

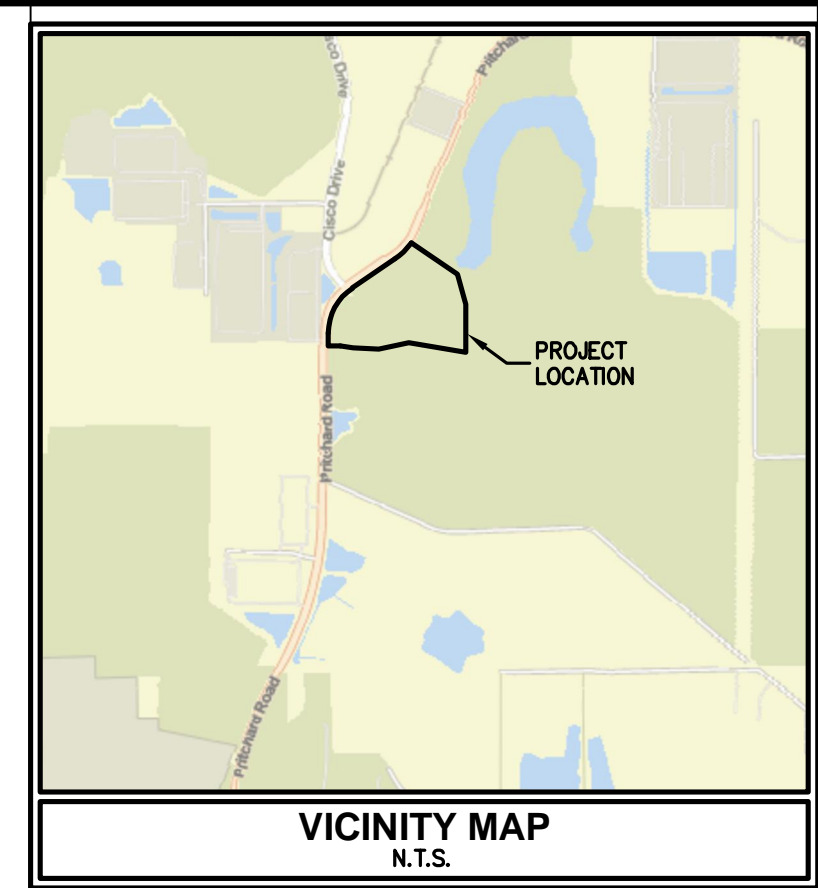
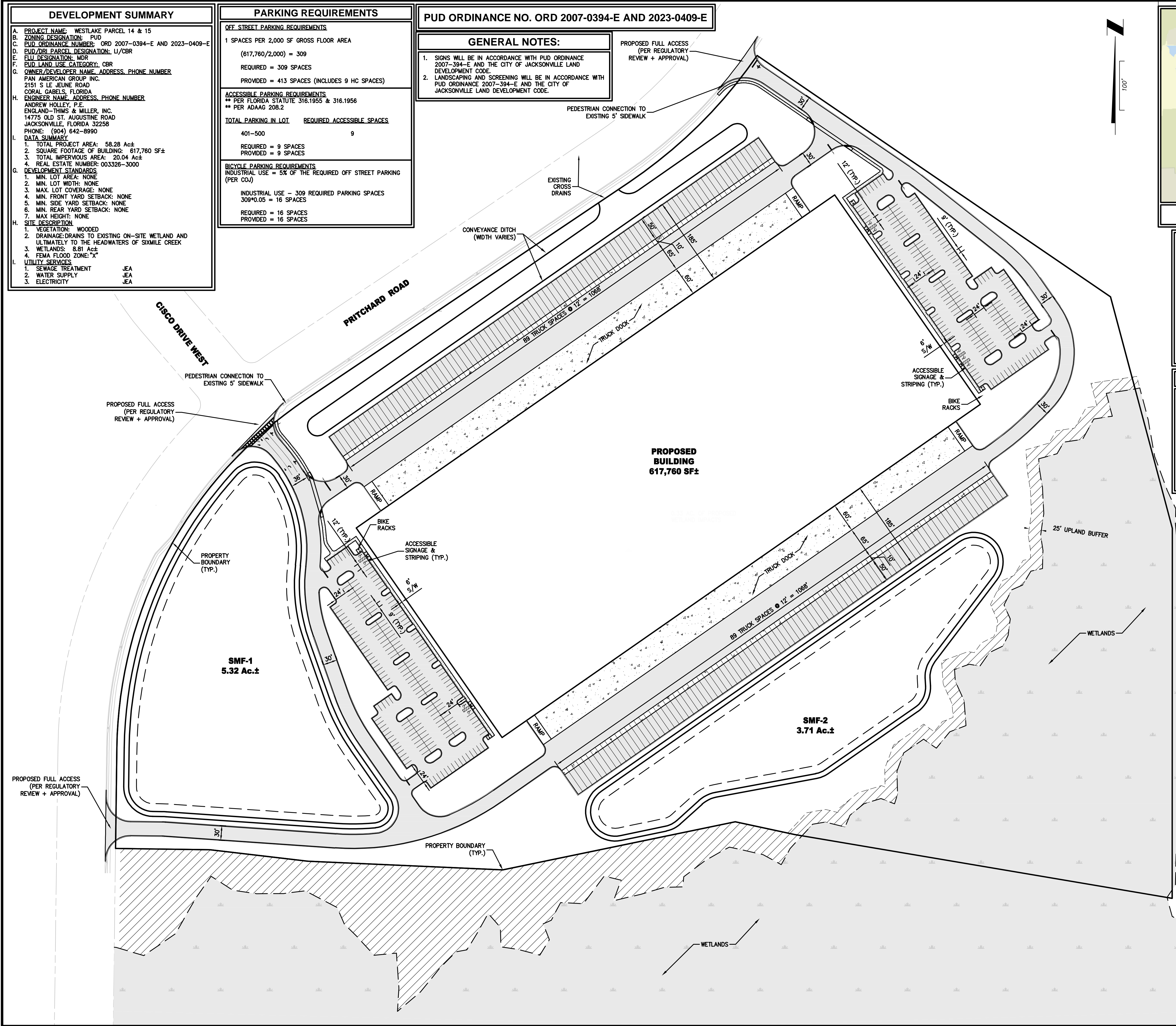
DEVELOPMENT SUMMARY	
A. PROJECT NAME:	WESTLAKE PARCEL 14 & 15
B. ZONING DESIGNATION:	PUD
C. PUD ORDINANCE NUMBER:	ORD 2007-0394-E AND 2023-0409-E
D. PUD/DRP PARCEL DESIGNATION:	LI/CBR
E. FULL DESCRIPTION:	MOR
F. PUD LAND USE CATEGORY:	CBR
G. OWNER/DEVELOPER NAME, ADDRESS, PHONE NUMBER:	PAN AMERICAN GROUP INC. 2151 S LE JEUNE ROAD CORAL GABELS, FLORIDA ENGINEER NAME, ADDRESS, PHONE NUMBER ANDREW HOLLEY, P.E. ENGLAND-THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 PHONE: (904) 642-8990
H. DATA SUMMARY:	1. TOTAL PROJECT AREA: 58.28 Ac± 2. SQUARE FOOTAGE OF BUILDING: 617,760 SF± 3. TOTAL IMPERVIOUS AREA: 20.04 Ac± 4. REAL ESTATE NUMBER: 003326-3000
I. DEVELOPMENT STANDARDS:	1. MIN. LOT AREA: NONE 2. MIN. LOT WIDTH: NONE 3. MAX. LOT COVERAGE: NONE 4. MIN. FRONT YARD SETBACK: NONE 5. MIN. SIDE YARD SETBACK: NONE 6. MIN. REAR YARD SETBACK: NONE 7. MAX. HEIGHT: NONE
J. SITE DESCRIPTION:	1. VEGETATION: WOODED 2. DRAINAGE: DRAINS TO EXISTING ON-SITE WETLAND AND ULTIMATELY TO THE HEADWATERS OF SIXMILE CREEK 3. WETLANDS: 8.81 Ac± 4. FEMA FLOOD ZONE: "X"
K. UTILITY SERVICES:	1. SEWAGE TREATMENT: JEA 2. WATER SUPPLY: JEA 3. ELECTRICITY: JEA

PARKING REQUIREMENTS	
OFF STREET PARKING REQUIREMENTS	
1 SPACES PER 2,000 SF GROSS FLOOR AREA	
(617,760/2,000) = 309	
REQUIRED = 309 SPACES	
PROVIDED = 413 SPACES (INCLUDES 9 HC SPACES)	
ACCESSIBLE PARKING REQUIREMENTS	
** PER FLORIDA STATUTE 316.1955 & 316.1956	
** PER ADAAG 208.2	
TOTAL PARKING IN LOT	401-500
REQUIRED ACCESSIBLE SPACES	9
REQUIRED = 9 SPACES	
PROVIDED = 9 SPACES	
BICYCLE PARKING REQUIREMENTS	
INDUSTRIAL USE = 5% OF THE REQUIRED OFF STREET PARKING (PER COJ)	
INDUSTRIAL USE - 309 REQUIRED PARKING SPACES	
309*0.05 = 16 SPACES	
REQUIRED = 16 SPACES	
PROVIDED = 16 SPACES	

PUD ORDINANCE NO. ORD 2007-0394-E AND 2023-0409-E

GENERAL NOTES:

- SIGNS WILL BE IN ACCORDANCE WITH PUD ORDINANCE 2007-394-E AND THE CITY OF JACKSONVILLE LAND DEVELOPMENT CODE.
- LANDSCAPING AND SCREENING WILL BE IN ACCORDANCE WITH PUD ORDINANCE 2007-394-E AND THE CITY OF JACKSONVILLE LAND DEVELOPMENT CODE.



OWNER/DEVELOPER:	PAN AMERICAN GROUP INC. 2151 S LE JEUNE ROAD CORAL GABELS, FLORIDA 305-525-3653
SURVEYOR:	ETM SURVEYING AND MAPPING, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 (904) 642-8550
LANDSCAPE ARCHITECT:	ENGLAND, THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FL 32258 (904) 642-8990
ENGINEER:	ENGLAND, THIMS & MILLER, INC. 14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FL 32258 (904) 642-8990

LEGEND	
[Symbol]	ASPHALT PAVEMENT
[Symbol]	CONCRETE PAVEMENT
[Symbol]	JURISDICTIONAL WETLANDS
[Symbol]	UPLAND BUFFER
[Symbol]	JURISDICTIONAL WETLAND IMPACTS

LEGAL DESCRIPTION

SURVEYOR'S DESCRIPTION:

PARCELS 14 AND 15, A PORTION OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 25 EAST, TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF TRACT "C" AS DEPICTED ON PRITCHARD ROAD EXTENSION PHASE ONE, RECORDED IN PLAT BOOK 65, PAGE 198, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, TOGETHER WITH PORTIONS OF PARCELS #3 AND #7, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14062, PAGE 1448, OF SAID CURRENT PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEASTERLY MOST CORNER OF SAID PRITCHARD ROAD EXTENSION PHASE ONE; THENCE NORTH 67°03'04" WEST, ALONG THE NORTHERLY LINE OF SAID PRITCHARD ROAD EXTENSION PHASE ONE, A DISTANCE OF 10.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, A PUBLIC 120 FOOT RIGHT OF WAY AS DEPICTED ON SAID PRITCHARD ROAD EXTENSION PHASE ONE; THENCE SOUTH 22°56'56" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 214.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 986.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°39'26", AN ARC LENGTH OF 200.61 FEET TO ITS INTERSECTION WITH THE FORMER SOUTHERLY LINE OF THAT CERTAIN 30 FOOT INGRESS AND EGRESS EASEMENT OR RIGHT OF WAY, DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5488, PAGE 605, AS AFFECTED BY PARTIAL RELEASE, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15843, PAGE 72, BOTH OF SAID CURRENT PUBLIC RECORDS, AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°46'39" WEST, 200.26 FEET.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 55°41'08" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF PRITCHARD ROAD, ALONG SAID FORMER SOUTHERLY LINE, ALONG THE SOUTHERLY LINE OF SAID 30 FOOT INGRESS AND EGRESS EASEMENT OR RIGHT OF WAY AND ALONG A NON-TANGENT LINE, 872.04 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF THAT CERTAIN 30 FOOT UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4831, PAGE 976, AND OFFICIAL RECORDS VOLUME 4867, PAGE 860, BOTH OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 14°58'28" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY LINE, 487.94 FEET; THENCE SOUTH 00°01'39" WEST, CONTINUING ALONG SAID WESTERLY LINE, 754.10 FEET TO ITS INTERSECTION WITH THE NORTHERLY LINE OF THAT CERTAIN 25 FOOT UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15465, PAGE 679, OF SAID CURRENT PUBLIC RECORDS; THENCE WESTERLY ALONG SAID NORTHERLY LINE THE FOLLOWING 5 COURSES: COURSE 1, THENCE NORTH 80°24'56" WEST, DEPARTING SAID WESTERLY LINE, 780.60 FEET; COURSE 2, THENCE NORTH 77°49'33" WEST, 123.60 FEET; COURSE 3, THENCE SOUTH 78°19'12" WEST, 484.12 FEET; COURSE 4, THENCE NORTH 87°26'19" WEST, 397.99 FEET; COURSE 5, THENCE NORTH 83°17'51" WEST, 200.20 FEET; THENCE NORTH 89°18'54" WEST, CONTINUING ALONG SAID NORTHERLY LINE AND ITS WESTERLY PROLONGATION, 192.87 FEET TO A POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE OF PRITCHARD ROAD; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING 4 COURSES: COURSE 1, THENCE NORTH 00°43'28" EAST, 205.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 866.00 FEET; COURSE 2, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 55°23'03", AN ARC LENGTH OF 837.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°24'59" EAST, 804.89 FEET; COURSE 3, THENCE NORTH 56°06'30" EAST, 795.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 986.00 FEET; COURSE 4, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°30'08", AN ARC LENGTH OF 370.03 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°21'27" EAST, 367.86 FEET.

CONTAINING 58.28 ACRES, MORE OR LESS.

PUD VERIFICATION

**WESTLAKE PARCEL 14 & 15
JACKSONVILLE, FLORIDA**

ETM
ENGLAND-THIMS & MILLER

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