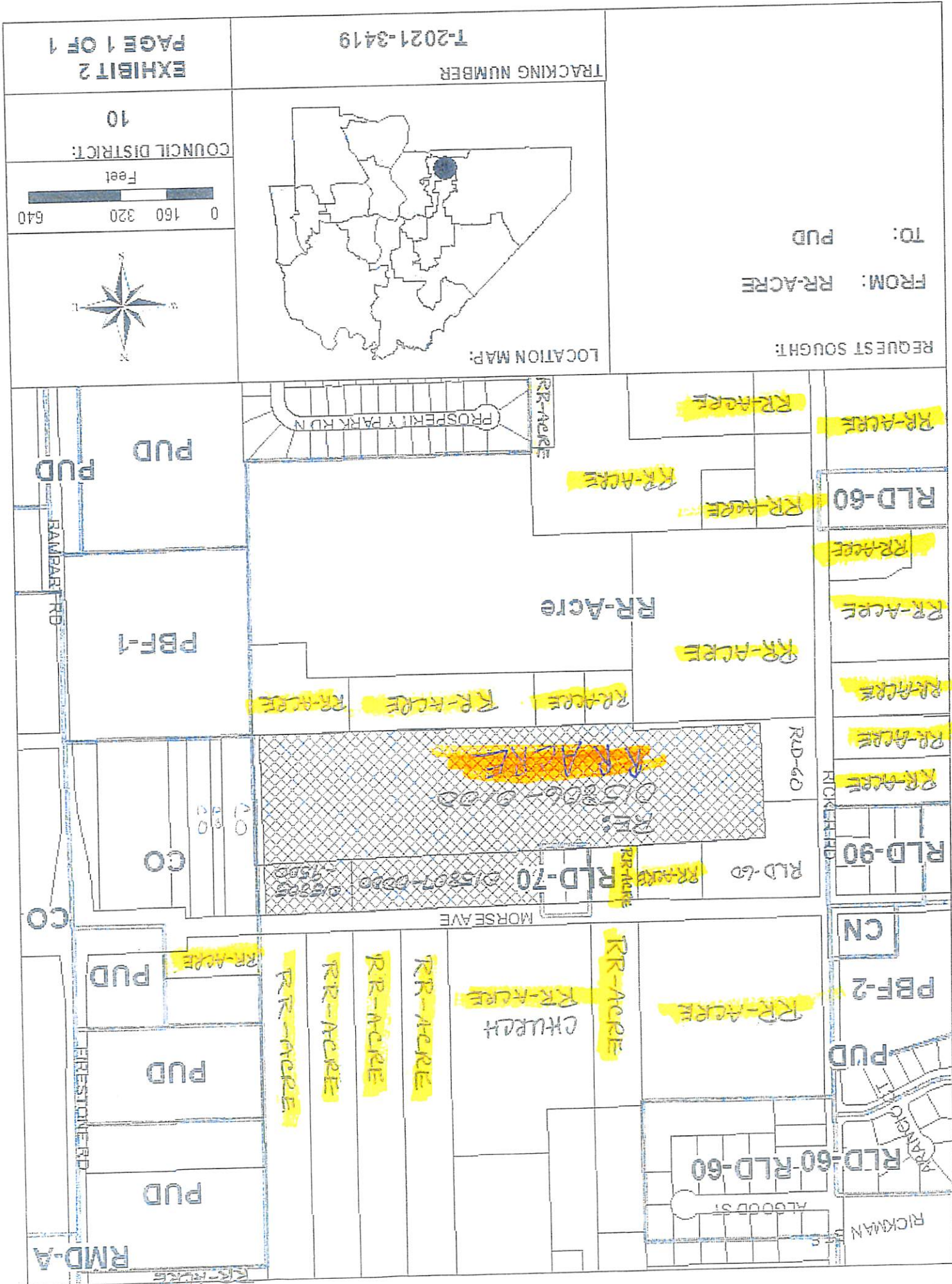
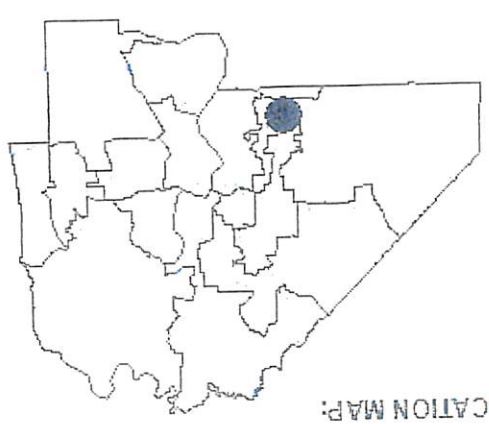




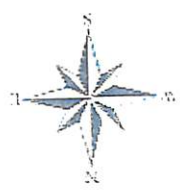
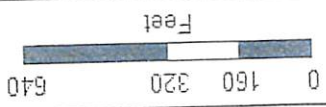
REQUEST SOUGHT:
FROM: RR-ACRE
TO: PUD

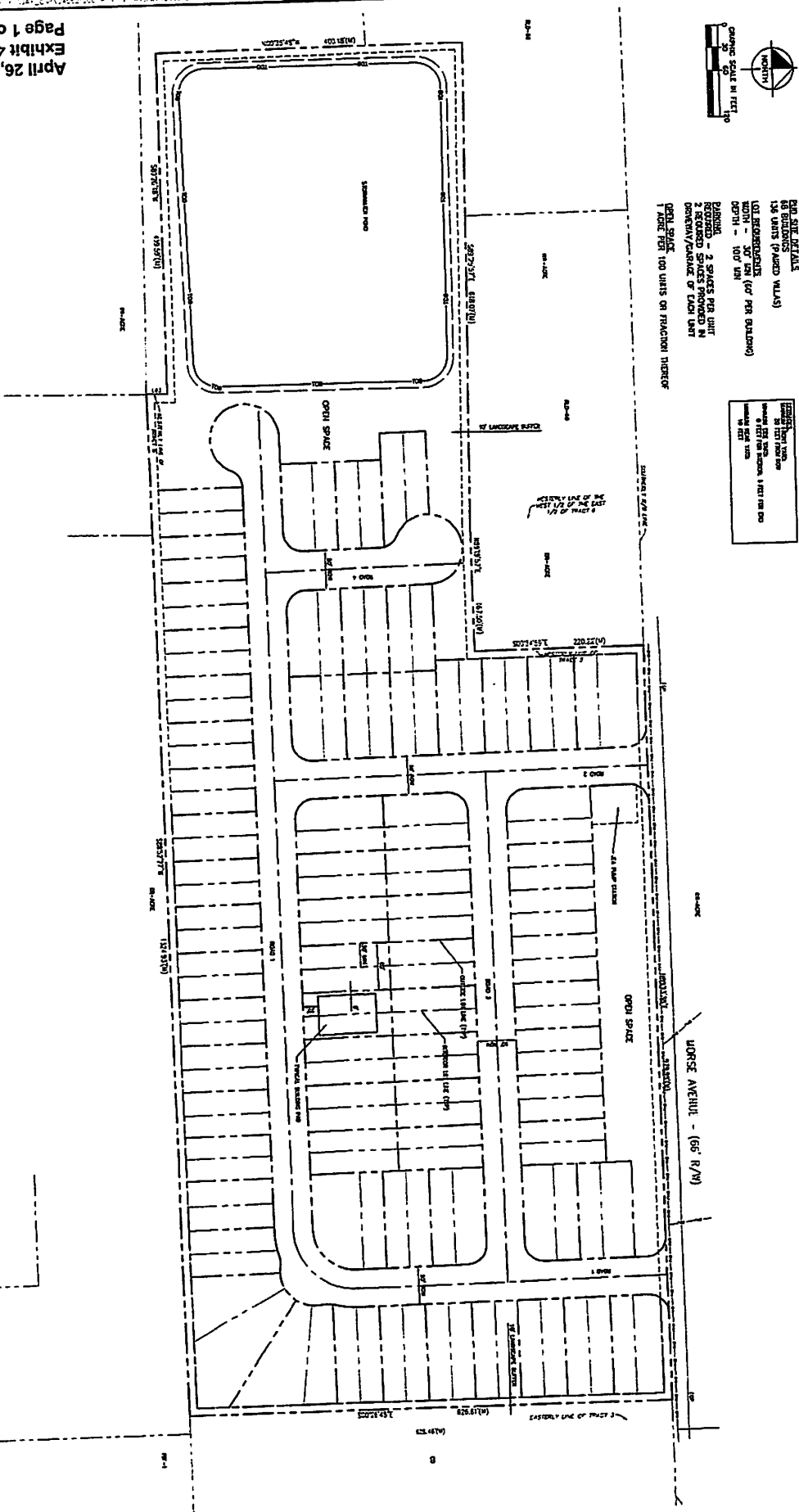
LOCATION MAP:



COUNCIL DISTRICT:

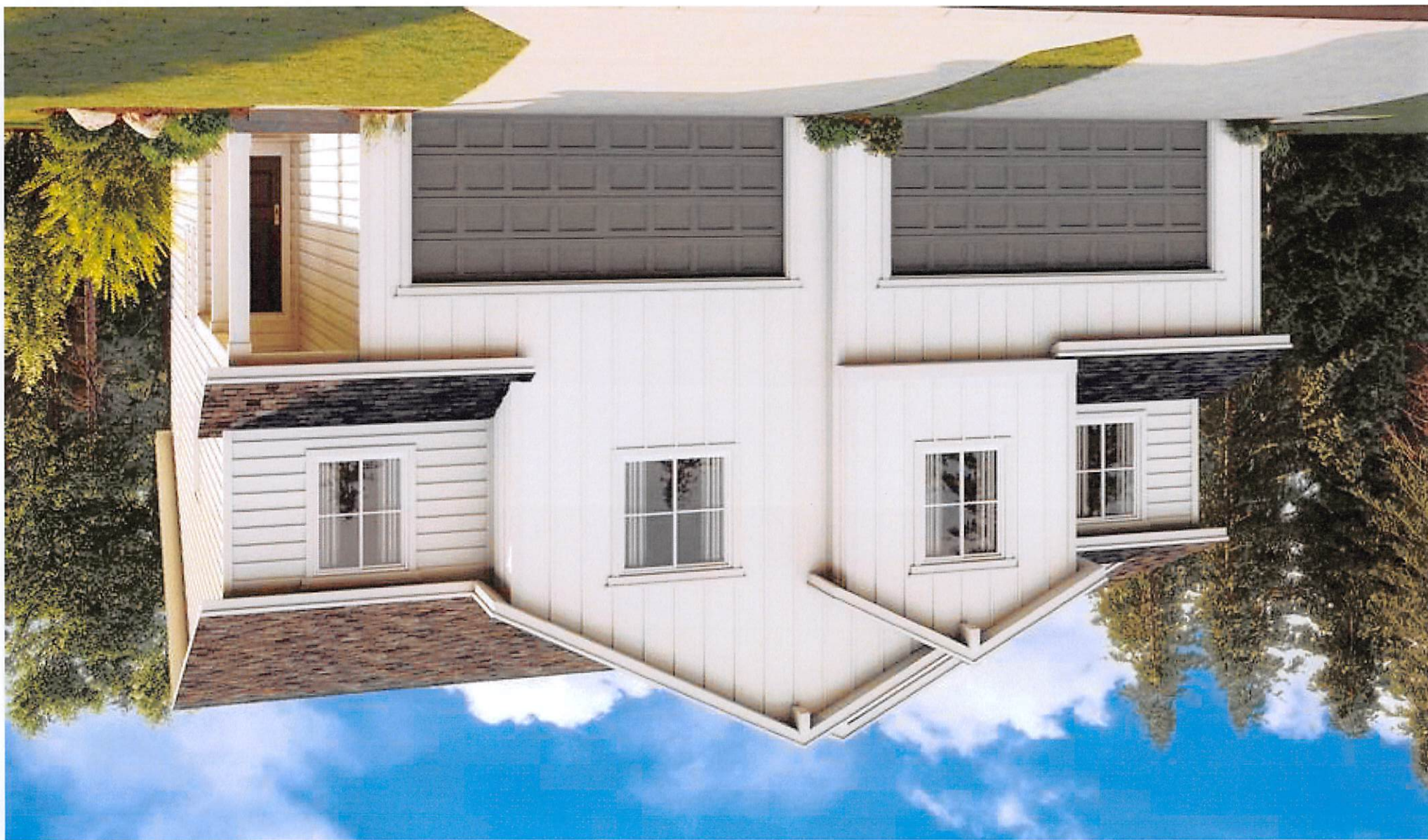
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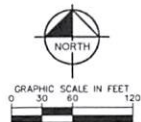




2021-233
Luz Handout
8/3/21

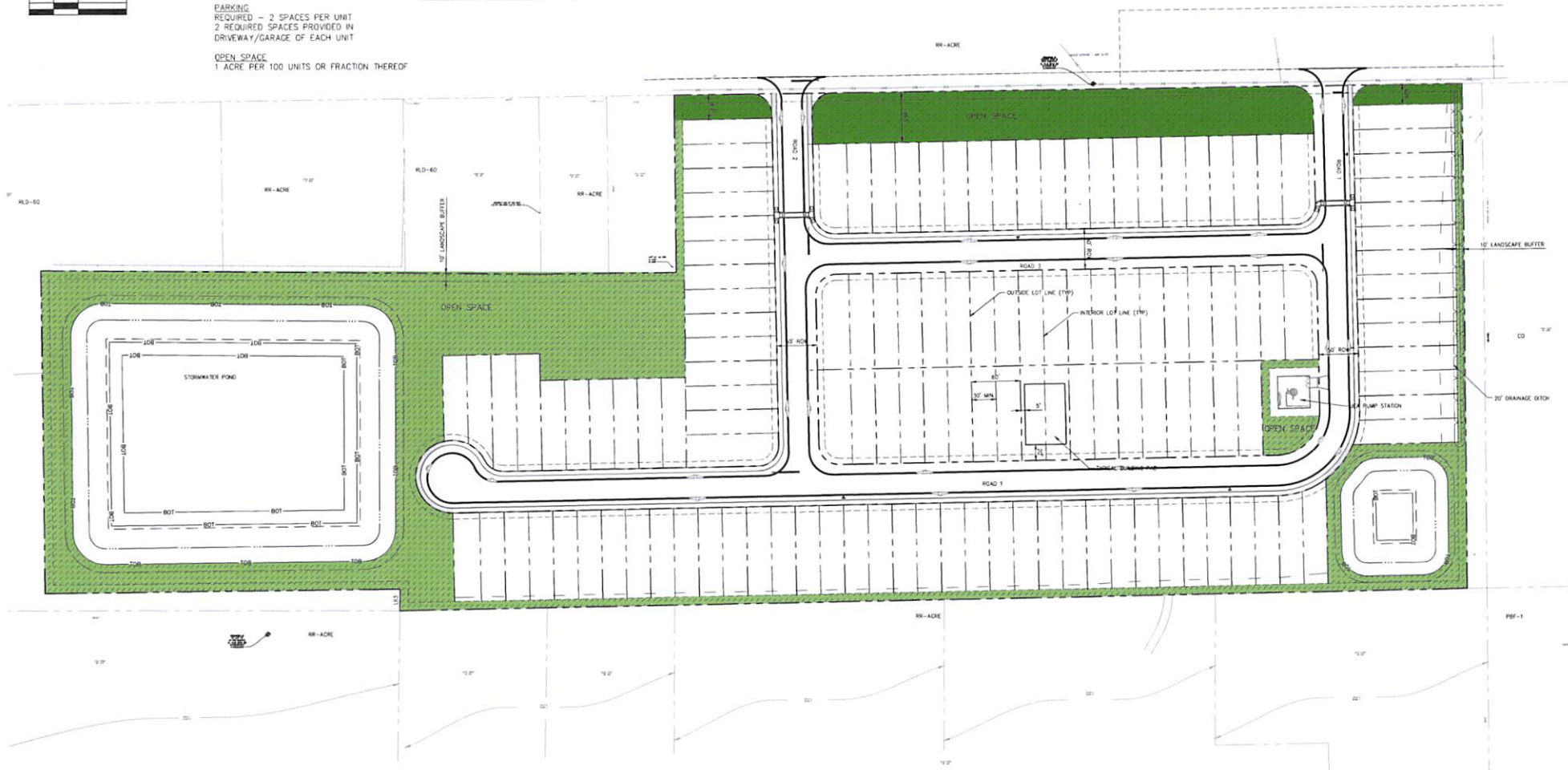


Drawing name: K:\JAW_Civil\045621006 - Morse Avenue\Site Plan-COLOR.dwg Layout1 Jul 30, 2021 8:55am by: Brian Delaney



PUD SITE DETAILS
66 BUILDINGS
132 UNITS (PAIRED VILLAS)
LOT REQUIREMENTS
WIDTH - 30' MIN (60' PER BUILDING)
DEPTH - 100' MIN
PARKING
REQUIRED - 2 SPACES PER UNIT
2 REQUIRED SPACES PROVIDED IN DRIVEWAY/GARAGE OF EACH UNIT
OPEN SPACE
1 ACRE PER 100 UNITS OR FRACTION THEREOF

SETBACKS
MINIMUM FRONT YARD:
20 FEET FROM ROW
MINIMUM SIDE YARD:
5 FEET FOR INTERIOR; 5 FEET FOR END
MINIMUM REAR YARD:
10 FEET



ASHERS LANDING

MORSE AVE. JACKSONVILLE, FL

Kimley»Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2300
JACKSONVILLE, FLORIDA 32258
PHONE: 904-428-3900
WWW.KIMLEY-HORN.COM REGISTRY 696

Proposed Conditions 2021-233-E – Asher's Landing PUD

1. The maximum number of residential units permitted on the Subject Property shall be 132.
2. The covenants and restrictions for the homeowner's association (HOA) shall provide that the HOA will maintain (funded through HOA dues/assessments) all common areas within the Subject Property, as well as the lawns/landscaping on each lot, excepting enclosed fenced areas in the rear of any lot, and all exterior fencing on the Subject Property.
3. The buffer area between the two access points to the proposed development on the Subject Property, as shown on the Site Plan attached hereto as Exhibit 4, shall remain a "Natural Buffer" area, as defined in Section 656.1222, Zoning Code, with a minimum depth 50 feet; provided, however, walking trails and similar low impact amenities may be provided within this area. The foregoing buffer shall be maintained by the HOA (funded through HOA dues/assessments), and the covenants and restrictions for the HOA shall reflect the same.

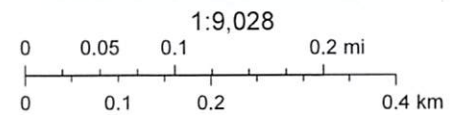




Duval Map



January 25, 2021



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE,

Google Maps

Intersection of Ricker Rd. and 103rd St.
- Publix, Walgreens, BP Gas Station,
Multi-family - 1.8 miles by car

Westside
Highschool

Treetop Estates
Subdivision -
507 Lots

Storage
Facilities

Family Dollar

Intersection of Morse
Ave. and Blanding Blvd

Big Oak Run
Subdivision -
131 Lots

Morse Ridge
Subdivision -
102 Lots

Subject Property

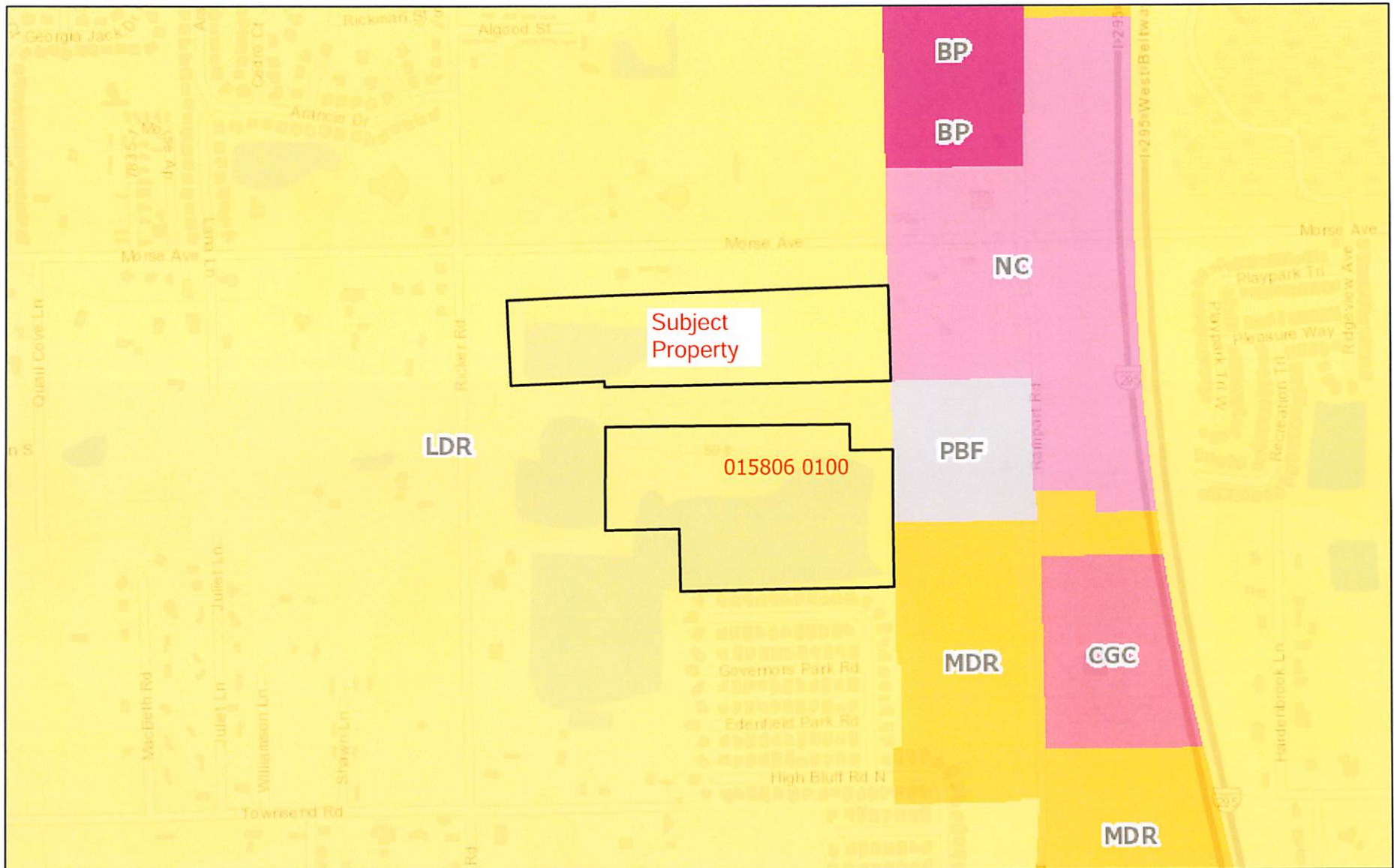
Rampart Ridge
Subdivision - 40
Lots

Overland Park
Subdivision -
319 Lots

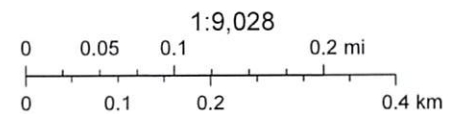
Collins Road and I-295 Interchange -
Costco, WalMart Supercenter,
Ascension St. Vincent's, large
subdivisions - 2.4 miles by car

Map data ©2021 2000 ft

Duval Map

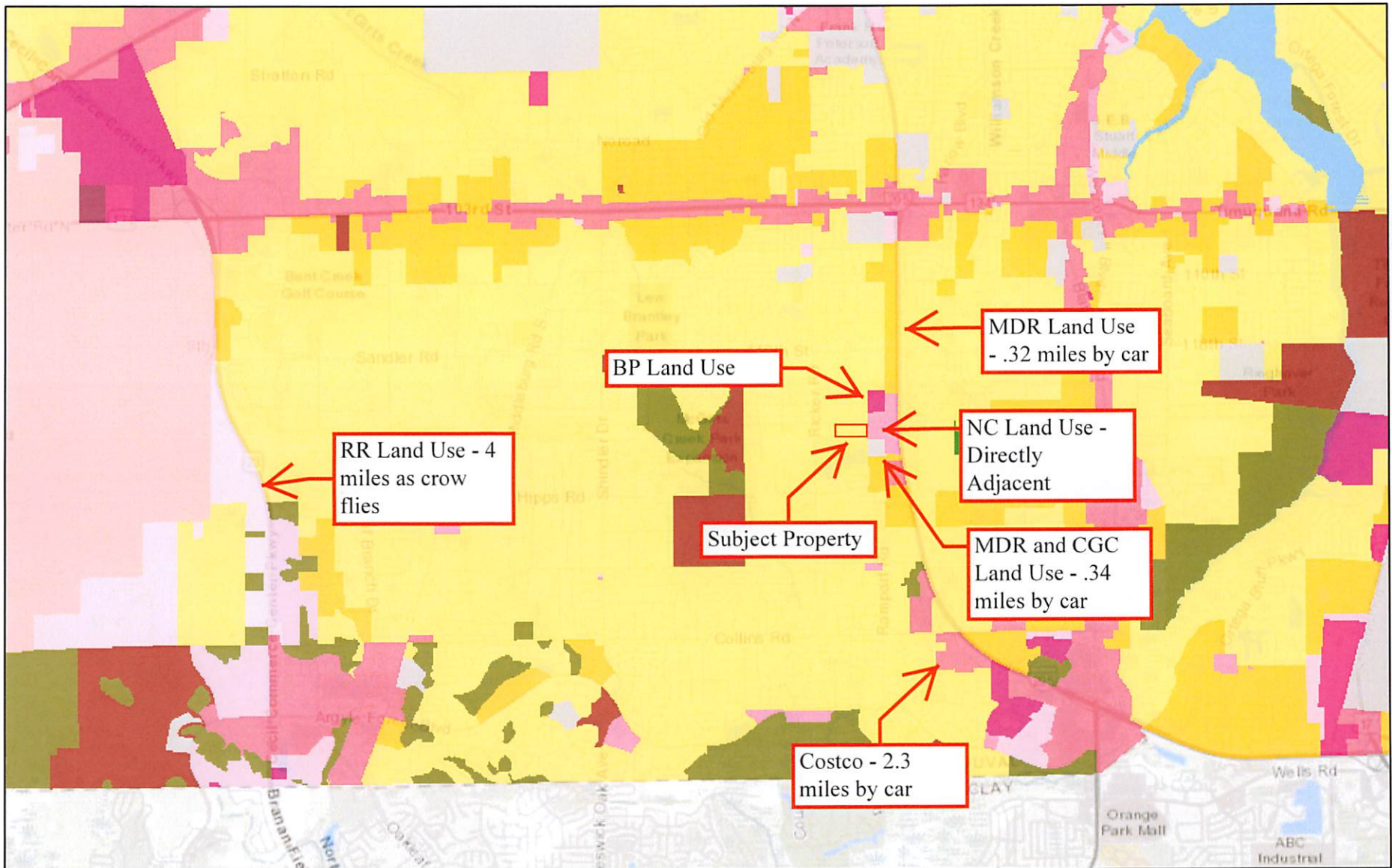


November 20, 2020

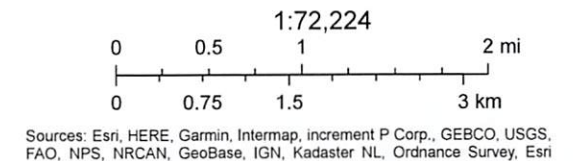


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri

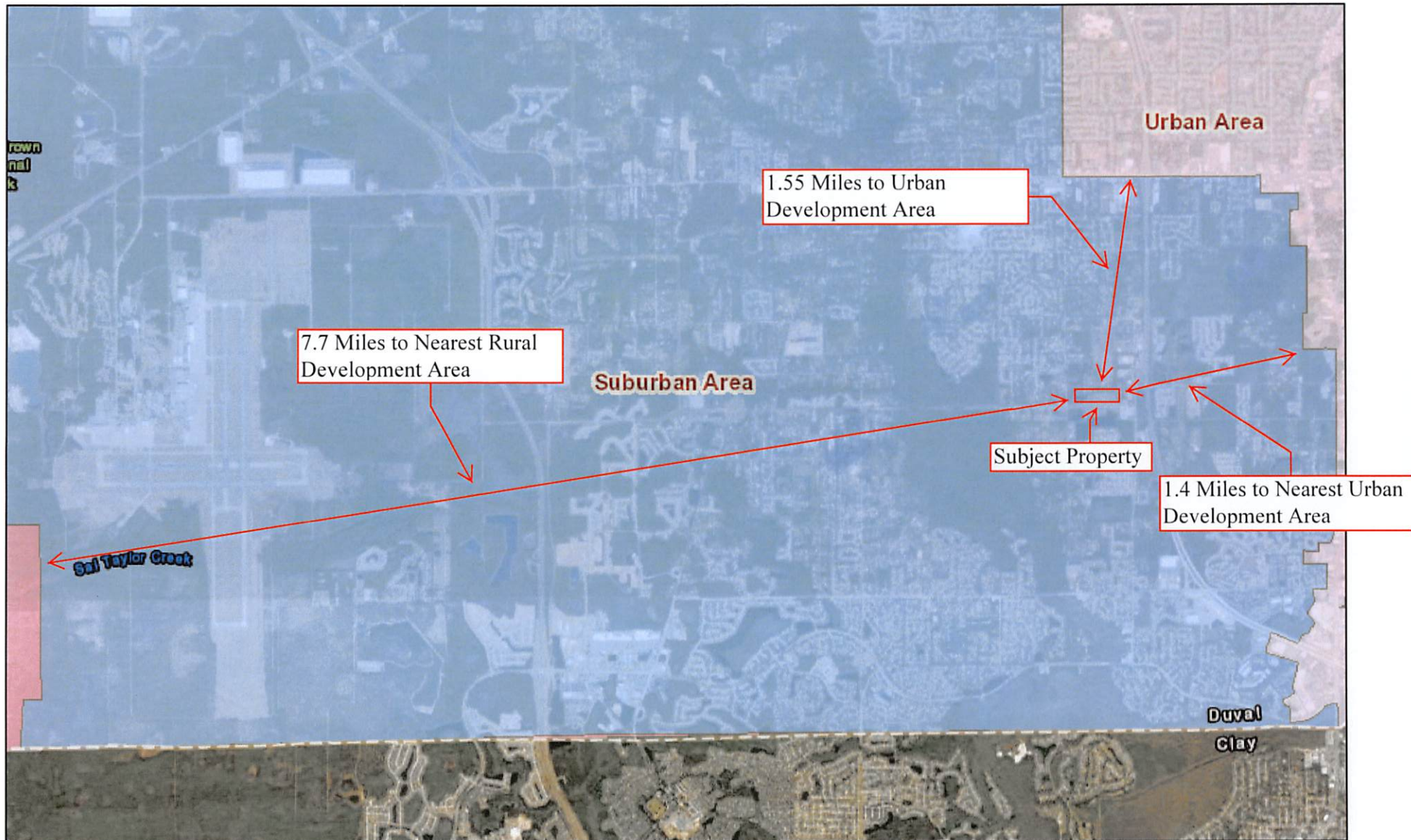
Duval Map



July 15, 2021

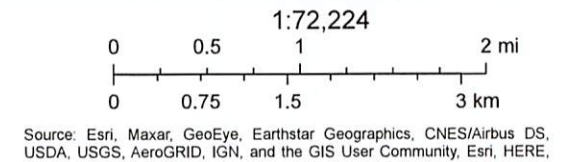
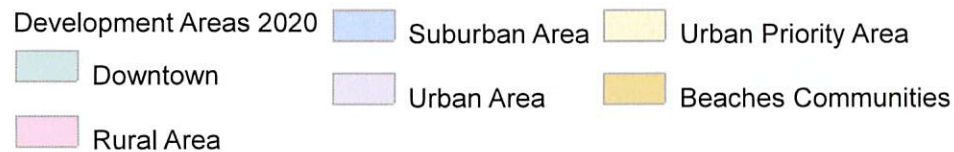


Land Development Review

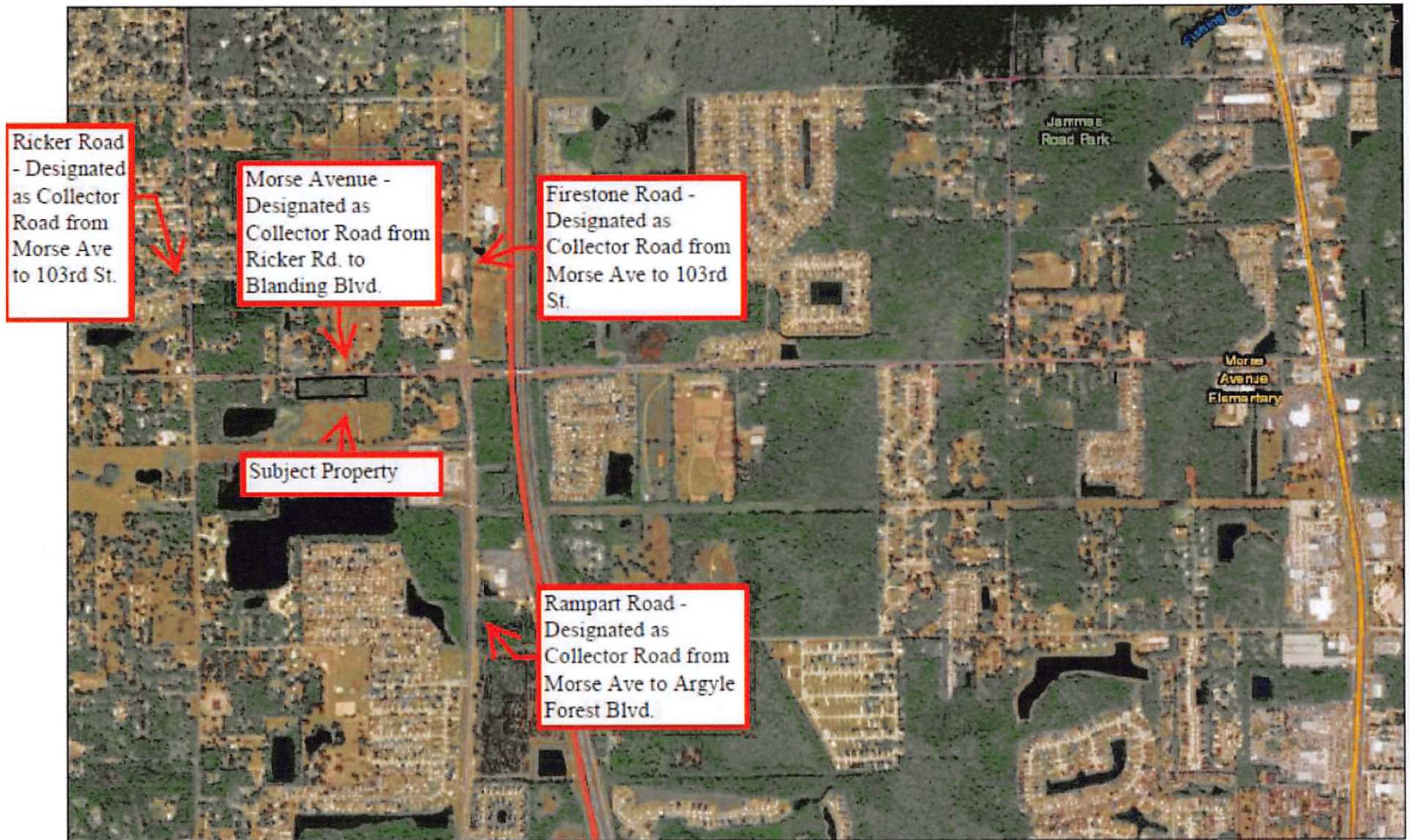


July 16, 2021

Development Areas 2020



Land Development Review



July 15, 2021

Functional Highway Classifications

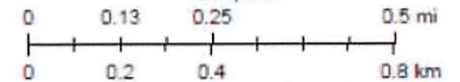
Limited

Major

Minor

Collector

1:18,056



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Esri, HERE,