

PUD Written Description
Westlake PUD
Ordinance 2007-394-E

September 18, 2023

Introduction

Development of Regional Impact: The Westlake PUD is a mixed use, master planned, Planned Unit Development, also known as the Westlake Development of Regional Impact, consisting of approximately 3,300 acres in northwest Jacksonville, (the “Westlake PUD”, or the “Westlake DRI”). The Westlake PUD is approximately 1.5 miles north of I-10, and 3 miles west of I-295, bounded on the north by Cisco Drive, on the east by Jones Road, on the south by Old Plank Road, and on the west by preservation lands previously conveyed by the Applicant, Westlake Land Management, Inc. (“WLM”) to the State of Florida, providing a buffer for Whitehouse Field. Pritchard Road runs through the Westlake PUD from Jones Road to Old Plank Road. Please see the Vicinity Map attached hereto as **Attachment “1”**.

The Westlake DRI was adopted by the Jacksonville City Council by Resolution 73–1109–319 dated November 13, 1973, as modified by City of Jacksonville Ordinance 73–624–597 dated November 13, 1973, Ordinance 77–771–371 dated September 27, 1977, Resolution 2000–48–A dated February 8, 2000, Ordinances 2001–1170, 1171 and 1172-E dated January 8, 2002, Ordinance 2 6–842–E dated September 12, 2006, and Ordinances 2007–393 and 394–E dated May 8, 2007.

Except for the specific amendments to the PUD set forth below, the Applicant seeks no other changes to the Westlake PUD or any parts or parcels thereof, and all other provisions and conditions in the Westlake PUD shall remain unchanged and in full force and effect, as and when applicable.

PUD Amendments

The changes to the Westlake PUD are as follows:

1. Amendment to Add Additional Property to Parcel 3 of the PU

The purpose of this PUD to PUD rezoning is to add (i) approximately 9.4 acres of real property immediately to the west and adjacent to the property designated as Parcel 3 within the existing Westlake PUD; and (ii) approximately 9.97 acres of real property immediately to the east and adjacent to Parcel 3 within the existing Westlake PUD, ((i) and (ii) together totaling approximately 19.37 acres hereinafter referred to as the “Additional Property”) to Parcel 3, for a new total Parcel 3 acreage of approximately 40.2 acres, for development as part of the Westlake PUD, subject to and in accordance with the terms, requirements, conditions and provisions of the Westlake PUD,

and the provisions set forth herein. A survey drawing of the combined Parcel 3 and Additional Property is attached hereto as **Exhibit “A”** (hereinafter together referred to as “Parcel 3”).

Parcel 3 shall be designated Industrial Light/Commercial Business Residential (“IL/CBR”) on the revised PUD Site Plan, Westlake DRI, attached hereto as **Exhibit “B”**, which allows and shall be developed for Light Industrial or Business Park permitted uses and permitted uses by exception, as set forth in Section 2 of the Westlake PUD. No additional development rights are necessary or being requested for the development of Parcel 3, and the Westlake PUD and existing DRI Light Industrial or Business Park development rights are sufficient for and will be allocated to the development of Parcel 3.

2. Amendment to Exchange Land Uses on an Acre-For-Acre Basis

In addition, this PUD rezoning is for the purpose of exchanging the locations of approximately 9.7 acres within Westlake Parcel 3 currently designated as a Recreation Open Space (“ROS”), for 9.7 acres within Westlake Parcel 9 currently designated as Commercial Business Residential (“CBR”), to make all of Parcel 3 LI/CBR, to allow the proposed Light Industrial or Business Park development thereof. Specifically, the northeastern portion of Parcel 3 currently consists of approximately 9.7 acres designated as ROS on the existing Westlake PUD Site Plan, attached as Exhibit E to the existing Westlake PUD. Westlake’s Amended Development Order, Ordinance 2006-842-E, allows the Applicant to “exchange the location of approved land uses within the [Westlake] DRI on an acre-for-acre basis within the Multi-Use land use designation, without the necessity of... filing for and obtaining NOPCs, land use amendments and the related development approvals, where the location of approved land uses within the DRI are simply being exchanged on an acre-for-acre basis, without any increase or decrease to the approved land uses or acreages within the DRI.”

In order to allow the desired Light Industrial or Business Park development on Parcel 3, the approximately 9.7 acres of Parcel 3 designated as ROS will need to be exchanged for approximately 9.8 acres of property designated as CBR within Parcel 9 of the Westlake PUD. A map showing the existing purple-colored 9.7 acres of ROS within Parcel 3, and the existing purple-colored 9.8 acres of CBR within Parcel 9 to be exchanged and placed under ROS designation is attached hereto as **Exhibit “C”**.

A companion Small-Scale Comprehensive Plan Land Use Amendment Application to change the future land use of the 19.37 acres of Additional Property to Multi-Use (“MU”), and a companion Application for Changes to a Development of Regional Impact (DRI) under Section 380.06(7), Florida Statutes, to modify the Westlake Development of Regional Impact Development Order to amend Map H to incorporate the Additional Property into the Westlake DRI, among other changes, are being filed contemporaneously with this application.

3. Amendment Regarding Development of Parcel 3

The development of Parcel 3 shall comply with the terms, conditions and requirements of the Westlake PUD, provided, however, that notwithstanding anything to the contrary in the PUD or otherwise, the setbacks and other requirements of the PUD shall apply to the combined Parcel 3

as one integrated parcel, without regard to any internal setbacks or other requirements or provisions, which might have applied prior to adding the Additional Property to Parcel 3.

The development of Parcel 3 shall occur in two phases as set forth below and shown on the Parcel 3 Concept Plan attached hereto as **Exhibit “D”**:

PHASE I	PHASE II	TOTAL
2023-2028	2024-2034	
Gross Building Area	Gross Building Area	
340,000 +/- sq. ft.	195,000 +/- sq. ft.	535,000 +/- sq. ft.

4. Amendment to Add a Land Use Conversion Table

The Westlake DRI Development Order shall be amended to add a land use conversion provision and Land Use Conversion Table, which shall allow the Applicant to simultaneously increase and decrease any approved land uses within the DRI, provided that the exchange is consistent with the Conversion Table attached thereto, that notice thereof is provided to the City, and that the changes are reported to the City as part of the next DRI biennial reporting process. The Westlake PUD shall correspondingly be amended to allow for the simultaneous increase and decrease of land uses within the PUD without additional approvals, only as allowed by the DRI Development Order and the Land Use Conversion Table therein, a copy of which is attached hereto as **Exhibit “E”**, and as set forth below:

Land Use Conversion

- (a) Applicant may increase any approved land use(s) and simultaneously decrease other approved land use(s) within the PUD without filing applications for amendments to the DRI Development Order or PUD or other approvals, provided that such changes are consistent with the Conversion Table attached as **Exhibit “E”** hereto and are reported as part of the biennial DRI reporting process.

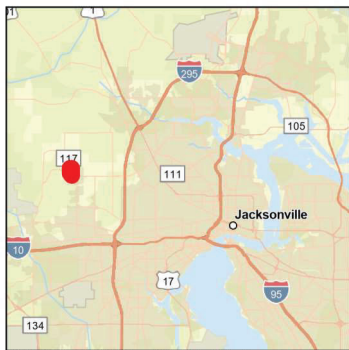
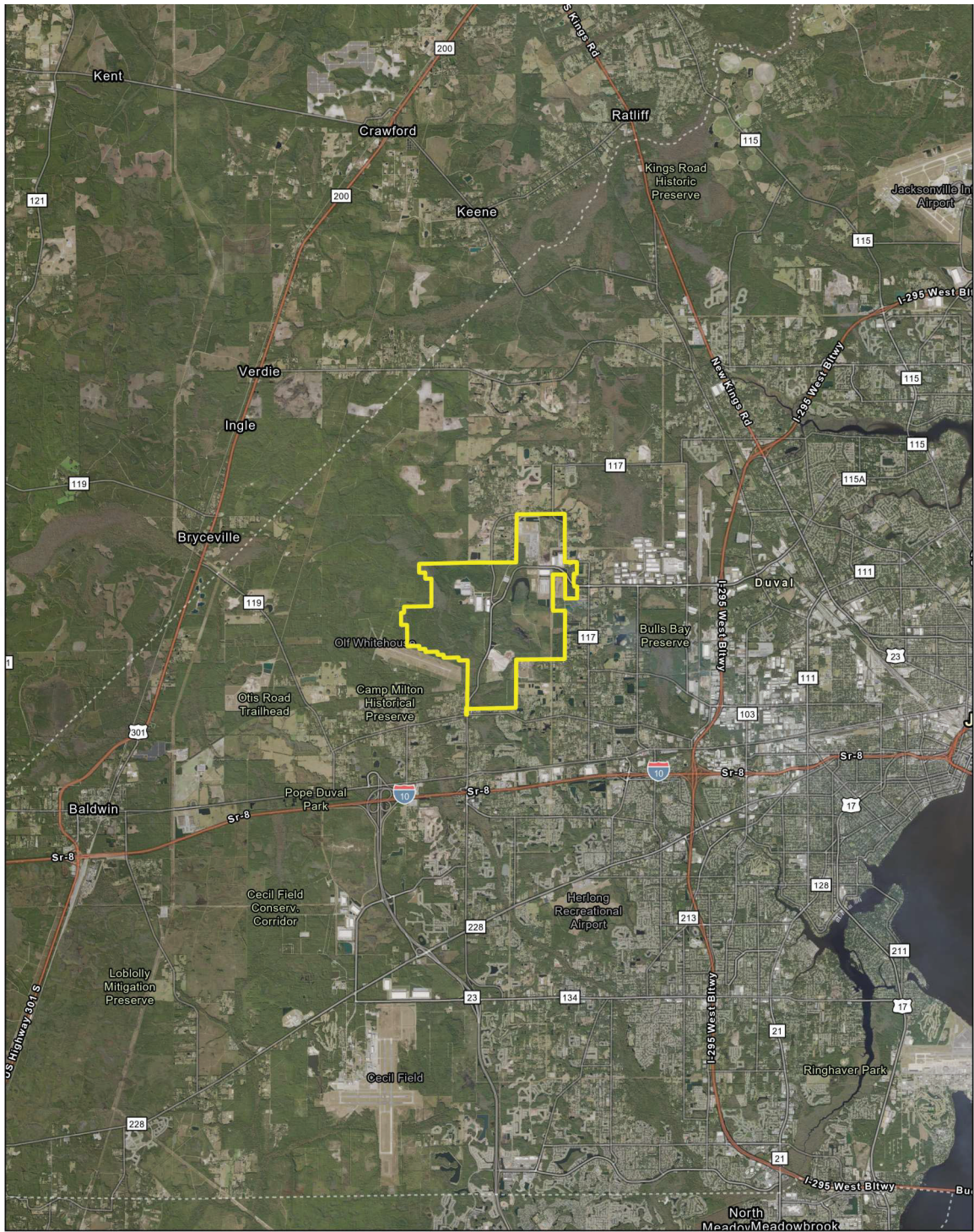
Upon the election of a land use conversion under the Conversion Table, Applicant shall notify the City of Jacksonville in writing of the conversion and shall provide the City with cumulative land use totals and remaining allowable quantities in the next DRI biennial report.

- (b) So long as the conversion is consistent with the criteria contained in **Exhibit “E”** and there is no increase to the density or intensity of the DRI, no additional approvals shall be required for the conversion(s).

5. Amendment to Site Plan to Provide Flexibility for Remaining Development of Westlake DRI

The Westlake PUD Site Plan shall be amended to designate all remaining undeveloped parcels within the Westlake PUD, except for any parcels designated as ROS or preservation, for development as LI/CBR (Light Industrial/ Commercial, Business Park, Residential) to allow more flexible development within the PUD as driven by market trends and demands and consistent with the MU (Multi-Use) land use designation of the entire DRI/PUD, as shown on the revised PUD Site Plan, Westlake DRI, attached hereto as **Exhibit “B”**.

ATTACHMENT "1"



F:\2022\22-109\GIS\Maps\PRO\Westlake Parcel 3.aprx

Westlake Parcel 3

Vicinity

Source: ETM, Duval County

Westlake DRI

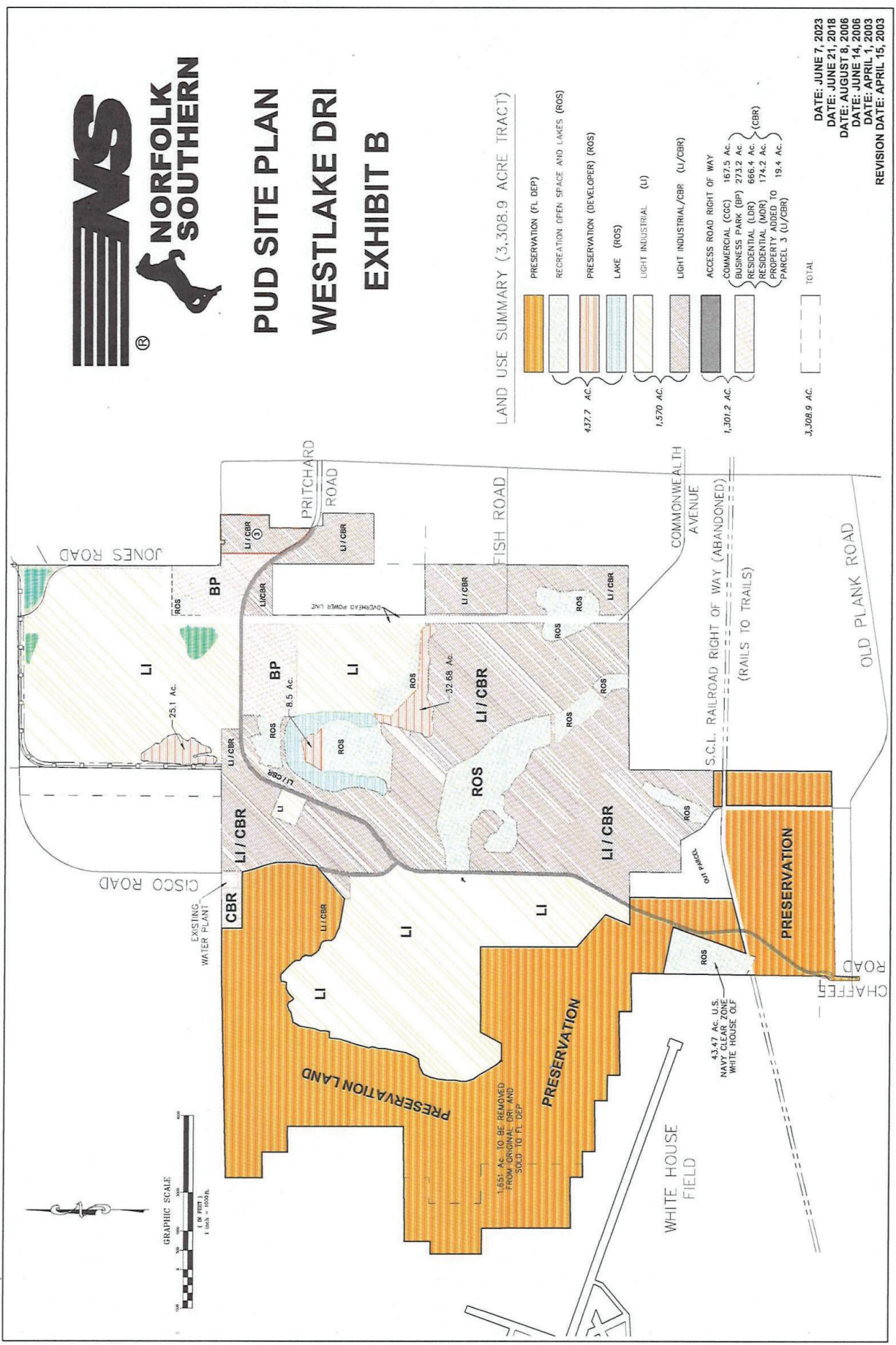


ETM England-Thims & Miller, Inc.
DISCLAIMER: INFORMATION ON THIS MAP IS SUBJECT TO CONTINUOUS MODIFICATION AND UPDATING. ENGLAND THIMS AND MILLER, INC. DOES NOT WARRANT OR REPRESENT ANY LIABILITY FOR ANY ERRORS OR OMISSIONS OF THE INFORMATION INCLUDED HEREIN. ENGLAND THIMS AND MILLER, INC. SHALL NOT BE RESPONSIBLE IN ANY WAY FOR ANY LOSS OR DAMAGE, INCLUDING BUT NOT LIMITED TO, LOSS OF PROFITS OR REVENUE, ARISING FROM THE USE OF THIS INFORMATION.
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Date: 6/2/2023



PUD SITE PLAN WESTLAKE DRI EXHIBIT B



LAND USE SUMMARY (3,308.9 ACRE TRACT)

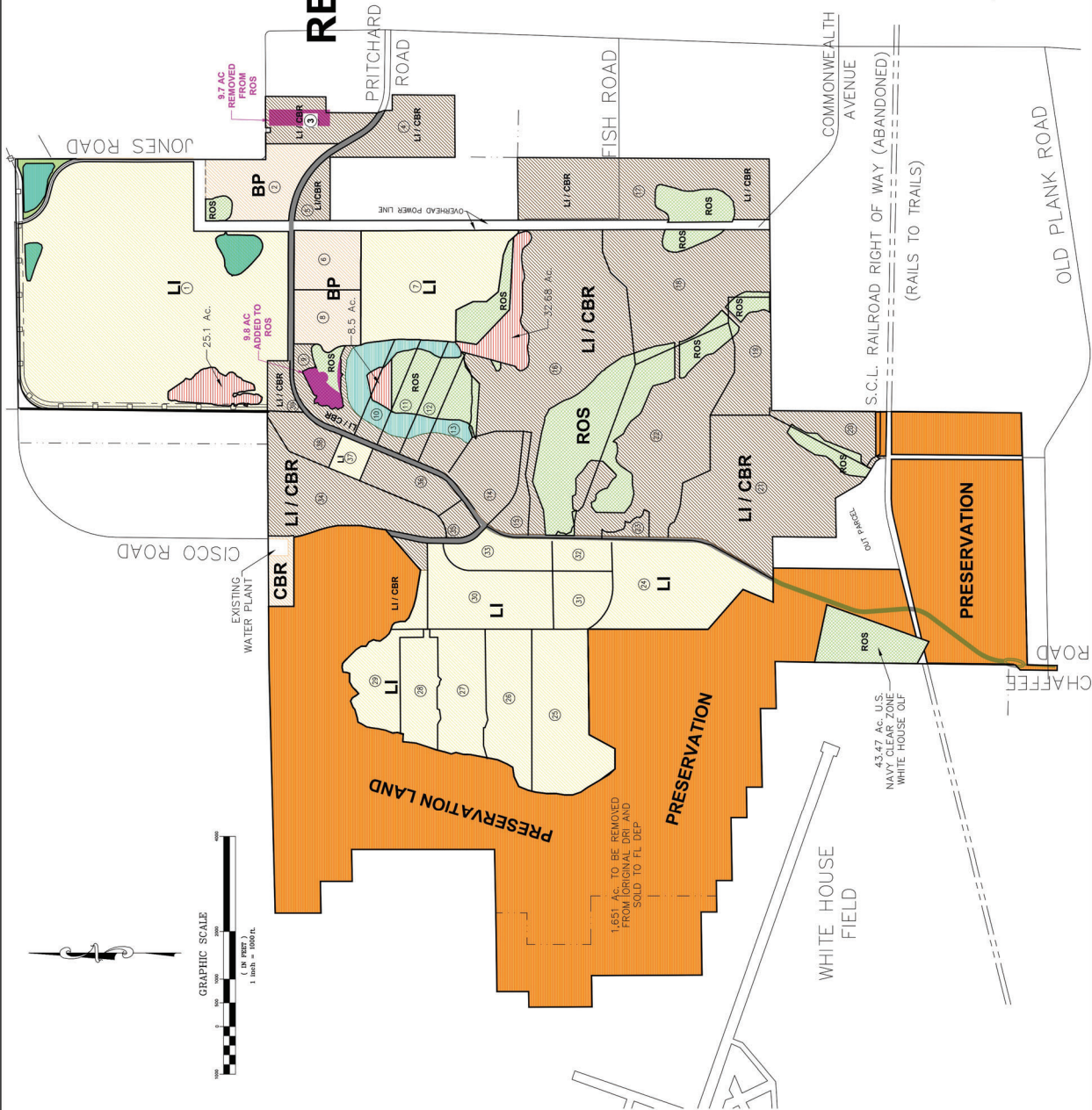
[Orange Box]	PRESERVATION (FL DEP)	
[Light Blue Box]	RECREATION OPEN SPACE AND LAKES (ROS)	
[Light Green Box]	PRESERVATION (DEVELOPER) (ROS)	437.7 AC.
[Light Yellow Box]	LAKE (ROS)	
[Light Blue Box]	LIGHT INDUSTRIAL (LI)	1,570 AC.
[Light Green Box]	LIGHT INDUSTRIAL/CBR (LI/CBR)	
[Dark Blue Box]	ACCESS ROAD RIGHT OF WAY	1,301.2 AC.
[Orange Box]	COMMERCIAL (CCC) 167.5 AC	
[Light Blue Box]	BUSINESS PARK (BP) 273.2 AC	
[Light Green Box]	RESIDENTIAL (LDR) 666.4 AC	
[Light Yellow Box]	RESIDENTIAL (MRS) 174.2 AC	
[Light Green Box]	PROPERTY ADDED TO PARCEL 3 (LI/CBR) 19.4 AC	
[Total Box]	TOTAL	3,308.9 AC.

DATE: JUNE 7, 2023
 DATE: JUNE 21, 2018
 DATE: AUGUST 8, 2006
 DATE: JUNE 14, 2006
 DATE: APRIL 1, 2003
 REVISION DATE: APRIL 15, 2003

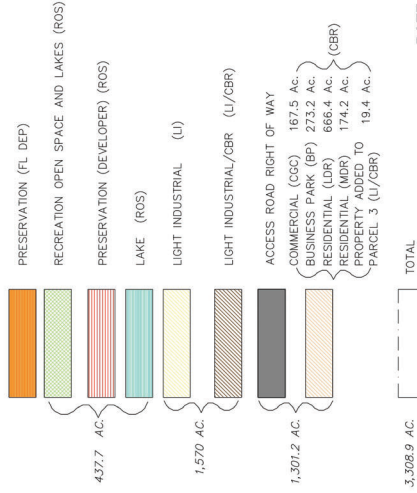
EXHIBIT "C"



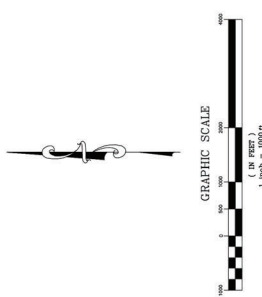
REVISED MASTER SITE PLAN WESTLAKE DRI MAP H



LAND USE SUMMARY (3,308.9 ACRE TRACT)



DATE: JUNE 7, 2023
 DATE: JUNE 21, 2018
 DATE: AUGUST 8, 2006
 DATE: JUNE 14, 2006
 DATE: APRIL 1, 2003
 REVISION DATE: APRIL 15, 2003



1,651 AC. TO BE REMOVED FROM ORIGINAL DRI AND SOLD TO FL DEP

43,477 AC. U.S. NAVY CLEAR ZONE WHITE HOUSE OLF

WHITE HOUSE FIELD

COMMONWEALTH AVENUE

S.C.L. RAILROAD RIGHT OF WAY (ABANDONED) (RAILS TO TRAILS)

OLD PLANK ROAD

CHAFFEE ROAD

CISCO ROAD

JONES ROAD

PRITCHARD ROAD

FISH ROAD

EXISTING WATER PLANT

9.8 AC. ADDED TO ROS

9.7 AC. REMOVED FROM ROS

32.68 AC.

69.1 PARCEL

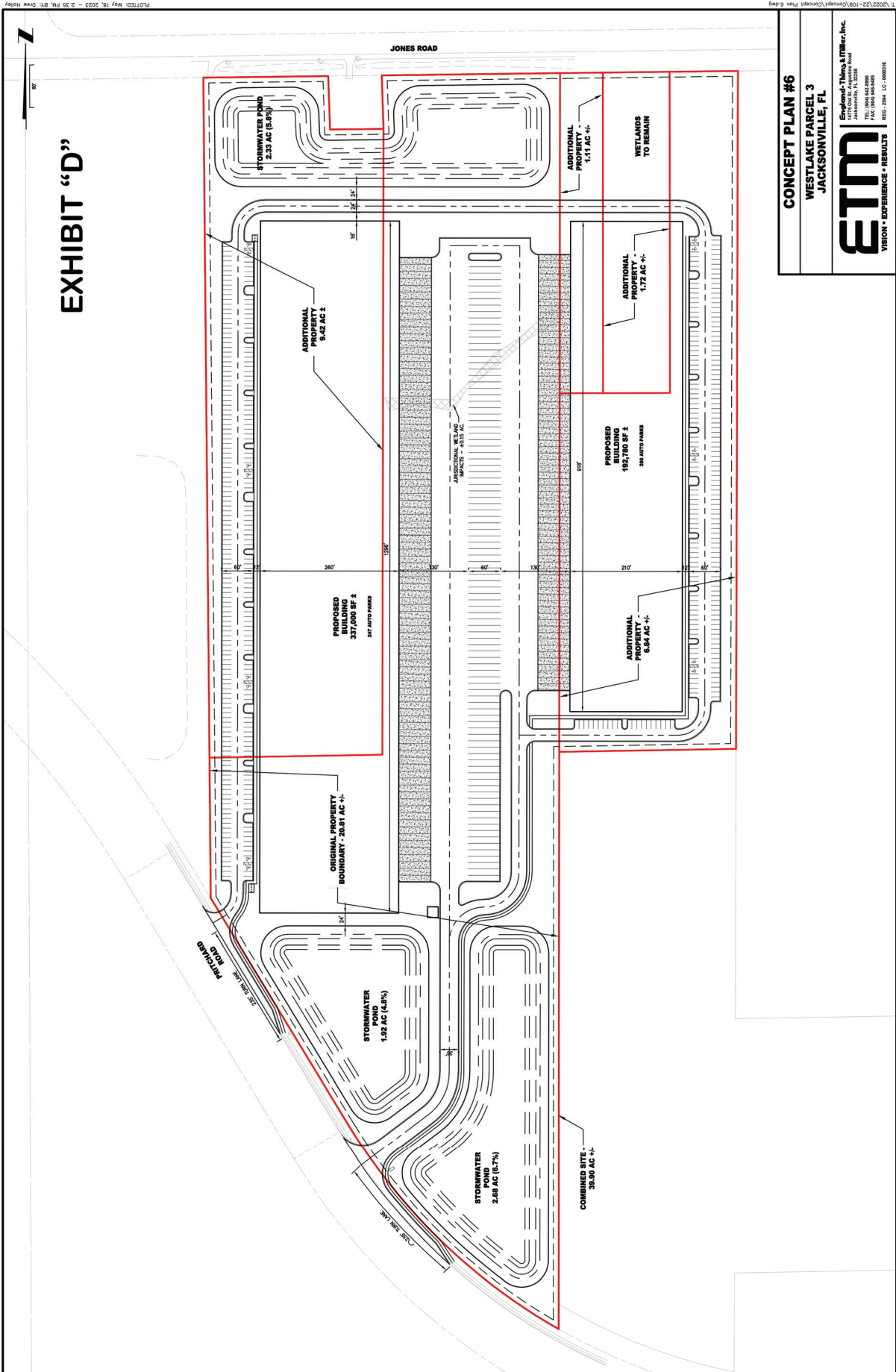
ACCESS ROAD RIGHT OF WAY

COMMERCIAL (CCC) 167.5 AC.
 BUSINESS PARK (BP) 273.2 AC.
 RESIDENTIAL (LDR) 666.4 AC.
 RESIDENTIAL (MDR) 174.2 AC.
 PROPERTY ADDED TO PARCEL 3 (LI/CBR) 19.4 AC.

TOTAL

3,308.9 AC.

EXHIBIT "D"



CONCEPT PLAN #6
WESTLAKE PARCEL 3
JACKSONVILLE, FL

ETM
 Engineers, Planners & Architects, Inc.
 4777 Ocala Avenue, Suite 100
 Jacksonville, FL 32208
 FAX: (904) 944-8488
 REG - 2881, LC - 000181

EXHIBIT "E"

Table 1 - Westlake DRI Land Use Conversion Table

May 31, 2023

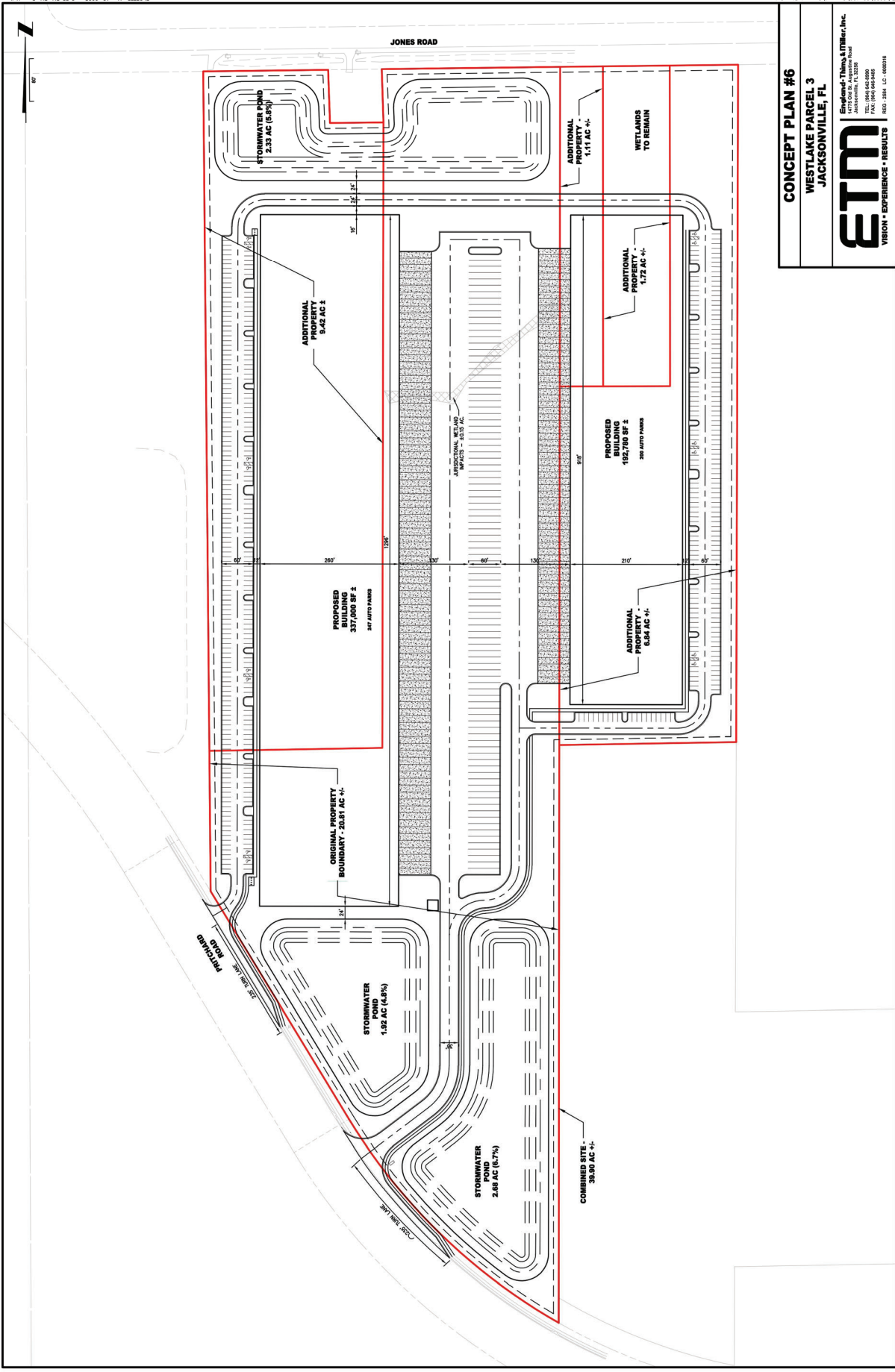
Land Use	Converting From		General Light Industrial	Warehouse	Single Family	Multi Family (low-rise)	Multi Family (mid-rise)	Multi Family (high-rise)	General Office	Shopping Center (>150K)	Shopping Plaza (40 - 150K) With Supermarket	Shopping Plaza (40 - 150K) Without Supermarket
	ITE Land Use Code	Land Use Code										
Converting TO	ITE	Land Use Code	110	150	210	220	221	222	710	820	821	821
	Land Use Code	Units	1,000 sf	1,000 sf	DU	DU	DU	DU	1,000 sf	1,000 sf	1,000 sf	1,000 sf
		Rate	0.65	0.18	0.94	0.51	0.39	0.32	1.44	3.4	9.03	5.19
General Light Industrial	170	1,000 sf	1,000	0.277	1.446	0.785	0.600	0.492	2.215	5.231	13.892	7.985
Warehouse	150	1,000 sf	3,611	1,000	5,222	2,833	2,167	1,778	8,000	18,889	50,167	28,833
Single Family	210	DU	0.691	0.191	1,000	0.540	0.410	0.340	1.532	3,617	9,606	5,521
Multi Family (low-rise)	220	DU	1,275	0.353	1,840	1,000	0.760	0.627	2,824	6,667	17,706	10,176
Multi Family (mid-rise)	221	DU	1,667	0.462	2,410	1,310	1,000	0.821	3,692	8,718	23,154	13,308
Multi Family (high rise)	222	DU	2,031	0.563	2,938	1,594	1,219	1,000	4,500	10,625	28,219	16,219
Office	710	1,000 sf	0.451	0.125	0.653	0.354	0.271	0.222	1,000	2,361	6,270	3,600
Shopping Center (>150K)	820	1,000 sf	0.191	0.053	0.276	0.150	0.115	0.094	0.424	1,000	2,656	1,526
Shopping Plaza (40-150K) With Supermarket	821	1,000 sf	0.072	0.020	0.104	0.056	0.043	0.035	0.160	0.377	1,000	0.570
Shopping Plaza (40-150K) No Supermarket	821	1,000 sf	0.125	0.035	0.181	0.098	0.075	0.062	0.280	0.655	1,740	1,000

Notes:

- 1) Conversion Rates are based on trip rates from the 11th Edition of the ITE *Trip Generation Manual*
- 2) Additional uses can be added using the trip rates from the 11th edition of the ITE *Trip Generation Manual*.

Examples:

- 1) When converting single family residential to multi family (low rise) multiply the number of single family units by 1.840 calculate the number of multi family (low-rise) units.
- 2) When converting Shopping Plaza (40-150K) with Supermarket to office multiply the Shopping Plaza square footage by 6.270 to calculate the equivalent square footage of office space.



CONCEPT PLAN #6
WESTLAKE PARCEL 3
JACKSONVILLE, FL

ETM
 ENVELOPE TECHNOLOGIES & DESIGN, INC.
 14700 STATE ROAD 100, SUITE 100
 JACKSONVILLE, FL 32218
 TEL: (904) 642-8800
 FAX: (904) 642-8805
 REG. - 3581, L.C. - 000019

VISION • EXPERIENCE • RESULTS

EXHIBIT F

PUD Name **Westlake PUD**

Land Use Table

Total gross acreage	3,289 Acres	100 %
Amount of each different land use by acreage		
Single family	666.4 Acres	20.19 %
Total number of dwelling units	 D.U.	
Multiple family	174.2 Acres	5.28 %
Total number of dwelling units (Single family and multi-family)	5,900 D.U.	
Commercial	167.5 Acres	5.08 %
Industrial	1,570 Acres	47.58 %
Other land use	273.2 Acres	8.27 %
Active recreation and/or open space	437.7 Acres	13.26 %
Passive open space	0 Acres	 %
Public and private right-of-way	125 +/- Acres	 %
Maximum coverage of buildings and structures :	 Sq. Ft.	 %
Industrial: None Other Land Use: 65 percent Single Family: 35 percent Multi-Family: 35 percent Commercial: None Active recreation and/or open space: 10 percent		