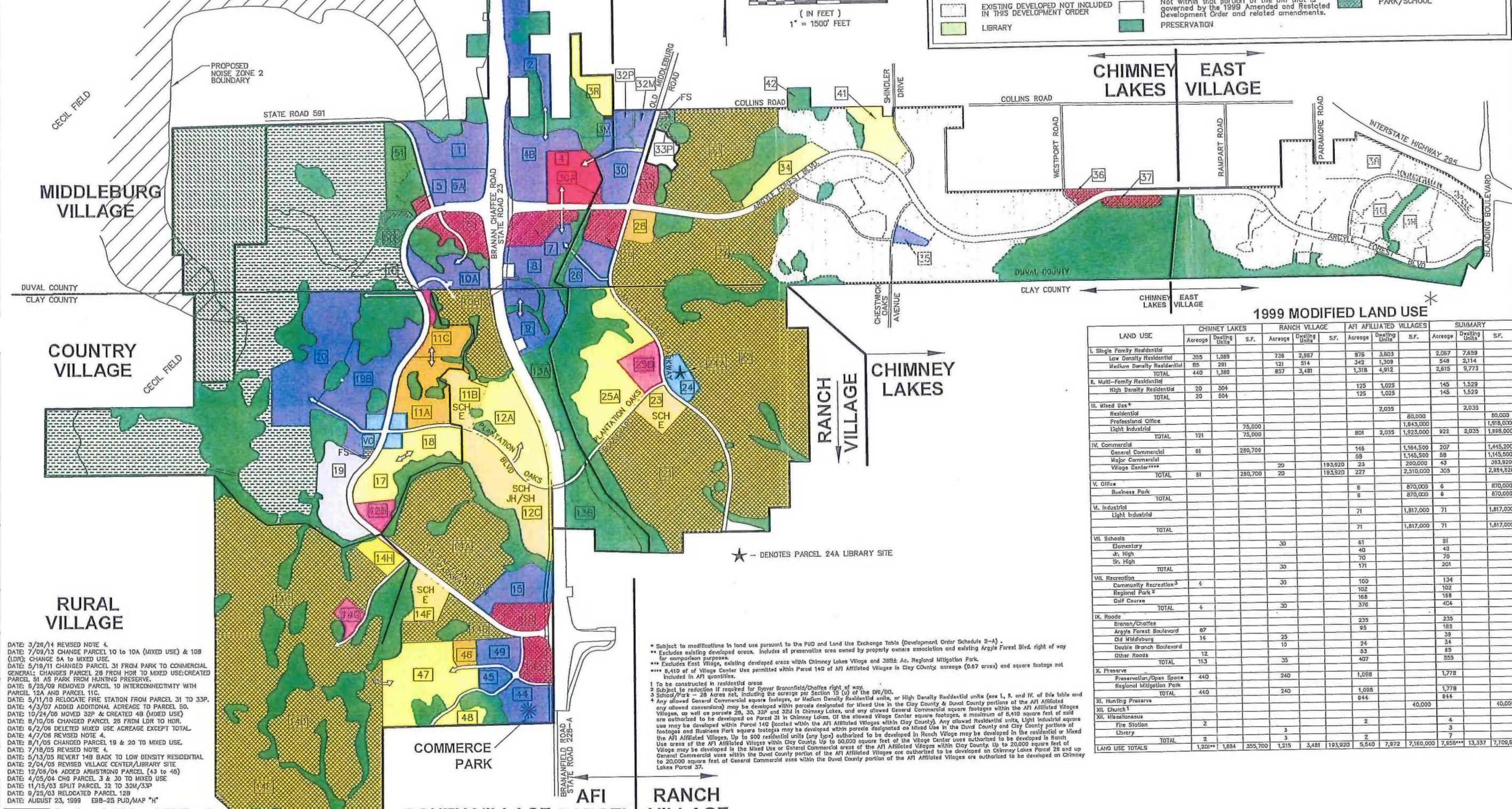
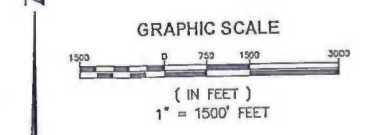


# VILLAGES OF ARGYLE MASTER PLAN MAP "H" SCHEDULE NO. 2

**NOTES:**  
1. BASE MAP AND LAND USE EAST OF AFI PARCEL TAKEN FROM ARGYLE MASTER PLAN PROVIDED BY FLEET & ASSOCIATES.  
2. FINAL WETLAND DELINEATION AND PARCEL SIZING TO BE DETERMINED BASED UPON REGULATORY REVIEW

**LEGEND**

	GENERAL COMMERCIAL		LIGHT INDUSTRIAL		REGIONAL MITIGATION PARK
	MAJOR COMMERCIAL		HEAVY INDUSTRIAL		COMMUNITY RECREATION
	BUSINESS PARK		HIGH DENSITY RESIDENTIAL DEVELOPMENTS		PROPOSED PARCEL NUMBERS
	MIXED USE		MEDIUM DENSITY RESIDENTIAL DEVELOPMENTS		PARTIAL PARCEL CONNECTIONS
	VILLAGE CENTER		LOW DENSITY RESIDENTIAL DEVELOPMENTS		FUTURE TROLLEY RESERVATION
	FIRE STATION		PARK		COUNTY LINE
	HUNTING PRESERVE/FOREST		SCHOOL		VILLAGE BOUNDARY LINE
	EXISTING DEVELOPED NOT INCLUDED IN THIS DEVELOPMENT ORDER		PRESERVATION		PARK/SCHOOL
	LIBRARY				



**1999 MODIFIED LAND USE**

LAND USE	CHIMNEY LAKES			RANCH VILLAGE			AFI AFFILIATED VILLAGES			SUMMARY	
	Acres	Dwelling Units	S.F.	Acres	Dwelling Units	S.F.	Acres	Dwelling Units	S.F.	Acres	Dwelling Units
I. Single Family Residential											
Low Density Residential	355	1,089		738	2,867		978	3,603		2,067	7,559
Medium Density Residential	85	291		121	514		342	1,309		548	2,114
TOTAL	440	1,380		859	3,481		1,320	4,912		2,615	9,773
II. Multi-Family Residential											
High Density Residential	20	304					125	1,028		145	1,529
TOTAL	20	304					125	1,028		145	1,529
III. Mixed Use*											
Residential										2,035	80,000
Professional Office										1,843,000	1,518,000
Light Industrial										928	2,035
TOTAL										2,035	80,000
IV. Commercial											
General Commercial	61		280,700				146	1,164,500	207	1,415,200	
Major Commercial							58	1,145,500	89	1,145,500	
Village Center****				20	193,920	23	200,000	43	393,920		
TOTAL	61		280,700	20	193,920	227	2,510,000	308	2,954,520		
V. Office											
Business Park							6	870,000	6	870,000	
TOTAL							6	870,000	6	870,000	
VI. Industrial											
Light Industrial							71	1,817,000	71	1,817,000	
TOTAL							71	1,817,000	71	1,817,000	
VII. Schools											
Elementary				30			61		61		
Jr. High							40		40		
Sr. High							70		70		
TOTAL				30			171		171		
VIII. Recreation											
Community Recreation <sup>3</sup>	6			30			100		134		
Regional Park <sup>2</sup>							102		102		
Golf Course							168		168		
TOTAL	6			30			370		404		
IX. Roads											
Branch/Chaffee							235		235		
Argyle Forest Boulevard							95		182		
Old Middleburg							16		39		
Double Branch Boulevard							10		24		
Other Roads							12		53		
TOTAL							35		407		
X. Preserve											
Preservation/Open Space	440			240			1,098		1,778		
Regional Mitigation Park							844		844		
TOTAL	440			240			1,942		2,622		
XI. Hunting Preserves											
Church <sup>1</sup>									40,000		40,000
XII. Miscellaneous											
Fire Station	2						2		4		
Library							3		3		
TOTAL	2						5		7		
<b>LAND USE TOTALS</b>	<b>1,201**</b>	<b>1,884</b>	<b>305,700</b>	<b>1,215</b>	<b>3,481</b>	<b>193,920</b>	<b>5,540</b>	<b>7,972</b>	<b>7,160,000</b>	<b>7,956***</b>	<b>13,337</b>

DATE: 3/28/14 REVISED NOTE 4.  
DATE: 7/09/13 CHANGE PARCEL 10 TO 10A (MIXED USE) & 10B (LDR); CHANGE 5A TO MIXED USE.  
DATE: 5/19/11 CHANGED PARCEL 31 FROM PARK TO COMMERCIAL GENERAL; CHANGES PARCEL 28 FROM HDR TO MIXED USE; CREATED PARCEL 51 AS PARK FROM HUNTING PRESERVE.  
DATE: 5/25/09 REMOVED PARCEL 10 INTERCONNECTIVITY WITH PARCEL 12A AND PARCEL 11C.  
DATE: 5/11/10 RELOCATE FIRE STATION FROM PARCEL 31 TO 33P.  
DATE: 4/3/07 ADDED ADDITIONAL ACREAGE TO PARCEL 50.  
DATE: 10/24/06 MOVED 32P & CREATED 4B (MIXED USE).  
DATE: 8/10/05 CHANGED PARCEL 28 FROM LDR TO HDR.  
DATE: 6/2/06 DELETED MIXED USE ACREAGE EXCEPT TOTAL.  
DATE: 4/7/06 REVISED NOTE 4.  
DATE: 8/1/05 CHANGED PARCEL 19 & 20 TO MIXED USE.  
DATE: 7/18/05 REVISED NOTE 4.  
DATE: 5/13/05 REVERT 14B BACK TO LOW DENSITY RESIDENTIAL.  
DATE: 2/04/05 REVISED VILLAGE CENTER/LIBRARY SITE.  
DATE: 12/05/04 ADDED ARMSTRONG PARCEL (43 TO 46).  
DATE: 4/05/04 CHG PARCEL 3 & 30 TO MIXED USE.  
DATE: 11/15/03 SPLIT PARCEL 32 TO 32M/33P.  
DATE: 9/25/03 RELOCATED PARCEL 12B.  
DATE: AUGUST 23, 1999 E9B-25 PUD/MAP "H"

\* Subject to modifications in land use pursuant to the PUD and Land Use Exchange Table (Development Order Schedule 2-A).  
\*\* Excludes existing developed areas, includes of preservation area owned by property owners association and existing Argyle Forest Blvd. right of way for comparison purposes.  
\*\*\* Excludes East Village, existing developed areas within Chimney Lakes Village and 388± Ac. Regional Mitigation Park.  
\*\*\*\* 8,410 sq. ft. of Village Center Use permitted within Parcel 142 of AFI Affiliated Villages in Clay County; acreage (0.67 acres) and square footage not included in AFI quantities.  
1 To be constructed in residential areas.  
2 Subject to reduction if required for Upper Branford/Chaffee right of way.  
3 School/Preserve - 28 Acres net, including the acreage per Section 15 (U) of the D9/00.  
4 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 20, 30, 32P and 32M in Chimney Lakes, and any allowed General Commercial square footages within the AFI Affiliated Villages. Use areas of the AFI Affiliated Villages within Clay County. 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 20,000 square feet of 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 37.

**England-Thimby & Miller, Inc.**  
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS  
14775 SW AUGUSTINE ROAD  
JACKSONVILLE, FLORIDA 32238  
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 648-9485

<b>AFI AFFILIATED VILLAGES Parcel Acreage Breakdown</b>			
<b>Proposed Land Use</b>	<b>Parcel No(s)</b>	<b>Acreage</b>	<b>Total Land Use Acreage</b>
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	
		<b>TOTAL</b>	<b>5,540**</b>

\* 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 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
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	
<b>LAND USE TOTALS</b>	<b>1,201**</b>	<b>1,884</b>	<b>1,533</b>	<b>1,379</b>	<b>2,734***</b>	<b>3,263</b>

\* 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 6**

**VILLAGES OF ARGYLE  
DUVAL COUNTY  
LAND USES ACREAGE BOUNDARY & EASEMENTS**

<b>Total acreage:</b>	2,734	Acres	100.0%
<b>Amount of each different land use by acreage:</b>			
- 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%
<b>TOTAL</b>	<b>2,734†</b>		<b>100%</b>
<b>Total Number and type of dwelling units by each type of same:</b>			
- 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>	<b>3,263</b>	<b>d.u.</b>	<b>100.0%</b>
<b>Total amount of active recreation and/or open space:</b>	<b>**</b>	Acres	
<b>Total amount of passive open space:</b>	1,149	Acres	42.0%
<b>*Amount of major public rights-of-way:</b>	318	Acres	11.6%
<b>Maximum coverage of buildings and structures at ground level:</b>	<b>***</b>	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.

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