

## **WRITTEN DESCRIPTION**

### **Villages of Argyle Duval County PUD Modification April 2, 2024**

**DRI Master Developer:** AFI Associates, Inc.  
Attention: John G. Metcalf, Esq.  
50 Silver Forest Drive, Suite 200  
St. Augustine, Florida 32092

**Owner:** North East District, Florida Annual Conference,  
United Methodist Church, Inc.  
Attention: Durwood Foshee  
1415 LaSalle Street  
Jacksonville, Florida 32207

**Developer:** Regional Development, LLC  
Attention: Charles W. Arnold III  
50 Silver Forest Drive, Suite 203  
St. Augustine, Florida 32092

**Authorized Agent:** Driver, McAfee, Hawthorne & Diebenow, PLLC  
Attention: Staci M. Rewis, Esq.  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

#### **A. Location**

The Villages of Argyle DRI is located within Duval County and Clay County, Florida, and is generally located north and west of Blanding Boulevard, south and east of Cecil Commerce Center, and east of Jennings State Forest. A Vicinity Map is attached as **Exhibit F** to the application.

#### **B. Overview**

This rezoning application seeks to modify the Villages of Argyle Planned Unit Development (the “PUD”) as it relates to certain property located at 0 Oakleaf Plantation Parkway with Real Estate Number 002442-1000, as specifically described in **Exhibit 1** (the “Property”) to PUD Ordinance 2024-142. The proposed modifications to the PUD are as follows:

- Designate the Property as Parcel 52;

- Change Parcel 52 from Hunting Preserve to Mixed Use;
- Modify the Master Site Plan (Map H) consistent with the Parcel 52 change;
- Modify the PUD Exhibits consistent with these changes;
- Modify the DRI/DO Phasing Schedule.

The Property is subject to the Duval County Villages of Argyle Development of Regional Impact Development Order (the “DRI/DO”). A companion Application for Changes to a Development of Regional Impact to the DRI/DO and a companion small scale Comprehensive Plan Amendment to change the future land use designation of the Property to Residential Professional Institutional within the Suburban Development Area are being submitted simultaneously with this application.

All the proposed changes are applicable only to the Duval County portion of the PUD. No new DRI development rights are proposed to be added to the DRI and/or the PUD. Rather, existing DRI development rights will be utilized and converted to develop the Property. Therefore, there is no increase in intensity or density to the PUD and no additional impacts as a result of this PUD application.

This application is being filed on behalf of North East District, Florida Annual Conference, United Methodist Church, Inc. (the “Owner”) and Regional Development, LLC (the “Developer”). Authorization letters for the Owner and the Developer are attached as **Exhibit B** to the application. An authorization letter from AFI Associates, Inc., the master developer of the AFI Affiliated Villages portion of the DRI, is attached as **Exhibit B** to the application. The Property is located within the Middleburg Village of the AFI Affiliated Villages portion of the DRI.

### **C. Proposed Modifications**

#### Master Site Plan

This application proposes to modify the Master Site Plan (Map H) to change the Property designation from Hunting Preserve to Mixed Use and designate the Property as Parcel 52. The revised Master Site Plan (Map H) is attached as **Exhibit 4** to PUD Ordinance 2024-142. Please note the PUD Master Site Plan (Map H) is the same as Map H in the DRI/DO.

The purpose of the Hunting Preserve designation is for wildlife management and hunting as part of a private hunting club and lodge, as stated in Part II.C. of the PUD. When the Owner purchased the Property in 2006, it intended to develop a church and the Property ceased to function as part of the larger Hunting Preserve. Since the Owner’s purchase, the Property has remained vacant for approximately 18 years and from a use standpoint was removed from the Hunting Preserve and its associated purposes. Neither the land use, DRI/DO nor PUD were required by the City of Jacksonville (“City”) to be modified to allow the development of a church on the Property and as such the DRI/DO and the PUD Hunting Preserve designation remained on the Property

notwithstanding that the Property no longer functioned nor operated as part of the Hunting Preserve. In addition, a standalone Hunting Preserve use on approximately 20 acres is not viable.

The area of the Villages of Argyle project that surrounds the Property was designated on DRI/DO Map H as Light Industrial, Heavy Industrial, General Commercial, Business Park, Mixed Use and Conservation. Attached as **Exhibit G** to the application is the DRI Map H adopted under Resolution 1999-876-A. Since 2006, the following changes to Map H have occurred in the vicinity of the Property: (i) Parcels 19B and 20 located south of the Property in Clay County were changed from Light Industrial and Heavy Industrial, respectively, to Mixed Use and subsequently developed for single-family residential; (ii) directly north of the Property, Parcel 50 was changed from Hunting Preserve to Park/School, Parcel 51 was designated Park within the Hunting Preserve, and Parcel 51 and the northern portion of Parcel 50 are planned to be developed as a regional park by the City and the southern portion of Parcel 50 is proposed to be developed with school uses by the Duval County School Board; (iii) Parcel 10 located east of the Property, was split into Parcels 10 (Business Park), 10A (Mixed Use) and 10B (Low Density Residential) with Parcels 10A and 10B developed as residential.

The proposed change of the Property to Mixed Use allows it to be developed with uses that are consistent and compatible with its surroundings. Due to the Map H amendments and existing development pattern, the area surrounding the Property is now residential in character.

The Developer is under contract to purchase the Property from the Owner and proposes to develop the Property with multi-family and ancillary (e.g., clubhouse, pool, etc.) uses. Existing DRI/DO development rights will be used to develop the Property. It is anticipated that a conversion of low density and medium density residential units is necessary to allow up to 400 multi-family units (and ancillary uses) to be developed on the Property. A notice of conversion will be submitted to the City 30 days prior to any conversion consistent with the DRI/DO and the PUD. The approval of this PUD application, the companion Comprehensive Plan Amendment and companion DRI/DO amendment will allow for the proposed multi-family project and conversion without the need for any additional land use type applications (e.g. PUD minor modification) as the use will be allowed and the DRI/DO Map H and the PUD Master Site Plan will be updated. Any conversion will apply the Land Use Exchange Table attached as Schedule 2-A in the PUD and the table included in the DRI/DO and as such the conversion will not result in any additional impacts within the project or surrounding area. This application will help meet the multi-family market demand within this portion of the City.

This proposed application will provide needed multi-family development on an underutilized and vacant parcel that will help respond to market demand within this portion of the City. In addition, the proposed multi-family development will be integrated into the mixed use Villages of Argyle project. The Property is within the Middleburg Villages of the AFI Affiliated Villages portion of the DRI. Middleburg Village is the central retail and business core of the Villages of Argyle. The proposed development of the Property will provide multi-family uses in close proximity to the DRI retail and business hub and further the mix of uses within the DRI.

Development of the Property will be consistent with the Mixed Use PUD Performance Standards and the future land use map designation as proposed to be revised.

## PUD Written Description

In connection with the changes to the Master Site Plan discussed above, three charts tabulating the acreages and various land uses within the PUD need to be revised. The first chart appears on Page II-10 of the PUD and contains the Parcel Acreage Breakdown Chart for the AFI Affiliated Villages. The proposed revised page II-10 is attached as **Exhibit 1** to this PUD written description. The second chart is Exhibit 5 to the PUD, the Villages of Argyle Duval County 1999 Modified Land Use Chart. The proposed revised Exhibit 5 is attached as **Exhibit 2** to this PUD written description. The final chart is Exhibit 6 to the PUD, the Villages of Argyle Duval County Land Uses Acreage Boundary and Easements Chart. The proposed revised Exhibit 6 is attached as **Exhibit 3** to this PUD written description.

This application also proposes to update the DRI/DO phasing dates contained at PUD Page II-11 per the state of emergency extensions under Section 252.363, Florida Statutes, submitted to date. A copy of the proposed revised PUD Page II-11, setting forth the updated phasing schedule, is attached as **Exhibit 4** to this PUD written description. This change is being made merely for consistency purposes between the DRI/DO and the PUD.

### **D. Comprehensive Plan Consistency**

This PUD rezoning application is consistent with the 2045 Comprehensive Plan and will specifically advance the following Objectives and Policies:

#### Future Land Use Element:

Policy 1.1.9. Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout

- Opportunities for physical activity, active living, social connection, and access to healthy food

Policy 1.1.22. Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 3.1.2. Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

## Housing Element

Objective 1.1. The City shall assist the private sector in providing an adequate supply of new dwelling units of various types, sizes and costs. The City needs to add an estimated 92,282 units between 2020 and 2045 in order to keep pace with population growth and/or fluctuations in market forces and migration patterns.

Policy 1.1.3. The City's Planning and Development Department shall ensure that the Future Land Use Element shall include an adequate supply of land for various types of residential uses needed in the City and that the required infrastructure will be in place concurrent with the impact of proposed developments.

As previously stated, a companion comprehensive plan amendment to change the land use designation to RPI-Suburban on the Property is being submitted simultaneously with this application. The comprehensive plan amendment is consistent with this proposed PUD modification and the DRI/DO amendment.

The RPI-Suburban Area land use category is primarily intended to include residential, office and institutional uses. The Property is proposed to be developed with multi-family uses at a density of up to 20 units per acre. The Property will be served by central water and sewer. RPI-Suburban Area development should be compact, connected and support multi-modal transportation. The Property meets these characteristics as it is part of the larger Villages of Argyle project subject to the DRI/DO and the PUD which provide for a connected transportation network and a mix of uses. Additionally, the proposed multi-family development is consistent with the existing residential development along Oakleaf Plantation Parkway, providing a mix of low and medium residential uses. The single use proposed multi-family development on the Property is allowed by right under the RPI-Suburban land use designation and will be integrated within the overall mixed use Villages of Argyle project. The proposed multi-family development is located in the Middleburg Village, which comprises a portion of the DRI AFI Affiliated Villages. Per PUD Part II.D, Middleburg Village is the central retail and business core of the Argyle project. This application will allow the Property development to contribute to the integration of uses in this area of the Argyle project while helping to meet market demand. In addition, the designation of the Property as RPI-

Suburban will provide a gradual transition from the low density residential south of the Property to the medium density residential and commercial uses to the north and east of the Property along Oakleaf Plantation Parkway.

E. Conclusion

The proposed changes to the Master Site Plan (Map H) are compatible with the surrounding uses in the Villages of Argyle project. The Property, designated as Parcel 52, will be developed consistent with the DRI/DO and the PUD Mixed Use category and the future land use map designation (as proposed to be amended).

# Exhibit 1 to PUD Written Description

Page II-10

AFI AFFILIATED VILLAGES Parcel Acreage Breakdown			
Proposed Land Use	Parcel No(s)	Acreage	Total Land Use Acreage
Low Density Residential	10B	68	312
	14A	203	
	14B	40	
	14C	1	
Low Density Residential (168 +/- Acre Golf Course)	14C	447	832
	14D	131	
	14E	254	
Medium Density Residential	3R	32	332
	12A	91	
	17	38	
	18	39	
	47	125	
	48	17	
High Density Residential	11A	62	125
	11C	30	
	14H	20	
	46	13	
Business Park	10	6	6
Community Center	12B	18	32
	14G	14	
General Commercial	5	6	146
	6	41	
	7	38	
	16	32	
	43	29	
Major Commercial	4	58	58
Light Industrial	19	71	71
Heavy Industrial	-	-	-
Preservation	-	1,098	1,107 1,098
Mixed Use	1	58	<u>821</u> 801
	2	66	
	3M	11	
	4B	84	
	5A	43	
	8	66	
	9	62	
	10A	48	
	15	47	
	19B	86	
	20	143	
	44	45	
	45	15	
	49	27	
	52	20	
Hunting Preserve	-	924 944	924 944
Fire Station	-	2	2
School	11B	30	171
	12C	110	
	14F	31	
Roads	-	155	155
Village Center	-	23	23
Proposed Chaffee R/W	-	235	235
Stormwater Storage	-	17	17
Park ***	13A/13B	102	102
Church*	-	-	-
Community Recreation****	50	23	68
	51	45	
		TOTAL	5,540**

\* To be constructed in residential area.

\*\* Excludes 388+/- Ac. Regional Mitigation Park

\*\*\* Subject to reduction if required for flyover of Brannonfield Chaffee right-of-way

\*\*\*\* School/Park- 26 acres net, including the acreage per Section 15(u)

Duval County  
PUD Modification

## Exhibit 2 to PUD Written Description

### Exhibit 5

VILLAGES OF ARGYLE DUVAL COUNTY 1999 MODIFIED LAND USE* †††						
LAND USE	CHIMNEY LAKES		MIDDLEBURG VILLAGE		SUMMARY	
	Acreage	Dwelling Units	Acreage	Dwelling Units	Acreage	Dwelling Units
I. Single Family Residential ††††						
Low Density Residential	355	1,089			355	1,089
Medium Density Residential	85	291	32	219	117	510
TOTAL	440	1,380	32	219	472	1,599
II. Multi-Family Residential						
High Density Residential	20	504			20	504
TOTAL	20	504			20	504
III. Mixed Use †††						
Residential ††††						
Professional Office						
Light Industrial						
TOTAL	121		396 376	1,160	517 497	1,160
IV. Commercial						
General Commercial	61		85		146	
Major Commercial			58		58	
Village Center						
TOTAL	61		143		204	
V. Office						
Business Park						
TOTAL						
VI. Industrial						
Light Industrial						
Heavy Industrial						
TOTAL						
VII. Schools						
Elementary						
Jr High						
Sr High						
TOTAL						
VIII. Recreation						
Community Rec. ††	4		68		72	
Regional Park						
Golf Course						
TOTAL	4		68		72	
IX. Roads						
Brannon/Chaffee			158		158	
Argyle Forest Boulevard	87		28		115	
Old Middleburg	14				14	
Double Branch Boulevard						
Other Roads	12		19		31	
TOTAL	113		205		318	
X. Preserve						
Preservation/Open Space	440		221		661	
Regional Mitigation Park						
TOTAL	440		221		661	
XI. Hunting Preserve			468 488		468 488	
XII. Church †						
XIII. Miscellaneous						
Fire Station	2				2	
TOTAL	2				2	
LAND USE TOTALS	1,201**	1,884	1,533	1,379	2,734***	3,263

\* Subject to modifications in land use pursuant to Land Use Exchange Table (Development Order Schedule 2-A);

\*\* Excludes existing developed areas. Includes all preservation areas owned by Property Owner's Association and existing Argyle Forest Boulevard for comparison purposes.

\*\*\* Excludes 309 +/- Ac. Regional Mitigation Park, East Village and existing developed areas within Chimney Lakes Village:

† To be constructed in residential areas.

†† School/Park-26 Acres net, including the acreage per Section 15(u) of the DRI/DO

††† Any allowed General Commercial square footages, or Medium Density Residential units, or High Density Residential units (see I, II, and IV. of this table and any allowed conversions) may be developed within parcels designated for Mixed Use in the Clay County & Duval County portions of the AFI Affiliated Villages, as well as parcels 26, 30, 32P and 32M in Chimney Lakes, and any allowed General Commercial square footages within the AFI Affiliated Villages are authorized to be developed on Parcel 31 in Chimney Lakes. Of the allowed Village Center square footages, a maximum of 6,410 square feet of said use may be developed within Parcel 14G (located within the AFI Affiliated Villages within Clay County). Any allowed Residential units, Light Industrial square



footages and Business Park square footages may be developed within parcels designated as Mixed Use in the Duval County and Clay County portions of the AFI Affiliated Villages. Up to 900 residential units (any, type) authorized to be developed in Ranch Village may be developed in the residential or Mixed Uses areas of the AFI Affiliated Villages within Clay County. Up to 50,000 square feet of the Village Center uses authorized to be developed in Ranch Village may be developed in the Mixed Use or General Commercial areas of the AFI Affiliated Villages within Clay County. Up to 20,000 square feet of General Commercial uses within the Duval County portion of the AFI Affiliated Villages are authorized to be developed on Chimney Lakes Parcel 26 and up to 20,000 square feet of General Commercial uses within the Duval County portion of the AFI Affiliated Villages are authorized to be developed on Chimney Lakes Parcel 37.

††††

Any Residential Units from the Clay County portion of the PUD may be developed within the Duval County portions of the AFI Affiliated Villages and in Chimney Lakes 26, 30, 32P and 32M.

## Exhibit 3 to PUD Written Description

### Exhibit 6

VILLAGES OF ARGYLE DUVAL COUNTY LAND USES ACREAGE BOUNDARY & EASEMENTS			
Total acreage:	2,734	Acres	100.0%
Amount of each different land use by acreage:			
- Low Density Residential	355	Acres	13.0%
- Medium Density Residential	117	Acres	4.3%
- High Density Residential	20	Acres	0.7%
- Mixed Use	<u>517</u> 497	Acres	<u>19.0</u> 18.2%
- General Commercial	146	Acres	5.3%
- Major Commercial	58	Acres	2.1%
- Village Center	0	Acres	-
- Business Park- Office	0	Acres	-
- Heavy Industrial	0	Acres	-
- Elementary School	0	Acres	-
- Jr High School/Park	0	Acres	-
- Sr. High School	0	Acres	-
- Community Recreation††	72	Acres	2.6%
- Regional Park	0	Acres	-
- Golf Course	0	Acres	-
- Roads	318	Acres	11.6%
- Preservation/Open Space	661	Acres	24.2%
- Hunting Preserve	<u>468</u> 488	Acres	<u>17.1</u> 17.9%
- Miscellaneous	2	Acres	0.1%
<b>TOTAL</b>	2,734†		100%
Total Number and type of dwelling units by each type of same:			
- Low Density Residential	1,089	d.u	33.4%
- Medium Density Residential	510	d.u	15.6%
- High Density Residential	504	d.u	15.4%
- Mixed Use Residential	1,160	d.u	35.6%
<b>TOTAL</b>	3,263	d.u	100.0%
Total amount of active recreation and/or open space:	**	Acres	
Total amount of passive open space:	<u>1,129</u> 1,149	Acres	42.0%
*Amount of major public rights-of way:	318	Acres	11.6%
Maximum coverage of buildings and structures at ground level:	***	Acres	

\* Internal public and private right-of-ways have not yet been designed.

\*\* Included in residential land use. There are 55+ Ac. of existing Community Recreation in Chimney Lakes Village.

† Excludes 309+/- Ac. Regional Mitigation Park, East Village and existing developed areas within Chimney Lakes Village.

\*\*\* Refer to part 4 of the PUD text.

**E. Project Phasing**

The Villages of Argyle community is planned to be developed in three (3) separate phases. The following phasing schedule applies:

Phasing Schedule

	Phase I Thru Dec 31, 2006	Phase 2 from Jan 1, 2007 thru <u>March 17, 2031</u> <del>March 25, 2021</del>	Phase 3 From <u>March 18,</u> <u>2031</u> <del>March 26, 2021</del> Thru <u>March 16, 2036</u> <del>March 25, 2026</del>
<u>AFI Affiliated Villages</u>			
Industrial	915,000 s.f.	1,830,000 s.f.	3,660,000 s.f.
Commercial	446,250 s.f.	834,500 s.f.	2,510,000 s.f.
Single-Family Residential	1,490 units	2,979 units	4,912 units
Multi-Family Residential	1,300 units	2,600 units	3,060 units
Office	237,500 s.f.	475,000 s.f.	950,000 s.f.
<u>Chimney Lakes</u>			
Industrial	25,000 s.f.	50,000 s.f.	75,000 s.f.
Commercial	94,501 s.f.	187,133 s.f.	280,700 s.f.
Single-Family Residential	460 units	920 units	1,380 units
Multi-Family Residential	168 units	336 units	504 units
Office			
<u>Ranch Village</u>			
Industrial			
Commercial	64,640 s.f.	129,280 s.f.	193,920 s.f.
Single-Family Residential	1,160 units	2,321 units	3,481 units
Multi-family Residential			
Office			

1. All amounts are cumulative for all phases.
2. The square footage and unit amounts are subject to adjustment in accordance with the Land Use Exchange Table (Schedule 2-A. Included in the Appendix).
3. Civic and recreational uses such as church sites, schools and park sites may be developed within any phase.
4. The quantities of Residential, Commercial, Industrial and Office uses may be carried cumulatively through all phases. (see Section 3 of the Amended and Restated Development Order).

**F. Clay County Sector Plan Context**

Clay County has prepared the Branan Corridor Master Plan (Sector Plan) for an area located south of the Villages of Argyle. It is important to note that the Villages of Argyle community and related acreage was not included in the scope or geographic area of the

*Villages of Argyle-City of Jacksonville  
Planned Unit Development*