

EXHIBIT D

WRITTEN DESCRIPTION

**Villages of Argyle
Duval County
PUD Modification
December 9, 2013**

Owners/Applicants: AFI Associates, Inc.
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A. Location

The Villages of Argyle DRI is located within Duval County and Clay County, Florida, and comprises portions of Township 3 South, Range 24 East, Township 3 South, Range 25 East, Township 4 South, Range 24 East, and Township 4 South, Range 25 East, and is located north and west of Blanding Boulevard, south and east of the Cecil Commerce Center, and east of Jennings State Forest. A Vicinity Map is attached as **Exhibit F**.

B. Overview

This rezoning application will modify the Duval County Villages of Argyle Planned Unit Development (“PUD”) as follows:

- convert the Duval County portion of Parcel 10 from Business Park to Mixed Use and rename this portion Parcel 10A;
- convert a portion of Parcel 5 from General Commercial to Mixed Use and rename this portion Parcel 5A;
- modify the Master Site Plan (Map H);
- modify the Senior Housing PUD use category;
- incorporate the updated DRI/DO phasing, buildout, termination and downzoning dates; and

- Modify the PUD text consistent with these changes.

All of the proposed changes are applicable only to the Duval County portion of the Villages of Argyle. A companion Notice of Proposed Change (“NOPC”) request to the Clay County and Duval County Villages of Argyle (a/k/a Oakleaf Plantation) Development of Regional Impact Development Orders (“DRI/DO”) and a rezoning to the Clay County PUD are being filed in conjunction with this application. Comprehensive plan amendments to change the land use for new Parcels 10A and 5A within Duval County to Residential Professional Institutional (“RPI”)-Suburban are also being submitted. Although not applicable to the Duval County portion of the PUD, a portion of Parcel 10 located in Clay County is proposed to be converted from Business Park to Low Density Residential and renamed Parcel 10B (subject to approval by the Board of County Commissioners). This proposed change is reflected on the proposed revised Master Site Plan (Map H) attached as **Exhibit E**.

C. Proposed Modifications

Master Site Plan

The applicant proposes to modify the Master Site Plan (Map H) as shown on the attached **Exhibit E** and as set forth below.

The applicant proposes to convert Parcel 10 located in Duval County from Business Park to Mixed Use on the proposed revised Master Site Plan attached as **Exhibit E**. This portion of Parcel 10 will be renamed Parcel 10A and is described on **Exhibit 1** as “Oakleaf Plantation Parcel No. 10 Duval County (RPI)”. The companion NOPC also proposes to convert approximately 68 acres of Parcel 10 located in Clay County from Business Park to Low Density Residential.

Parcel 10 has been designated Business Park for at least 14 years and during this time AFI Associates, Inc. has consistently marketed the portion of the parcel it owns for business park, non-residential type uses. The Villages of Argyle is a mature project and Parcel 10 has remained vacant for far too long and will remain vacant for the foreseeable future, unless the allowed uses are modified to respond to the market. The economy, including the real estate market, is slowly resurging and AFI Associates, Inc. has received strong interest from developers interested in residential and senior living type uses for this portion of Parcel 10. As a result of this, the applicant is proposing to modify the Duval County portion of Parcel 10 to Mixed Use and modify the land use designation from Business Park to RPI–Suburban to allow a mix of uses more responsive to the market. Assuming the companion comprehensive plan amendment to RPI – Suburban is approved as well as the NOPC and this rezoning, Parcel 10 within Duval County will be developed consistent with the RPI – Suburban land use and DRI/DO and PUD. The types of uses that may be developed on Parcel 10 are consistent with the RPI – Suburban land use and PUD Mixed Use category and may include commercial/retail, office, multi-family (including townhomes), Senior Housing (as defined under the PUD and discussed below), essential services, institutional uses, and/or single family type uses.

The Mixed Use Villages of Argyle PUD category is compatible with the surrounding area and will provide an appropriate transition of uses from the General Commercial uses on Parcel 6,

which is north of Parcel 10, to the proposed Low Density Residential portion of Parcel 10B in Clay County. Approximately 6 acres adjacent to Oakleaf Plantation Parkway will remain Business Park in Clay County.

As a result of the changes to Parcel 10, this parcel will be renamed as follows: (i) the Duval County, Mixed Use, portion will be renamed Parcel 10A; (ii) the Low Density Residential portion within Clay County will be renamed Parcel 10B; and (iii) the remainder of the Business Park portion within Clay County will continue to be named Parcel 10. The applicants are not proposing to decrease or modify the current Business Park uses and square footage under the DRI and PUD. Business Park uses and square footage will be developed on Parcel 10 and are currently allowed to be developed in the Mixed Use, Major Commercial or General Commercial areas of the Villages of Argyle. The uses eventually developed on new Parcels 10A and 10B (as proposed to be modified) are those uses already allowed in the Mixed Use (Duval County) and Low Density Residential (Clay County) portions of the DRI/DO. No increase or decrease of DRI/DO development rights is proposed with the modification to Parcel 10.

A portion of Parcel 5 is also proposed to be changed from General Commercial to Mixed Use and renamed Parcel 5A. The types of uses that may be developed on this parcel are consistent with the RPI – Suburban land use designation and PUD Mixed Use category and may include commercial/retail, multi-family (including townhomes), Senior Housing (as defined under the PUD and explained below), essential services, institutional uses, and/or single family type uses. At this time, the applicant is proposing to develop new Parcel 5A with Parcel 1 (Mixed Use) as a cohesive single family, active adult community. Notwithstanding this current intention, the ultimate development of Parcels 1 and new 5A will be market driven and consistent with the uses allowed under the DRI/DO and PUD Mixed Use designation and land use designation and may include a mix of uses. No increase or decrease of DRI/DO development rights is proposed with the modification to Parcel 5.

PUD Written Description

As stated above, Senior Housing uses are already permitted and specifically defined in the PUD. Ordinance 2007-224-E modified the Villages of Argyle PUD to (among other things) provide standards for Senior Housing within the Mixed Use areas of the Duval County portion of the project. Senior Housing uses under the PUD are age restricted, multi-family type uses that provide a degree of assistance to seniors and may be further classified as independent living or assisted living. Independent living is a residential type use that provides individuals 55 years or older who are able to live with little or no assistance in a multi-family product with ancillary support services (e.g. café/restaurant/cafeteria, gym, laundry, transportation, housekeeping, etc.). Assisted living is an institutional type use that provides individuals 55 years or older that are able to live independently and care for themselves to some degree, but need assistance with administering medicine, bathing, dressing and other daily living and basic care support, with a residence in a multi-family product with ancillary services (e.g. cafeteria, housekeeping, maintenance, transportation, medical assistance, etc.). The PUD Senior Housing use encompasses both the independent and assisted living type facilities. If Senior Housing type uses are ultimately development within Duval County on Parcel 10A or any other Mixed Use parcel, then the developer must convert High, Medium or Low Density Residential uses to Senior

Housing as set forth in the PUD, DRI/DO and Land Use Exchange Table. If an active adult community with residents 55 years or older is developed on Parcel 10A within Duval County or any other Mixed Use parcel (e.g. new Parcel 5A) within the Villages of Argyle project, this type of community will be developed as a single family or multi-family type use with associated services (e.g. gym, clubhouse, related commercial uses, café/cafeteria/restaurant etc.). No conversion of use is needed for this type of use as the use is a traditional single family and/or multi-family type development.

The current PUD Senior Housing description is set forth below. The applicant proposes to modify the senior housing use in the PUD as shown in strikethrough and underline below to allow for townhomes/duplexes and clarify there is no minimum square footage requirement:

5. Senior housing uses will be subject to the Multi-Family Residential/High Density PUD Performance Standards, including those standards set forth in Table 1 of the PUD, except as follows:

- a. The senior housing use will be limited to “housing for older persons” as that term is defined under the Fair Housing Act.
- b. The senior housing uses will be limited to the Mixed Use districts shown on the Master Site Plan.
- c. Senior housing will be constructed as 1 to 2 bedroom townhome, duplex, apartment or condominium units with a maximum of 1,200 square feet and no minimum square footage requirement.
- d. The first floor of any building or accessory buildings may contain the following uses, in addition to townhome/duplex/apartment/condominium units, that may be open to the public, except as limited by the appropriate future land use designation in the City of Jacksonville Comprehensive Plan:
 1. café/restaurant/cafeteria,
 2. medical clinic/nursing agency (not including a hospital or intensive care facility),
 3. barber or beauty shop/nail salon,
 4. laundry,
 5. wellness center (including a gym),
 6. retail sale of alcoholic beverages in conjunction with the sale and service of food for on-premises consumption with outside sale and service limited to an area contiguous to a licensed facility or establishment with such outside service surrounded by a permanent railing or other barrier at least three and a half feet high, provided that the barrier can be broken by up to two entry ways no more than four feet wide,
 7. retail outlets for the sale of groceries, drugs, sundries and notions, books and stationery, and similar uses, and
 8. essential services including road, water, sewer, gas, telephone, stormwater, radio, television and electric.

- e. Senior housing within the Villages of Argyle PUD is not subject to Part 4, Section 656.401, Zoning Code, including Section 656.401(e), *Care centers/day care centers* (April 2007), and Section 656.414, Zoning Code.
- f. Senior housing parking requirements shall meet Part 6 of the Zoning Code.

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 is attached as **Exhibit G**. 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 H**. The final chart is Exhibit 6 to the PUD, the Villages of Argyle Duval County Land Use Acreage Boundary and Easements Chart. The proposed revised Exhibit 6 is attached as **Exhibit I**.

Finally, this PUD modification seeks to update the DRI phasing dates contained at PUD Page II-11 per the emergency extensions under Section 252.363, Florida Statutes, related to Tropical Storms Debby and Isaac. As a result of this, the current Villages of Argyle DRI phasing schedule is as follows:

- Phase 1: expired December 31, 2006
- Phase 2: January 1, 2007 – March 25, 2021
- Phase 3: March 26, 2021 – March 25, 2026

A copy of the proposed revised PUD Page II-11, setting forth the updated phasing schedule, is attached as **Exhibit J**. 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 Comprehensive Plan and will specifically advance the following Objectives and Policies:

Future Land Use Element:

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.

Policy 1.1.18: Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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 Plan Category Descriptions of the Operative Provisions.

As previously stated, companion comprehensive plan amendments to change the land use designations to RPI-Suburban on new proposed Parcels 5A and 10A within Duval County have been submitted consistent with the NOPC and this PUD application. These comprehensive plan amendments are consistent with this proposed PUD modification, the NOPC and the proposed uses on Parcels 5A and 10A within Duval County. In particular, the RPI-Suburban land use category is preferred on parcels with full urban services and in locations that transition between residential and commercial uses. Although Parcels 5A and 10A are not subject to the locational criteria, they will satisfy the criteria because both will be served with urban services and will serve as a transition from commercial uses (Parcel 6) and residential to the south of the parcels. (See Comprehensive Plan Future Land Use Element Policy 1.1.14 stating the internal arrangement of uses within DRIs are exempt from the nodal and locational criteria in the Comprehensive Plan).

If a mix of uses is ultimately developed on these parcels with a land use designation of RPI – Suburban, the development of the parcels must be consistent with the RPI – Suburban land use designation. This means that if a parcel is developed with more than one use, then no one use may result in more than 90% of the development. If a parcel is developed with only one use, then that use will be limited to residential or office uses.

If the parcels are developed with residential uses, then single use residential developments on sites with the RPI – Suburban land use designation are allowed per the Medium Density Residential (“MDR”) – Suburban land use designation. This means such use must have a minimum density greater than seven (7) units per acre and a maximum density of twenty (20) units per acre. However the minimum density does not apply when the surrounding development is designated MDR and is single family or when single family units are permitted as a secondary use. The RPI – Suburban land use designation allows single family units as a secondary use, so to the extent this type of use is developed on parcels within the Villages of Argyle with an RPI – Suburban designation (e.g. new Parcels 5A or 10A) such use does not have a minimum density requirement regardless of whether the use is developed as a single use development or as a mix of uses. The maximum density of twenty (20) units per acre will still apply. Senior Housing assisted living uses discussed above are not subject to any comprehensive plan density requirements as this use is institutional in nature.

Single family uses may be developed on Parcels 5A and 10A (within Duval County) as a secondary use with no minimum density requirement. These parcels are adjacent to minor arterial roads (Branan Field Chaffee Road and Oakleaf Plantation Parkway), located in the Urban Service Area and will be served with central water and sewer, compatible with the surrounding uses and able to meet the other locational criteria in the Comprehensive Plan for secondary uses notwithstanding Comprehensive Plan Future Land Use Element Policy 1.1.14. Since new Parcels

5A and 10A (within Duval County) are part of the Villages of Argyle DRI and PUD, a master planned community, and are not subject to the locational criteria of the Comprehensive Plan, Section 656.350, Zoning Code, relating to secondary zoning districts, continues to be waived as to this project.

E. Summary

The proposed changes to the Master Site Plan and PUD written description are compatible with the surrounding uses in the Villages of Argyle project. New Parcels 5A and 10A will be developed consistent with the DRI/DO and PUD Mixed Use category and the land use designation. This PUD modification proposes no change in development rights. The proposed changes set forth in this application will help satisfy the market demand within this region and develop otherwise vacant land within the Villages of Argyle, a highly successful project.

EXHIBITS

Exhibit 1	Legal Description
Exhibit A	Property Ownership Affidavit
Exhibit B	Agent Authorization Letter
Exhibit C	Binding Letter
Exhibit D	Written Description
Exhibit E	Proposed Revised Master Site Plan (Map H)
Exhibit F	Aerial Photograph/Vicinity Map
Exhibit G	Proposed Revised PUD Page II-10, Parcel Acreage Breakdown Chart for the AFI Affiliated Villages
Exhibit H	Proposed Revised PUD Exhibit 5, Villages of Argyle Duval County 1999 Modified Land Use Chart
Exhibit I	Proposed Revised PUD Exhibit 6, Villages of Argyle Duval County Land Use Acreage Boundary and Easements Chart
Exhibit J	Proposed Revised Page II-11, Phasing Schedule
Exhibit K	Deed

EXHIBIT I

**Proposed Revised PUD Exhibit 6,
Villages of Argyle Duval County Land Use Acreage Boundary and Easements Chart**

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	406	Acres	14.8%
	<u>497</u>		<u>18.2%</u>
- General Commercial	189	Acres	6.9%
	<u>146</u>		<u>5.3%</u>
- Major Commercial	58	Acres	2.1%
- Village Center	0	Acres	-
- Business Park – Office	48	Acres	1.8%
	<u>0</u>		<u>-</u>
- 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	488	Acres	17.9%
- Miscellaneous	2	Acres	0.1%
TOTAL	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%
TOTAL	3,263	d.u.	100.0%
Total amount of active recreation and/or open space:	**	Acres	
Total amount of passive open space:	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.

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

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

Parcel 1
Parcel 5

JAXGIS Property Information



Branan Field Chaffee Road
(a/k/a Cecil Commerce
Center Parkway)

Duval County

Clay County

Oakleaf Plantation
Parkway

Parcel 10

EXHIBIT G

Proposed Revised PUD Page II-10,
Parcel Acreage Breakdown Chart for the AFI Affiliated Villages

AFI AFFILIATED VILLAGES			
Parcel Acreage Breakdown			
Proposed Land Use	Parcel No(s)	Acreage	Total Land Use Acreage
Low Density Residential	10B	68	244 312
	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	342
	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	122 6	122 6
Community Center	12B	18	32
	14G	14	
General Commercial	5	49 6	189 146
	6	41	
	7	38	
	16	32	
	43	29	
Major Commercial	4	58	58
Light Industrial	19	71	71
Heavy Industrial	-	-	-
Preservation	-	1,098	1,098
Mixed Use	1	58	710 801
	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	
Hunting Preserve	-	944	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 Brananfield Chaffee right-of-way
 **** School/Park-26 Acres net, including 33P in the Chimney Lakes Village and the acreage per Section 15(u) of the DRI/DO.

EXHIBIT H

Proposed Revised PUD Exhibit 5,
Villages of Argyle Duval County 1999 Modified Land Use Chart

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		285	1,160	406	1,160
			376		497	
IV. Commercial						
General Commercial	61		128		189	
			85		146	
Major Commercial			58		58	
Village Center						
TOTAL	61		186		247	
			143		204	
V. Office						
Business Park			48		48	
			0		0	
TOTAL			48		48	
			0		0	
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						
Brannan/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						
			488		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 the 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 DR/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 6,410 square feet of said uses 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 Use 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 Parcels 30, 32P and 32M

EXHIBIT J

Proposed Revised Page II-11, Phasing Schedule

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 Nov 24, 2019 <u>March 25, 2021</u>	Phase 3 From Nov 25, 2019 <u>March 26, 2021</u> Thru Nov 24, 2024 <u>March 25, 2026</u>
<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 Branam 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