

Global Logistics At Cecil Commerce Center

8.0 ARCHITECTURAL AND LANDSCAPE DESIGN GUIDELINES

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8.1 PURPOSE OF THESE GUIDELINES:

The development guidelines have been prepared to assist you in the understanding of planning, architectural and landscape requirements for projects within Global Logistics at Cecil Commerce Center.

The Development Guidelines and the Architectural Committee Review Process have been adopted to define a level of quality for projects built within Global Logistics at Cecil Commerce Center. The level of quality defined in these standards is directed toward promoting a pleasant and attractive community environment. These standards shall form the basis and criteria for the evaluation of plans and specifications submitted for review and approval to the Architectural Committee.

The owners/lessees of each project are required to implement all provisions of these Standards as applicable to their specific project. All development plans, landscape plans and graphic designs shall comply with these standards and with appropriate City, County, State and Federal laws. In the case of overlapping requirements, the more stringent shall take precedence. **Wherever these development guidelines conflict with the existing Planned Development District or the Jacksonville Planning and Zoning Code the existing Planned Development District and Zoning Code standards shall govern.** All projects will require submittal to the City of Jacksonville for Design Review Committee and Planning Commission review and approval as required by the Jacksonville Planning and Building Code. The City of Jacksonville shall have the ultimate review over the final design approved for the site by the Architectural Committee Review Process.

The development guideline handbook is not intended to be a stand-alone document, nor is it an exhaustive analysis of every possible situation. The Architectural Committee reserves the right to require additional project information and/or impose additional requirements on a particular project as conditions warrant. This guideline is based upon requirements found within the

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Planned Development District Regulations and the Declaration of Covenants, Conditions and Restrictions for the Global Logistics at Cecil Commerce Center. You are encouraged to familiarize yourself with these documents.

Any sketches and/or graphical representations contained in this book are to be used as general visual aids in understanding the basic intent of these guidelines. They do not represent any actual lot or building plan.

8.2 PROCEDURES FOR SUBMITTALS:

Submittals shall be made by owner or by owner's authorized agent to the Architectural Committee Coordinator whenever any improvements or changes are proposed for any portion of the site, building exterior or whenever changes are proposed for business use.

Submittals are not required for "in-kind" improvements: replacements such as repainting the original color or landscape replacement of deteriorated or damaged landscape plant material that had prior approval.

A completed application fee and processing fee is required to initiate the architectural review process.

It is strongly recommended that STEP I and II Architectural Committee review and approval be obtained PRIOR to project processing by government agencies. STEP III review can be processed concurrently. Submittals shall be made according to the requirements in Section Three (Materials Required for Submittals).

Requirements for design review of project signage is included within the step requirements found in Section III. Although signage packages may be reviewed as a separate submittal, written Architectural Committee approval must be obtained prior to the installation of any project signage.

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Fees for Architectural Committee review are as follows:

New building additions and/or modifications greater the \$50,000 construction costs:

- 3 acres or less: \$2,000.00
- Greater than 3, but less than 8 acres: \$4,000.00
- Greater than 8 acres: \$6,000.00
- Modifications or maintenance less than \$50,000 construction costs: \$500.00

Fees are due at the time of first submittal. Additional information concerning fees for review may be obtained from the Architectural Committee Coordinator.

All submittals shall be delivered to:

**Architectural Committee
Architectural Committee Coordinator
c/o Jacksonville Aviation Authority
Ms. Rosa Beckett
Cecil Field
13365 Aeronautical Circle
Jacksonville, FL 32221
(904) 573-1609
rbeckett@jaa.aero**

Building plans shall be prepared under the direction of a licensed architect. Site plans shall be prepared under the direction of either a licensed architect, landscape architect or civil engineer. Landscape plans shall be prepared under the direction of a landscape architect.

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Initial (Step I & II) submittals shall provide four backline copies of plans and one color board for review. Final (Step III) submittals shall provide one complete construction document set that includes landscape and civil drawings. Plans should be rolled and should have a maximum sheet size of 30" x 42".

Any submittal not complete as to required number of copies, required information or payment of fees will not be accepted by the Architectural Committee Coordinator and will be considered "Not Submitted".

In the event that the Architectural Committee fails to take action within (30) thirty days on a submittal, submitted in accordance with the rules regarding such submittals, such plans shall be deemed approved.

Approval of any project by the Architectural Committee does not waive the necessity of obtaining the required public agency permits. Obtaining public agency permits does not waive the need for Committee approval.

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(Date)

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APPLICATION FOR ARCHITECTURAL DESIGN REVIEW

(Please Type)

1. PROJECT INFORMATION:

Project Name: _____

Lot: _____ Tract: _____

Brief Project Description: _____

Revision date of design guidelines used in preparing submittal _____

2. APPLICANT INFORMATION:

Name: _____

Address: _____

Phone Number: _____

Contact Person: _____

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3. OWNER INFORMATION:

Name: _____

Address: _____

Phone Number: _____

Contact Person: _____

4. I UNDERSTAND THAT:

Any submittal not complete as to required number of copies, required information or payment of fees will not be accepted by the architectural committee coordinator and will be considered "not submitted".

And

Approval of any project by the Architectural Committee does not waive the necessity of obtaining the required public agency permits. Obtaining public agency permits does not waive the need for committee approval.

SIGNATURE OF APPLICANT: _____ Date: _____

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8.3 MATERIALS REQUIRED FOR SUBMITTALS:

The Architectural Review is a three-step submittal procedure consisting of a conceptual site plan review, a preliminary architectural and landscape review and a full construction documents review. Depending upon the type of project, a supplemental tenant sign review may be required.

All submissions are to provide the following information:

- Owner's name, mailing address, and phone number.
- Lot and Tract numbers for proposed site.
- Name, address and phone number of architect and/or owner representative.
- Scale, north arrow or indication of view.
- Date of preparation/revision.

8.3.1 STEP I – Preliminary Site Plan Review:

Purpose: To review proposed conceptual site organization, building size and type, parking location, site access, circulation and conceptual grading. To confirm that proposed uses and site plan are compatible with the feature plan and that the design generally follows these standards.

Prerequisite: A Master Plan is required when development will occur in phases. The Master Plan, which shall show the layout of all phases, must be approved at the Step I level by the Architectural Committee.

A minimum scope and size may be required for the first phase. Applicant shall contact the City of Jacksonville for appropriate submittal requirements for City review.

Required Materials:

- A. Preliminary site plan (minimum scale 1"=40').

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1. Property lines, easements, curb lines, slopes and proposed building footprint.
 2. Access drives. Indicate width and show curb connection.
 3. Parking lot areas indicating location and number of spaces.
 4. Pedestrian circulation.
 5. Approximate pad elevations, representative spot elevations, and top and bottom Elevations of slopes on and adjacent to site.
 6. Dimensions showing relationship of building and parking to property lines.
 7. Proposed service areas, storage yards and trash enclosures.
 8. All walls and fences. Indicated location, material and approximate height.
 9. Vicinity map indicating approximate location within Global Logistics at Cecil Commerce Center.
 10. Primary project signage location(s) indicate sign type (wall or ground).
- B. Project Summary (indicate on site plan):
1. Total parcel area.
 2. Total building area and building area per floor (if applicable).
 3. Percentage of site coverage by totaling building area.
 4. Total parking provided.
 5. Parking ratio to total gross building area.
 6. Landscape Square Footage overall and excluding prescribed street side setbacks.
 7. **Allocated Average Daily Trips to the parcel & Average Daily Trips total for the proposed project as required by the Transportation Concurrence Program.**

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8.3.2 STEP II – PRELIMINARY BUILDING AND SITE DESIGN

Purpose: To review the refined site plan, preliminary architectural and landscape designs. After approval by the Architectural Committee, this preliminary package may be submitted to the City of Jacksonville for review. **Submittal to the city should include all required materials noted below in addition to any other application materials required by the city.**

Prerequisite: It is strongly recommended that Preliminary Site Plan approval be obtained prior to this submittal.

Required Materials:

- A. Preliminary Site Plan (minimum scale 1"=40').
Requirements as noted previously.

- B. Preliminary Grading Plan (minimum scale 1"=40'):
 - 1. Top and bottom of slopes, with spot elevations.
 - 2. Building pad elevation.
 - 3. Parking lot, with spot elevations or contours.
 - 4. Access drive(s) with spot elevations.
 - 5. Preliminary storm drain location and/or drainage plan.

- C. Preliminary Landscape Plan (minimum scale 1"=30'):
 - 1. General plant palette and proposed sizes.
 - 2. General planting areas and individual tree locations.
 - 3. Calculation of Landscaping, sq. footage.
 - 4. Street trees (type and placement).
 - 5. Hardscape and special paving areas.
 - 6. Outdoor gathering areas.
 - 7. Luminare locations and general type (eg. Wall pack, pole mount, bollard).

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8. Preliminary irrigation flows and water efficient landscape calculation (per city ordinance).
 9. Appropriate enlargements of feature spaces and primary building entry.
- D. Building Floor Plans (minimum scale 1" = 16'):
1. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design of the building.
 2. Overall plan dimensions required.
 3. Note all items of the exterior that cannot be clearly noted on the elevations.
- E. Building Elevations (minimum scale 1" – 16'):
1. Provide colored exterior elevations for all * proposed buildings.
 2. Identify all finish materials, colors and textures proposed.
 3. Indicate location and type of all roof equipment screens.
 4. Indicated proposed signage location and approximate overall size.
 5. Provide total building and equipment screen heights.
 6. Show relationship of adjacent fences and screen walls.
*Or representative sample of all.
- F. Two – point Architectural Perspective Rendering or Model:
1. Show project from eye level.
 2. Show reasonably accurate foreground and surroundings.
 3. Renderings to be colored.
- G. Project Signage:
1. On Landscaping Plan indicate location of all proposed ground signs on the site including project identification, tenant identification, address signs, parking, regulatory, and directional signs and any signs visible from the public right-of-way.

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- H. On building elevations indicate approximate locations and maximum copy area limitations of all proposed wall signs on buildings.
- I. Provide examples of typical design treatment for secondary site signs.
- J. For tenant identification signs, provide drawings showing typical treatment for each sign type (i.e., fascia signs, building entrance signs, and tenant listings on site entrance monuments).
- K. Provide dimensioned drawings showing front elevation for each sign type. Include indications for materials, colors, typestyles, copy layouts and where applicable lighting techniques.
- L. Provide square footage of each sign and total square footage of all project signage. Provide evidence that the total project signage square footage does not exceed that allowed under the City's sign requirements.
- M. Color and Materials Board:
 - 1. Include actual samples of glass, paint and stain color chips.
 - 2. Show representative samples of special trim elements and/or architectural features.
 - 3. Indicate specific name or number for each product shown.
 - 4. Relate specific color and material selections to elevations.

8.3.3 STEP III – CONSTRUCTION DOCUMENT REVIEW:

Purpose: To review the working drawing package for conformance with the Design Guidelines.

Step III Prerequisite: Step II approval.

Required Materials:

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Complete construction document package including landscape, civil, and signage. All changes made to plans after Step III approval are subject to review and approval of the Architectural Committee.

Signage Working Drawing package must include:

- A. Front elevations with exact copy layout, side views and sections for all signs.
- B. Specifications for materials, colors, finishes, coatings, typestyles, lighting, means of attachment, structural elements and details, and installation procedures.
- C. Building Elevations showing exact location, size and placement of each sign on the building.
- D. Plan view showing exact location of each ground sign on the site and its relationship to property lines, setbacks, driveway entrances, buildings and other structures.

Construction of Project:

Obtaining Architectural Committee approval does not relieve the owner of the responsibility of obtaining other required City, County, State and Federal approvals. The applicant will be responsible for submitting for and obtaining approval from the City's Design Review Committee, the Planning Commission, and the Building Division. Obtaining Government approvals does not relieve the owner of the Requirements to obtain Architectural Committee approval.

Construction will be monitored to verify compliance with design guidelines and approved construction documents.

All changes made to plans after Step III approval are subject to review and approval of the Architectural Committee. Article XIII of the Declaration of Covenants, Conditions and Restrictions describes the consequences if improvements are not completed in conformance with approved plans.

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8.4 SITE PLANNING CRITERIA:

8.4.1 SITE COVERAGE:

The maximum building coverage of all buildings including accessory buildings, but not including surface parking, shall comply with existing Planned Development District.

8.4.2 SETBACKS (GENERAL):

Setbacks noted here are minimum requirements.

Building setbacks are for buildings and wall greater than three (3) feet in height.

All setbacks shall be measured from the ultimate right-of-way line and interior property lines.

Planters, wall and signs elements not exceeding three (3) feet in height may be permitted in the street-side setback areas with written approval from the Architectural Committee. All signs must be set back 10 feet from any property line or access driveway.

Setback areas shall be fully landscaped in a manner both complementary to the landscape easements, as well as the on-site architecture and landscape design concepts.

SETBACKS (BUILDING):

- **103rd Street:** 40 feet
- **Main Boulevard:** 40 feet
- **Secondary Streets:** 30 feet
- **Interior Streets:** 30 feet

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Side and rear yard building setbacks other than as noted are per City of Jacksonville building code requirements.

SETBACKS (PARKING AND VEHICULAR CIRCULATION)

- **103rd Street:** 40 feet
- **Main Boulevard:** 40 feet
- **Secondary Streets:** 30 feet
- **Interior Streets:** 30 feet
- **All other roads and road sections:** Meet the requirements of Planned Development District.
- **Along internal property lines not occupied**
- **Adjacent to buildings:** 5 feet clear.

Except in the immediate area surrounding loading and dock areas, a minimum 5' (five feet) landscape separation exclusive of vehicle overhangs shall be maintained between vehicular areas and buildings.

A 2'-0" parking overhang into landscape areas in lieu of concrete wheel stops is allowed, however, the landscape area must be increased by a corresponding amount, and parking overhangs may not encroach into required setbacks.

8.4.3 LANDSCAPE GATEWAY SETBACKS: (BUILDINGS, PARKING AND VEHICULAR CIRCULATION)

SITE ACCESS (REFER TO MASTER ACCESS PLAN)

Access to individual sites and all driveway locations shall be subject to approval by the Architectural Committee and the City of Jacksonville.

Driveways shall be a minimum of thirty (30) feet in width.

Vehicular aisle ways shall be no less than twenty-four (24) feet in width.

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Driveways and vehicular aisle ways must meet the minimum City and Fire Department access and turning radius requirements.

8.4.4 PARKING:

Off street parking shall be provided in accordance with the current City of Jacksonville parking standards **and existing Planned Development District**

Adequate off street parking shall be provided to accommodate all parking needs for the site. No on-street parking is allowed within the Global Logistics at Cecil Commerce Center.

Required off-street parking shall be provided on the site of the use served, or on a contiguous site within three hundred (300) feet of the subject site.

On-site vehicular circulation shall be clear, direct and efficient. Dead-end parking aisles should be avoided.

Designated space must be provided in convenient locations for handicapped, carpool, motorcycle and bicycle parking. All parking areas, including bicycle and motorcycle areas are to be designed for orderly, uncluttered parking. Bicycle parking areas are to be provided with racks and locking capabilities.

Parking beneath buildings or in parking structures must be screened by architectural elements and/or landscaping.

8.4.5 PEDESTRIAN CIRCULATION:

Safe, clear pedestrian circulation must be provided between buildings, parking areas and entries on all sites. When bus stops are located adjacent to the site, direct pedestrian access from the bus stop into the site must be provided.

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8.4.6 LOADING AREAS:

Loading areas shall be designed to accommodate complete backing and maneuvering on-site, not from a public street.

Loading areas shall not encroach into required parking setbacks.

Loading doors shall not front a public street nor shall be located, regardless of orientation, closer than 70' from the forward property line.

All loading and storage areas within a clear view from public streets and/or open space areas shall be effectively screened. Screening shall be by walls of the same material and generally integral to the building design. Screen walls adjacent to loading and dock areas shall not exceed twelve feet in height.

8.4.7 OUTDOOR STORAGE:

No outdoor storage shall be permitted unless adequately screened by an approved screening material.

All vehicles stored on-site must be inside a closed building or within a screened portion of the site, unless approved in writing by the Architectural Review Committee.

Storage areas shall be screened from adjacent parcels.

8.4.8 WALLS, FENCES AND RETAINING WALLS:

Fencing and screening treatments must be designed as an integral part of the overall architectural and landscape design.

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All fencing not required for screening purposes shall be constructed of wrought iron or metal picket and shall be maintained, at all times, in good repair. Chain-link fences with black opaque "tennis netting" covering shall be permitted at Industrial and Aviation uses only. Chain link fences with slats are not permitted. Fencing required for screening purposes shall be of masonry construction, shall match the material of the building, or shall be Chain-link fences with black opaque "tennis netting" covering.

Property line wall and/or fencing heights shall not exceed 6 feet unless approved by the Architectural Committee.

Retaining walls may only be used where they are not directly visible from public streets. Where permitted, retaining walls may not exceed five (5) feet in height, as measured from the lower adjacent grade, and shall be compatible in style, color, material and finish with the overall project.

8.4.9 ENVIRONMENTAL CONTROL:

Any permitted industrial use shall be performed or carried out entirely within a building or screened service area that is designed and constructed so that the enclosed operations and uses do not cause or produce a nuisance to adjacent sites.

8.5 ARCHITECTURAL CRITERIA:

8.5.1 ARCHITECTURAL CHARACTER:

All buildings are to be modern and progressive in design and concept. An emphasis on quality, in design and execution is strongly encouraged. Facilities should emit a quietness and serenity which does not vie for unnecessary attention. The objective is to create a cohesive, distinctive personality that ties Global Logistics at Cecil Commerce Center together.

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All design shall appear as an integrated part of an overall site design concept. Building massing should reinforce the design concept.

Building design shall be free of Architectural Theme, Style, or Fashion as determined by the Architectural Committee. Buildings should reflect the building technology of the time with a specific emphasis on Sustainable Design Strategies.

No “period buildings”, themed, or stylized architectural treatments, shall be permitted, except in Retail applications.

8.5.2 BUILDING MASSING:

A contemporary architectural vocabulary with a strong horizontal emphasis is encouraged. Special concern should be directed toward reducing the large scale visual impact of buildings. Building facades should be visually linked to a human scale by one or more of the following:

1. Fragmenting the overall building plane into smaller or multiple structures.
2. Clustering small scale elements such as planter walls around a major form.
3. Creation of shadow lines and patterns.

8.5.3 BUILDING ENTRIES:

Site access entrance drives and building entries shall be readily visible to the first time visitor. Every project must develop a clearly defined entry sequence linking the building and principal site entry. Building entries shall be emphasized by special architectural features such as overhangs, recesses and roof forms which are integrated into the overall elevation design. Features such as plazas, special planters and plantings, textured hardscape and other site design features that link outdoors to indoors are encouraged to be integrated into every project.

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8.5.4 HEIGHT OF BUILDINGS AND STRUCTURES:

The maximum total building height, including the height of roof mounted equipment and screens shall not exceed that as defined by the existing Planned Development District.

Unoccupiable structures shall not exceed thirty-five (35) feet in height.

8.5.5 BUILDING MATERIALS:

One dominant material should be selected for building exterior walls.

Corrugated, metal sided "Butler" type buildings shall not be allowed except in Aviation Districts directly adjacent to the tarmack.

The use of tinted and/or moderately reflective glazing (such as: green, blue, gray or bronze) is encouraged. Un-tinted, mirrored, or highly reflective gold tinted glass is not allowed.

Exterior wood may be used, but must be finished with paint or solid base stain.

8.5.6 BUILDING ROOF DESIGN:

Roof shapes shall be generally flat. Sloped or curved roof forms may be used if they are the dominant roof theme. Awnings are discouraged. Mansard or hip roof forms are not permitted except in Retail applications.

Roof mounted equipment and components, the inside faces of equipment screens and the back side of parapet walls shall be painted to match roof color.

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Build-up or membrane roofing shall be effectively screened on all sides by the building parapet. Parapet height must equal or exceed height of highest point of roofing.

8.5.7 MECHANICAL EQUIPMENT:

Exterior components shall be screened on all sides by a screening device, such as a screen wall or parapet wall, that shall be integrated into the architectural design of the building. Roof top screens that appear as hat(s) on a roof shall be **prohibited**. Equipment screening shall be at least the height of the exterior components to be screened and shall effectively screen all such equipment as might be viewed from eye level around project site. Wood is not an acceptable screening material.

Roof downspouts on street facades of buildings shall not be exposed.

8.6 LIGHTING CRITERIA:

8.6.1 GENERAL REQUIREMENTS:

Lighting shall be designed and installed so as not to cast any glare onto adjacent lots or streets, nor should it decrease the ambience of adjacent areas nor reduce the safety of pedestrian and vehicular movement.

Building illumination and architectural lighting shall be indirect in character. "Wall-washing", overhead down-lighting and interior illumination that spills outside is encouraged.

On site lighting shall be top-shielded to reduce nighttime glow and side-shielded to reduce spill over into adjacent land uses..

All lighting visible from adjacent streets shall be indirect and shall incorporate full cut-off shield fixtures.

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Service area lighting shall be contained within the service yard boundaries. Shielded light sources shall be required.

Lighting fixtures shall be complimentary to building design.

All Building and Site Lighting shall conform to the specific requirements of Cecil Field , and the Federal Aviation Administration.

8.6.2 PARKING AND VEHICULAR CIRCULATION AREAS:

Light sources shall be metal halide or approved equal.

All parking area, access drive and internal vehicular circulation area lighting fixtures shall be of the sharp cut-off rectangular (shoe box) or circular (disk) type. All pole mounted light fixtures shall be installed on a 24: cast in place concrete base. These fixtures shall be mounted at a maximum height of eighteen (18) feet. (including the required 24" concrete base) The standard level of illumination level for parking lots is 1 foot-candle average. Plans submitted for approval by the City shall include a photometric to determine the foot candle level across the entire site.

“Wall-pack” type fixtures shall not be permitted on the street side of buildings. These fixtures, where used, shall be exclusively of the adjustable sharp cut-off type.

8.6.3 PEDESTRIAN LIGHTING:

Area illumination shall be provided for entry areas, courtyard and other people gathering places. Point-to-point lighting shall be provided for pedestrian walkways.

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8.6.4 SIGN LIGHTING:

SPECIFIC SIGNAGE LIGHTING REQUIREMENTS ARE DETAILED PER SIGNAGE TYPE IN SECTION SEVEN, SIGNAGE CRITERIA AND EXHIBITS.

8.7 SIGNAGE CRITERIA:

All signage is subject to review and approval by the city of Jacksonville.

8.7.1 PART I MASTER PLAN AREAS:

8.7.1a IDENTIFICATION SIGNAGE:

The Master Developer will be responsible for establishing signage to identify Global Logistics at Cecil Commerce Center at primary gateways and entries.

8.7.1b IDENTIFICATION SIGNAGE MATERIALS PALLETE:

All Global Logistics at Cecil Commerce Center identity signage at gateways and entries shall conform to the color palette listed below. Colors shall precisely match colors specified. (See Exhibit 7.1, page 29, for example sign).

Colors refer to Frazee Exterior Colors.:

<u>SYSTEM</u>	<u>NO.</u>	<u>COLOR/MATERIAL</u>	<u>LOCATION</u>
Frazee	7836N	Copper Canyon	Concrete or metal
Frazee	8261W	Traditional Tan	Panel Backgrounds
Frazee	7836N	Copper Canyon	Lettering
N/A	N/A	Buff Split Face Block	Sign Pedestal
N/A	N/A	Natural Color Concrete	Sign Base

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8.7.1c STREETScape SIGNAGE:

Streetscape elements located in the public right-of-way will be a warm gray color to provide a neutral, unobstructive backdrop for landscape and architecture.

8.7.2 PART II INFILL/USER SITES:

8.7.2a OVERVIEW:

Signage within Global Logistics at Cecil Commerce Center is intended to contribute to the corporate image of the park and to serve the identification needs of the individuals tenants and users. Signage requirements will vary based on the type of use. These guidelines regulate the design and prominence of various sign types based upon their intended use in an effort to encourage signage which can be interesting and varied while at the same time, presenting a balanced look that ties the business park together.

8.7.2b GENERAL PROVISIONS:

All signage shall be approved by the architectural committee prior to its construction or installation. All provisions of these criteria shall be strictly adhered to on an ongoing basis. Nonconforming or unapproved signage shall be removed or brought into compliance with these guidelines within 21 days of notification by the Architectural Committee. (See Exhibit 7.2, page 38, for signage decision chain).

Signs within each site shall be designed as a signage package with selected elements such as lighting, materials, colors, form, typestyles, or layout remaining consistent throughout.

The sign plan should provide efficiency by striving to establish the fewest number of signs required to serve the use. This goal may be accomplished by providing:

- A. Directional signs at decision points.
- B. Unified messages.
- C. Identification signs visible from adjacent right-of-ways.
- D. The least redundancy in structures

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Signs and typography shall fit comfortably into designated architectural spaces, leaving sufficient margins and negative space on all sides. Wall signs shall appear balanced and in scale within the context of the sign space and the building as a whole. Thickness, height and color of sign lettering shall be visually balanced and in proportion to other signs on the building.

The sign plan should demonstrate contextual considerations in the design of all signs. Materials should relate to the overall Business Park site design as well as to the project architecture.

Sign colors should provide accent and interest appropriate to associated architectural statements. Note: Sign colors will be strictly regulated to assure harmony with the site architecture.

Proposed signage should reflect a sophisticated corporate image and should be in keeping with the overall design theme of the Global Logistics at Cecil Commerce Center.

Signage should demonstrate an intent to identify, not advertise.

Wall signs, including dimensional letters and plaques, shall be affixed without visible means of attachment, unless attachments make an intentional statement. Wall signs need to be directly attached to the space to which they refer.

Permanent monument signs shall not exceed 4 feet in maximum average height.

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Monument signs may be placed in building setbacks. Where monument signs are placed in setback areas, signs shall be positioned so that safe sight distances are maintained at entrances to the public right-of-way. Monument signs shall be placed 10 feet from property lines and driveways. (See Exhibit 7.3, page 39).

All sign fabrication work shall be of superior quality. All logo images and typestyles shall be accurately reproduced. Lettering that approximates typestyles shall not be acceptable.

Sign construction shall typically be of permanent materials. Stucco, as a component of any sign construction is not allowed. The use of wood signage is discouraged and strictly limited.

8.7.2c PROHIBITED SIGN TYPES:

The following sign types and treatments shall be prohibited within the Global Logistics at Cecil Commerce Center:

- A. Signs on mansard roofs and equipment screens.
- B. Rooftop signs and signs projecting above roof lines or parapets.
- C. Rotating or flashing signs.
- D. Pole signs and other signs with exposed structural supports not intended as a design element, except for code-required signs.
- E. Window signs that are attached to the interior or exterior of any glazing visible from the exterior of the building, except for building wall sign types specifically permitted by this document.
- E. Temporary wall signs, pennants, banners, flags, inflatable displays, sandwich boards, or signs on vehicles except as specifically approved by the Architectural Committee.
- G. Pre-manufactured signs, such as franchise signs, that have not been modified to meet the criteria.
- H. Internally illuminated awning backgrounds.
- I. Exposed neon lettering.

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- J. Can or cabinet signs except where used for logos

8.7.3 LIGHTING PROVISIONS:

The following lighting techniques shall be considered acceptable for the illumination of permanent signs within Global Logistics at Cecil Commerce Center:

- A. Internally illuminated channel letter and logos (Building mounted only).
- B. Internally illuminated sign faces or cabinets.
- C. Front lighting.
- D. Silhouette lighting (Building mounted only).

Sign lighting for industrial sites shall be consistent and compatible with the project lighting.

Ambient lighting shall be controlled so that it does not flash or reflect on adjacent residential areas.

No exposed raceways or conduits shall be allowed.

No exposed neon shall be allowed.

8.7.4 PROJECT ENTRANCE MONUMENT SIGNAGE:

Ground mounted entry signage identifying multi-building projects is encouraged. Multi-building shall mean three or more separate buildings on the same site. This signage allowance shall be in addition to individual identification signage. One sign shall be allowed per principal site entry.

Copy shall be limited to the project name and logo, the name of the primary user(s) (limit 3), and the street address.

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Monument signage, if lit, shall be illuminated by front lighting only.

DIMENSION CRITERIA: (See Exhibit 7.3, page 39).

- A. 50 S.F. maximum sign face area per side.
- B. 4' – 0" maximum average height from immediate adjacent grade.
- C. 14' – 0" maximum length.
- D. 30" maximum logo height.
- E. 9" maximum letter height (caps and lower case)
- F. 8" maximum letter height (caps only).

8.7.5 DIRECTIONAL SITE SIGNAGE:

In addition to project and tenant identification signage, directional site signage shall be allowed as necessary to orient, inform and direct pedestrian and vehicular traffic. Examples of this signage includes:

- A. Non-building-mounted address signage.
- B. Entrance direction.
- C. Directional maps and listings.
- D. Directional signs, both pedestrian and vehicular.
- E. Parking and traffic control signage.

All directional site signage shall be designed as signage package with selected elements such as typestyle, layout, form, colors and materials remaining consistent throughout. Signage shall form a strong connection to the site architecture in terms of scale, form, lighting and use of permanent materials.

The needs and requirements of the handicapped should be considered in the design of all directional and informational signs.

Directional site signage shall be ground mounted.

This signage, if illuminated, may be either front lit or internally illuminated.

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DIMENSIONAL CRITERIA: (See Exhibit 7.4, page 39).

- A. 5' – 0" Maximum height above curb.
- B. 1' – 0" Maximum width. Restrictive signage (No parking, Handicapped).
- C. 3' – 0" Max. width. Directional Signage (Visitor Parking, Deliveries, etc.).
- D. 6' – 0" Maximum width. Tenant directories, site locations, etc.
- E. 4" Maximum letter height.
- F. 6 square feet Maximum area for any direction sign.

8.7.6 USER IDENTIFICATION SIGNAGE:

For the purpose of determining signage allowances, users are classified into major and multi-users. Signage allowances differ per classification. Allowances for each are detailed in the following sections.

The maximum aggregate sign area for all building mounted/wall signs is 32 square feet per parcel plus one square foot for each two feet of building frontage in excess of 50 feet, up to a maximum of 100 square feet. In addition, if more than one use exists on a parcel, there is allowed 12 additional square feet for each use, which is to be placed on the premise occupied by the use. The total area of the lettering or logo on a ground mounted monument sign identifying building users (exclusive of the area of the monument structure, project name, project logo or address) shall be deducted from the maximum aggregate sign area as described herein.

8.7.7 BUILDING MOUNTED IDENTIFICATION SIGNAGE:

For major-users with 15,000 S.F. or more of building area AND with only one major fascia sign, sign area shall not exceed (45) forty-five square feet.

For major-users with less than 15,000 S.F. of building area, but occupying more than 33 percent of a building, sign area shall not exceed (30) thirty square feet.

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For two major users occupying parts of the same building, each major user will be allowed individual signage not to exceed (30) thirty square feet.

For combinations of more than two major users or major and minor users, a maximum of two major users signs up to (30) thirty square feet each along with minor user building mounted identification signage for the remaining occupants will be allowed.

User identification signage will be allowed but shall not be installed higher than 16 feet above the finished ground floor of the building and will not exceed 15 square feet.

User identification signage shall not be placed on service oriented elevations (i.e. backs of buildings).

Signage shall not be placed on adjacent corners or along the same elevation plane.

DIMENSIONAL CRITERIA: (See Exhibits 7.5 and 7.6, pages 40 and 41).

	<u>Major User</u>	<u>Minor User</u>
A.	24" Maximum letter height	15" Maximum letter height.
B.	36" Symbol (logo) height.	18" symbol (logo) height.

8.7.8 MULTI-USER BUILDING MOUNTED IDENTIFICATION SIGNAGE:

Building entrance signage shall be permitted for all tenants or users who must access their suite(s) directly from the outside of the building, rather than through an interior lobby. Signs shall be wall type and must be located immediately adjacent to (above or along side) the individual building entry. Signage colors, configuration, format and placement shall be consistent for all building entrance signage within a designated project. Signs shall be unlighted.

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DIMENSION CRITERIA:

- A. 12 square feet maximum sign face area.
- B. 6" maximum letter height.
- C. tenant's logo and logotype.

For multi-user buildings with common lobby configurations, no individual user exterior building entrance signs shall be allowed.

8.7.9 BUILDING ADDRESS SIGNS:

Wall signs displaying addresses and/or numbers shall be incorporated into building facades. Scale and placement of signage shall be such that the building and its address or number are readily identifiable by vehicular traffic. There shall be a minimum of one address sign per building and a maximum of one sign per building elevation.

Address signs must be clearly integrated with the architectural character of the building. Appropriate treatments include etched, indented, engraved, debossed, or embossed numerals incorporated into building surfaces or individually applied dimensional numerals.

Building address signs shall conform to the following criteria:

- A. 12" maximum letter height in proportion to the building façade.
- B. May be lighted; where address signs are illuminated, either front or silhouette lighting shall be used.

8.7.10 SIGNAGE FOR RETAIL, FOOD SERVICE AND OTHER ASSOCIATED USES:

A sign design program shall be submitted for each proposed facility for review and evaluation by the Architectural Committee.

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The program shall indicate design details for all signs as well as for related improvements such as awnings, umbrellas, and patio furniture.

All signs under this section 7.10 shall comply with the signage requirements identified for the commercial service zoning district for the City of Jacksonville, as specified in section 3-45-230 of the Jacksonville Planning & Zoning Code.

8.7.11 FLAGS AND BANNERS:

Flag poles and banner mounts are not permitted, except as temporary signs.

8.7.12 TEMPORARY CONSTRUCTION AND MARKETING SIGNAGE:

Temporary signs may be established to serve the marketing and communication needs of individual site developers and users within the Global Logistics at Cecil Commerce Center. These signs should present a cohesive, well-organized, and identifiable community image and shall conform to the following provisions:

All temporary signage shall be maintained in good visual condition and removed in a timely manner upon completion of the purpose to which they relate or as otherwise specified in this section.

Add-ons, flags and other post-design attachments are not allowed.

Temporary signage shall be non-illuminated.

Temporary signage shall be built to the size & color specifications as detailed in this section.

No other temporary construction/marketing signage shall be allowed.

Signage may be single or double-faced and shall be placed either parallel or perpendicular to the roadway.

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Only one sign per street frontage is allowed.

To maintain consistency and an integrated community image, all temporary signs for infill/user sites within the Global Logistics at Cecil Commerce Center shall adhere strictly to these design criteria.

The following sign types shall be allowed for use during the construction, marketing, sales and leasing phases and for proposed facilities on industrial sites:

<u>Sign</u>	<u>Installation Period</u>	<u>Sign Size</u>
Future Facilities Signs	Prior to facility construction	A,B or C
Construction Site Signs	During initial construction	A,B or C
Initial Marketing Signs	During initial sales and leasing	A,B or C*
	* (1 st Twelve months after completion of construction).	
Subsequent Mrktg. Signage	During subsequent sales and leasing	C Only**
	** (Beyond 1 st Twelve months).	

(See Exhibit 7.7, page 42).

Prior to displaying any temporary sign, the owner of such a sign shall register the sign with the City of Jacksonville Director of Planning or his or her designee by completing a form provided by the city. The form shall include the owner's name, address and telephone number, as well as dates the owner intends on displaying the sign. The city may charge a reasonable registration fee to cover the cost of inspection and enforcement, as determined by resolution of the city council.

8.7.12a TEMPORARY SIGNAGE DIMENSIONAL CRITERIA:

(See Exhibit 7.8, page 43).

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Dim. No.	Element	Size A	Size B	Size C
1.	Height above grade	12' - 6"	9' - 6"	6' - 6"
2.	Total width	8' - 0"	6' - 0"	4' - 0"
3.	Depth	10"	8"	6"
4.	Side panel width	16"	12"	8"
5.	Top panel height	4' - 6"	3' - 6"	2' - 3"
6.	Phone panel height	18"	12"	9"
7.	Rider panel height	12"	9"	6"
8.	Max. no. of rider panels	3	3	2
9.	Panel cut-out height	3"	2 1/2"	2"
10.	Height of base cross-member (no cut-out)	12"	9"	6"
11.	Minimum clearance from grade to bottom of base cross-member	2' - 6"	2' - 0"	1' - 6"
12.	Color band at top of top panel (Copper Canyon)	2"	1 1/2"	1"
13.	Color band at base of panels (Black)	3/4"	1/2"	1/2"
14.	Maximum/Typical letter heights allowed	6" - 2"	5" - 1 1/2"	4" - 1"

8.7.12b TEMPORARY CONSTRUCTION AND MARKETING SIGNAGE COLORS AND LETTERING CRITERIA"

All temporary construction and or marketing signage shall conform to the color palette listed below. Colors shall precisely match colors specified.

Colors refer to Frazee Exterior Colors.

(See Exhibit 7.9, page 44).

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<u>System</u>	<u>No.</u>	<u>Color</u>	<u>Location</u>
Frazee	7836N	Copper Canyon	Side Rails
Frazee	8261W	Traditional Tan	Panel Backgrounds
Frazee	5915N	Black	Lettering
Frazee	5820W	White	Lettering
Frazee	7836N	Copper Canyon	Lettering

Logos and renderings may be in color. All non-logo related lettering colors shall be selected from among the three lettering colors specified.

All temporary construction and/or marketing signage lettering, except for company name and logo, shall be Michelangelo Typestyle.

8.7.12c TEMPORARY CONSTRUCTION AND MARKETING SIGNAGE DISPLAY INFORMATION CRITERIA:

Future facility, construction site, and initial project marketing signage shall be limited to displaying the following information types:

- A. For Sale, For Lease, Future Home of, etc.
- B. Type or name of development.
- C. Type and area of space available.
- D. Major tenant or developer.
- E. Architect.
- F. Financial institution.
- G. General contractor.
- H. Leasing agent
- I. Occupancy date.
- J. Phone number.
- K. Optional rendering.

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Leasing signage shall be limited to displaying only the following information types:

- A. For Sale, For Lease, etc.
- B. Type and area of space available.
- C. Leasing agent.
- D. Phone number.

Primary information shall be located on the major information panel at the top. Secondary information shall be located on subsequent ladder panels. The bottom ladder panel shall contain the name and logo of Global Logistics at Cecil Commerce Center.

Initial marketing signage may be displayed only during the first twelve (12) month period of initial availability. Beyond this period, leasing signage must be substituted. Leasing signage is limited to "C" size temporary signage.

8.7.12d OTHER TEMPORARY SIGNAGE:

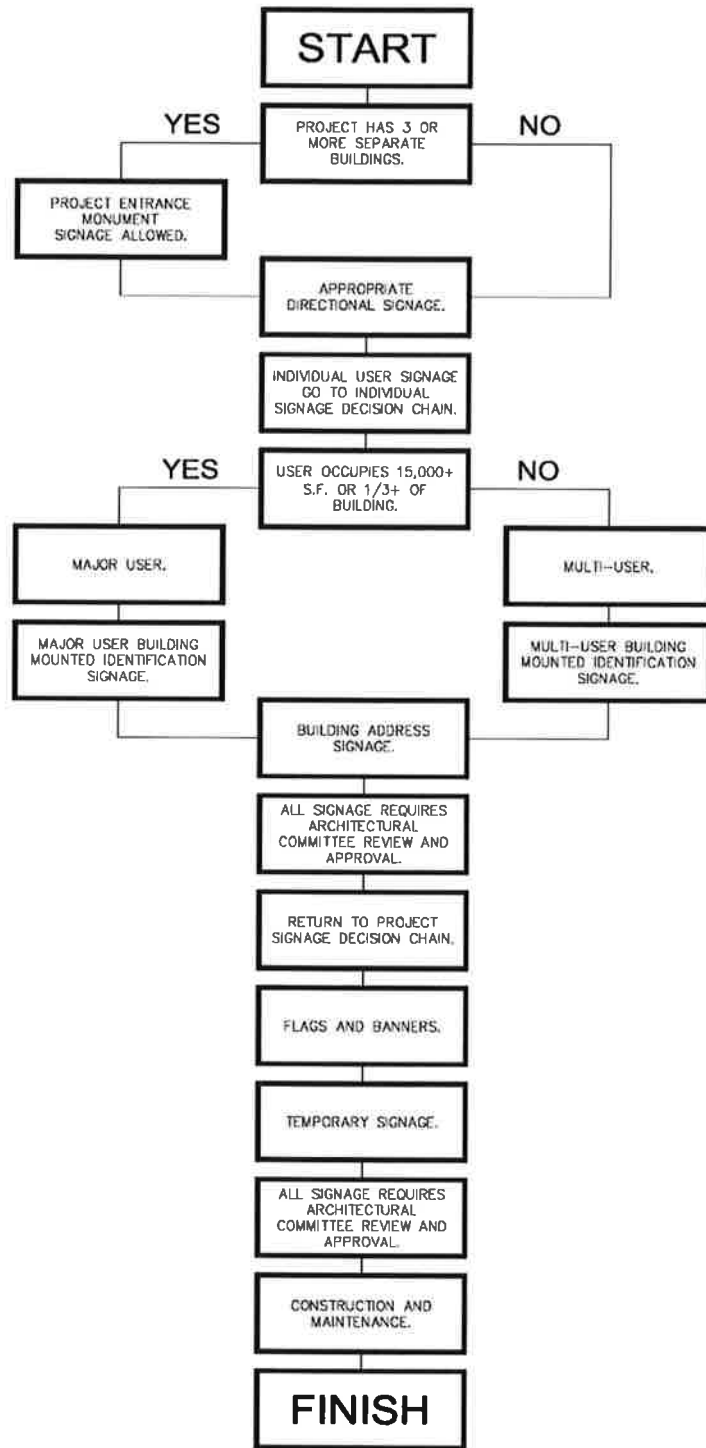
Temporary signage not specifically outlined herein may be established with the prior approval of the Architectural Committee and the City of Jacksonville for the purposes of: graphics related to civic events and public displays:

- A. Temporary graphics for retail and quasi-retail uses associated with the Business Park.
- B. All signage with this section 7.12d shall be as specified in section 3-45-150 of the Jacksonville Planning & Zoning Code.

8.7.13 SIGN MAINTENANCE:

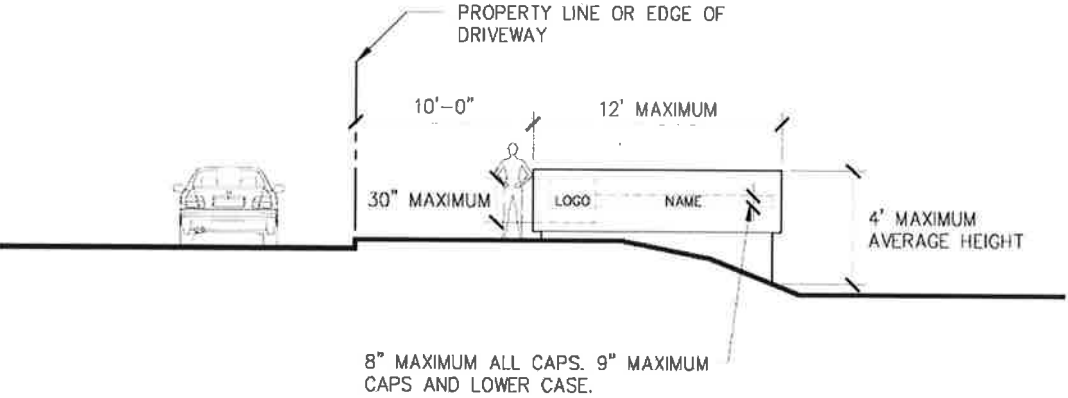
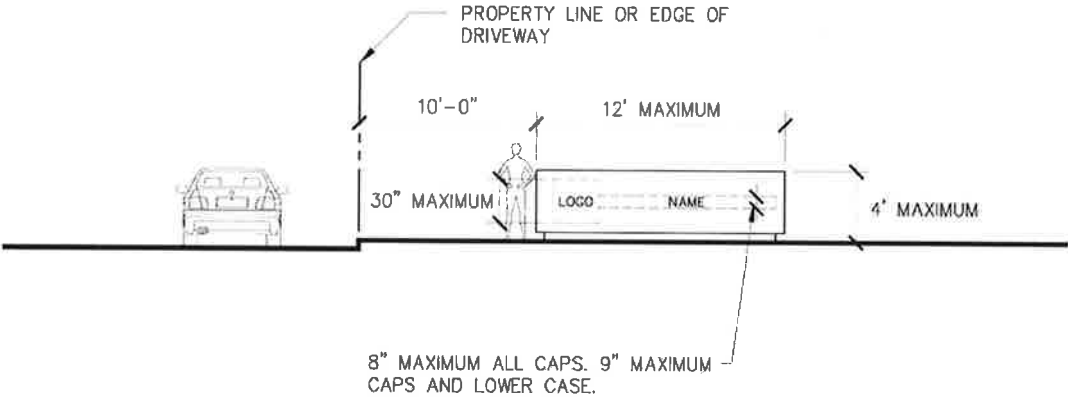
The cost and responsibility for establishing and maintaining infill area signage shall fall to the individual site users. Signage at all times shall present an as-new appearance and must be maintained in such a manner as to ensure proper and safe operation.

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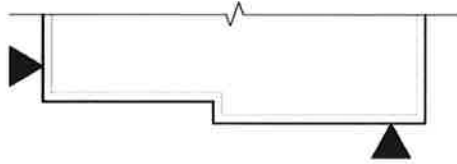


PROJECT SIGNAGE DECISION CHAIN EXHIBIT 7.2

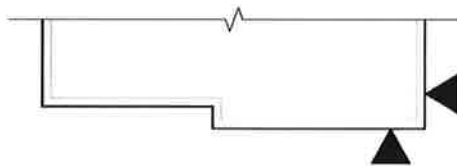
Global Logistics At Cecil Commerce Center



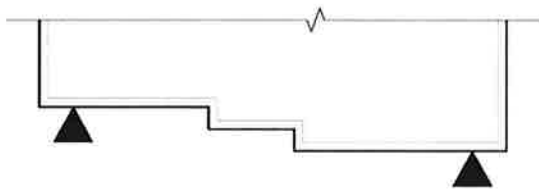
Global Logistics At Cecil Commerce Center



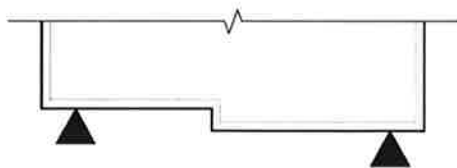
2 SIGN PLACEMENT ALLOWED
(SEPARATE ELEVATIONS).



2 SIGN PLACEMENT NOT ALLOWED
(ADJACENT CORNERS).



2 SIGN PLACEMENT ALLOWED
(PLACEMENT OCCURS ON
DISTINCTLY DIFFERENT PLANES).



2 SIGN PLACEMENT NOT ALLOWED
(PLACEMENT OCCURS ON "SAME"
PLANE).

▲ INDICATES SIGN PLACEMENT.

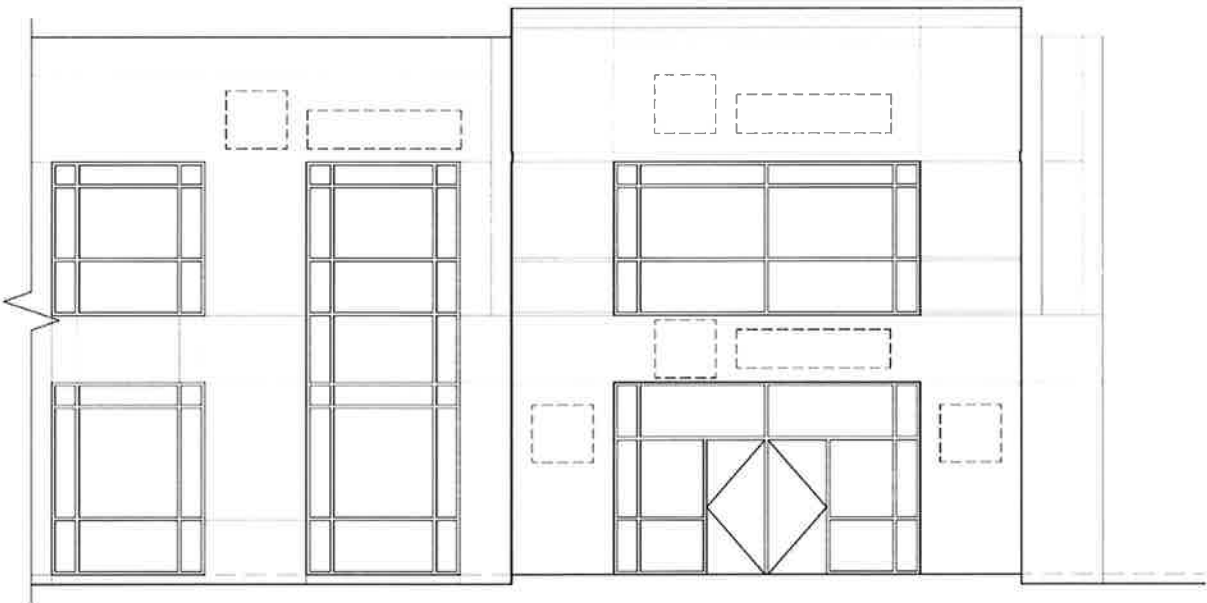
NOTE: ONE SIGN PER USER.
EXAMPLES TO SHOW LIMITS ON
MULTIPLE USER SIGN PLACEMENT,
AND POSSIBLE LOCATIONS,
EXCLUSIVE OF OTHER SIGNAGE.
THESE EXAMPLES ARE NOT TO
SCALE.

PLAN VIEWS (TYPICAL)

D

BUILDING IDENTIFICATION SIGNAGE EXHIBIT 7.5

Global Logistics At Cecil Commerce Center

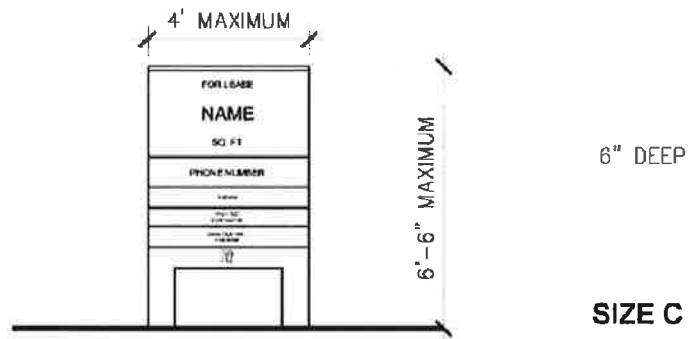
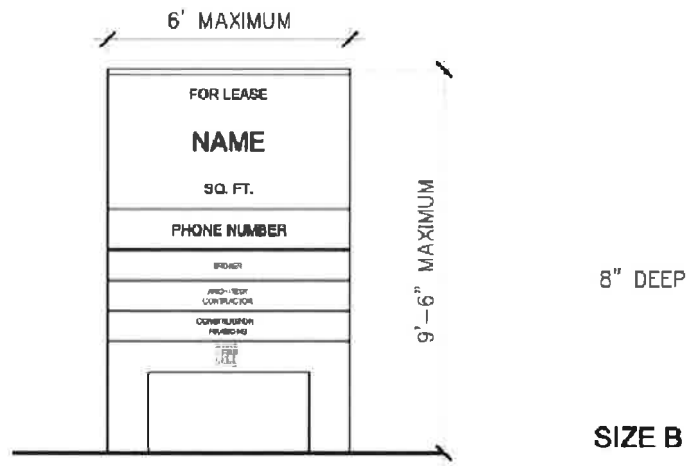
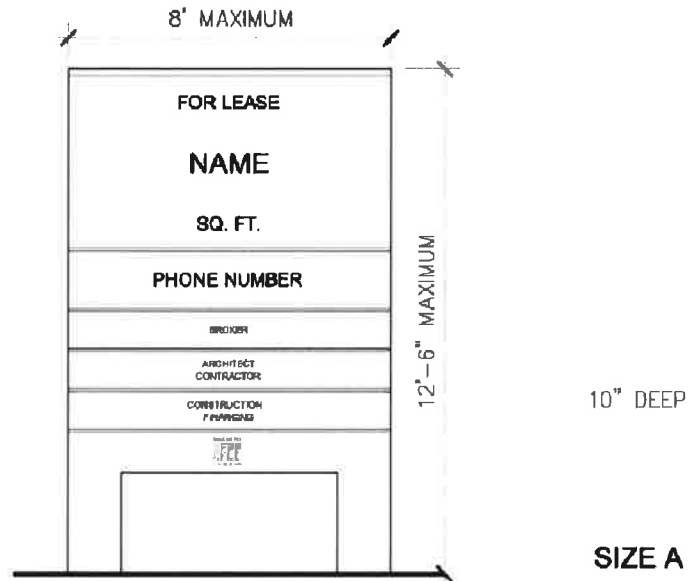


INDICATES POTENTIAL SIGN.

NOTE: ONE SIGN PER USER.
ILLUSTRATION SHOWS POTENTIAL
LOCATIONS FOR SIGNAGE.

BUILDING IDENTIFICATION SIGNAGE EXHIBIT 7.6

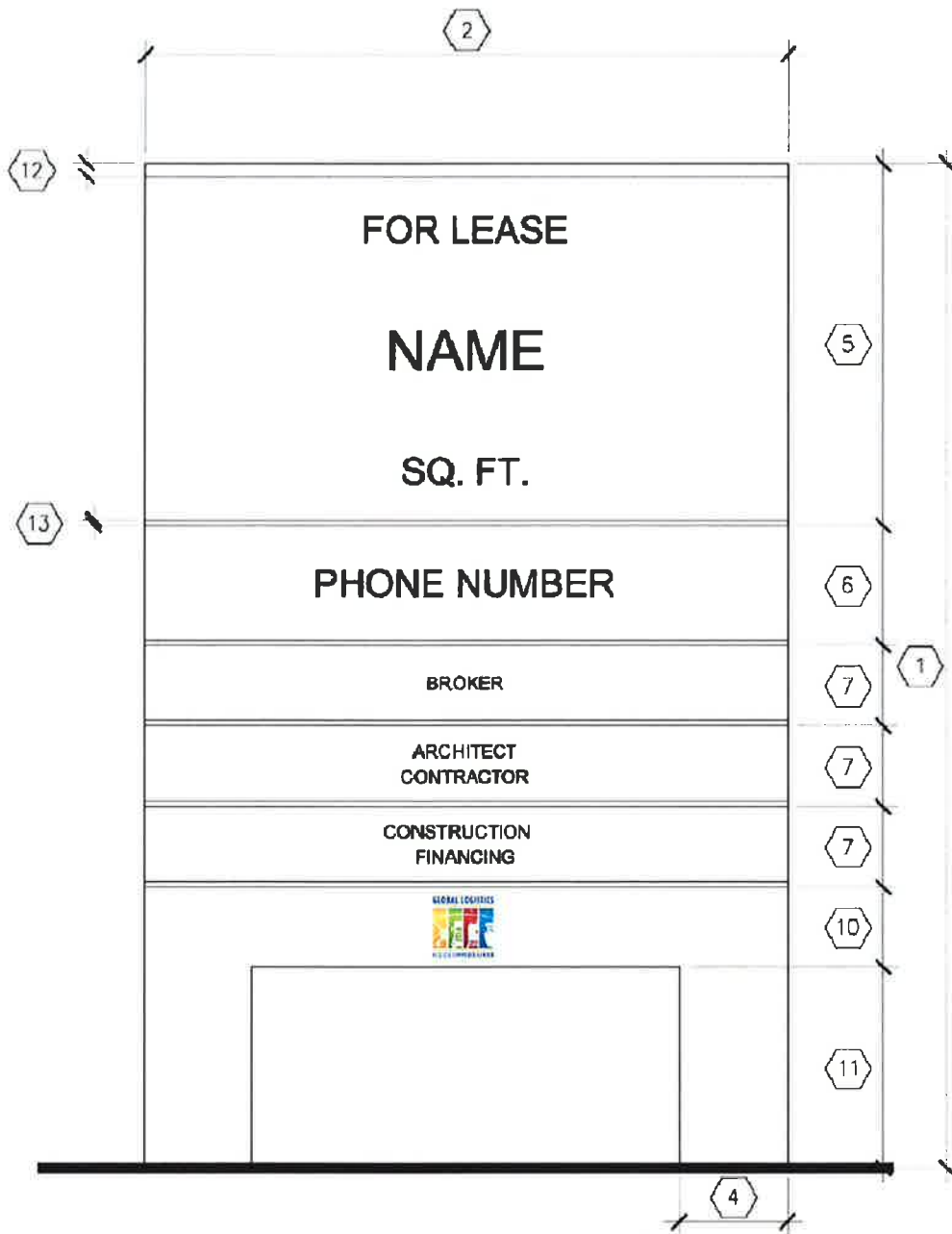
Global Logistics At Cecil Commerce Center



SIGNAGE SIZES & PROPORTIONS

EXHIBIT 7.7

Global Logistics At Cecil Commerce Center

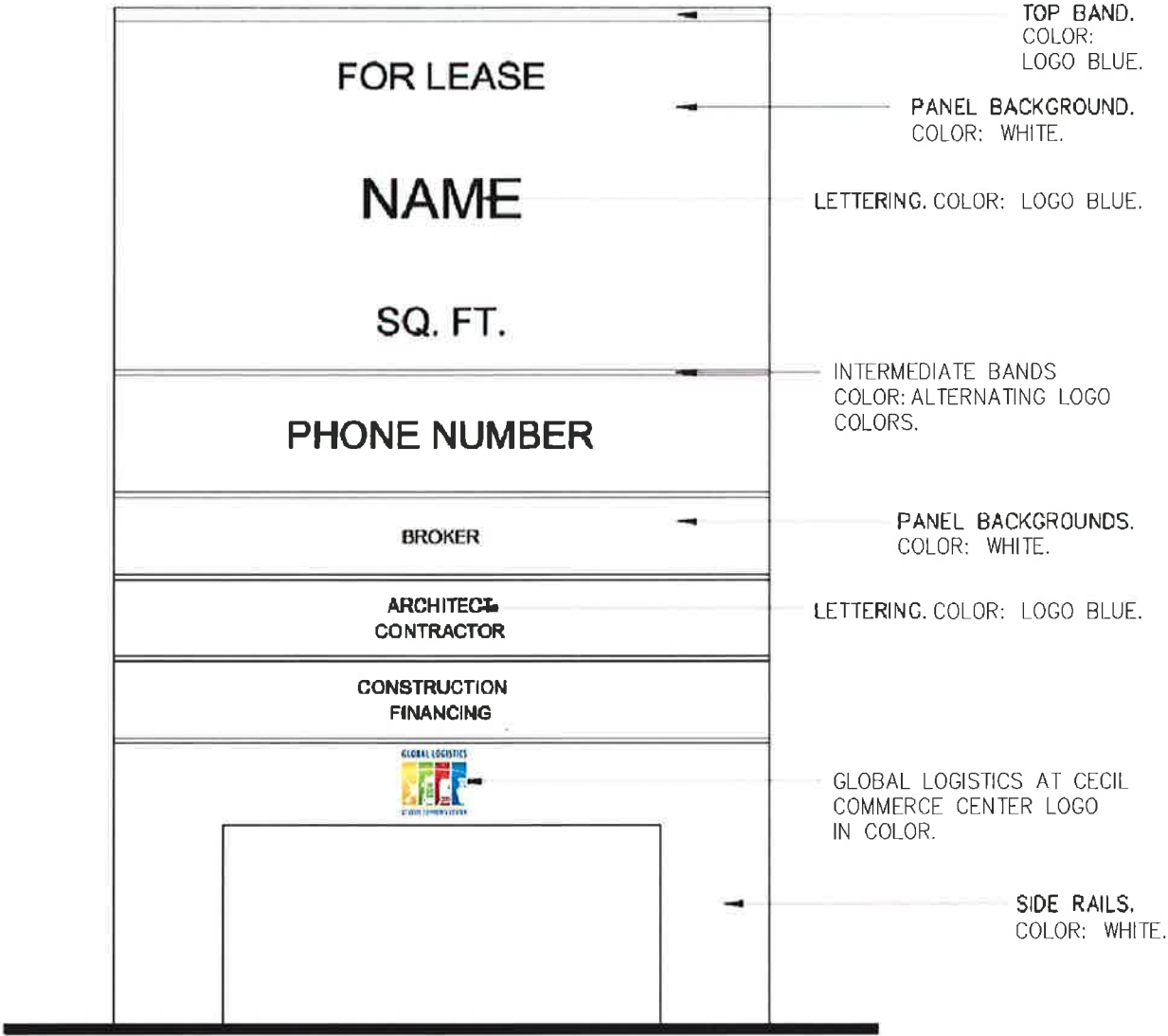


TEMPORARY CONSTRUCTION AND MARKETING SIGNAGE
TYPICAL FORMAT AND DIMENSIONAL REFERENCE
ILLUSTRATION.

TYPICAL SIGNAGE FORMAT

EXHIBIT 7.8

Global Logistics At Cecil Commerce Center



TYPICAL SIGNAGE COLOR PALETTE

EXHIBIT 7.9

Global Logistics At Cecil Commerce Center

8.8 LANDSCAPE CRITERIA

8.8.1 GENERAL NOTES

All landscaping is to be installed in accordance with the following landscape design standards and in a fashion compatible with adjoining properties and the overall development. The use of drought tolerant plant materials is strongly encouraged.

Compatibility of design shall be achieved by the repetition of certain plant varieties and other landscape materials throughout the development and by the integration of adjacent site designs. The term and conditions hereinafter set forth are the minimum requirements intended to promote and maintain the aesthetic character of the development and shall apply to all planted material.

The conditions involving landscaping set forth in these Development Guidelines are minimum requirements and should not be construed to prohibit the use of creative design and imagination in landscape planning. Under no conditions shall landscaped areas be designed to standards which will not meet existing landscape ordinances of the City of Jacksonville or the development criteria for Cecil Commerce Center.

All landscape areas should be designed in a fashion to promote energy conservation within buildings placed on any site within Cecil Commerce Center, including but not limited to adequate green spaces provided adjacent to buildings, within which an adequate number of shade trees can be provided to screen building exposures from prolonged periods of direct sunlight.

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8.8.2 LANDSCAPE PLAN REQUIREMENT

The parcel OWNER shall be responsible for the design and installation of landscape material in accordance with accepted, commercial-planting procedures by qualified personnel using quality plant materials as described herein and approved by the DEVELOPER.

The landscape plans and specifications shall be prepared, signed and sealed by a registered professional landscape architect licensed to practice in the State of Florida.

The location, size and type of all existing trees which are to be saved shall also be clearly shown on the landscape plans including all trees to be removed and why.

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8.8.3 TREE PROTECTION

Trees in the following conditions shall be protected:

A DBH of 6 inches or more located within a governmental right-of-way

A DBH of 6 inches or more and located on any private or public lot within 20 feet of street right of-way

A DBH of 8 inches or more located on any private or public lot within 10 feet of any other property line

A DBH of 11½ inches or more located elsewhere on the lot

Tree protection and removal shall meet all requirements of the City of Jacksonville Zoning Code Chapter 356, Part 12, Landscape and Tree Protection Regulations. (See Figure 12)

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8.8.4 LANDSCAPE BUFFER ZONES AND SETBACKS

The following summary table represents landscaped buffer zones to be measured from property line of OWNER as follows:

	Boulevard	Secondary / Collector	Service
Town Center District	15'	10'	5'
Light Industrial District	15'	10'	5'
Aviation District	N/A		

1. The total tree count required within the buffer strip shall be determined by using a ratio of 1 tree for each 25 linear feet of required buffer strip, or majority portion thereof, with a minimum of 50% of the trees being shade trees.
2. Trees shall be spaced no greater than 40 feet on center.
3. Grass or other groundcover shall be planted on all areas of the buffer strip.
4. A visual screen running the entire length of common boundaries shall be installed within the buffer strip except at permitted access ways.
5. The visual screen shall provide at the time of installation a minimum of 85% opacity for that area between the finished grade level at the common boundary line and 8 feet above such level and horizontally along the length of all common boundaries.
6. Plants shall be evergreen, a minimum of 5 feet tall at the time of installation, and achieve 85% opacity within 2 years.

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8.8.5 LANDSCAPE AND HARDSCAPE DESIGN STANDARDS – TOWN CENTER DISTRICT

8.8.5.1 Perimeter landscaping

8.8.5.1.1 Landscape treatment of buffer zones along rights of way

The landscape buffer zone between the edge of street curb line and the edge of off-street parking along the right-of-way shall be landscaped using materials selected from the acceptable plant material list.

1. Boulevard
 - a) Street trees along the boulevard shall be Live Oaks spaced at 50' o.c. located between the curb line and the off-street parking set back line but preferably, when appropriate, between the street curb line and the right of way line.
 - b) The OWNER of properties along right-of-ways where existing street trees already occur shall not be required to plant the specified street trees and shall preserve existing trees as specified tree protection.
 - c) Medians shall be landscaped using materials selected from the acceptable plant material list. (See Figure 1) Medians containing retention ponds or decorative lakes shall also be landscaped between curb and top of the bank. (See Figure 2)
 - d) The buffer zone along rights of way shall be used to screen parking lots and drives and to supplement the required pedestrian sidewalk and shall include berms and shrubs to create an uninterrupted visual barrier no less than 42" in height and in no case shall be less than the requirements of the Landscape Ordinance of the City of Jacksonville.
 - e) A durable opaque landscape screen shall be planted using materials selected from the acceptable plant material list along at least seventy-five percent of the street frontage excluding driveways. At least 50% of the trees shall be shade trees.
 - f) The landscape area shall be landscaped with trees, shrubs, groundcovers, grass or mulch except that mulch shall not exceed 25% of the total landscape area. (See Figure 3)
 - g) Landscape earthen berms shall be no more than 5 feet and no less than 2.5 feet higher than the adjacent parking lot or street.

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In cases where one (street or parking lot) elevation may be higher than the other, the height of the berm is to be measured from the higher of the two. (See Figure 4)

- h) To optimize the visual impact and height of the berms, the use of right-of-way is permissible subject to city and DEVELOPER approval.
- i) Berms shall be landscaped such that no less than 50 percent of the raised area planted is a combination of trees, shrubs, hedging and/or groundcovers as specified in the attached plant list; the remainder to be sodded. Berms shall be graded to provide a gentle undulating form in a curvilinear manner to present a natural, attractive appearance from the street.
- j) Hedges shall be augmented by mixed smaller shrubs as facers, or groundcovers planted in curvilinear beds in front of the hedges so as to present an attractive appearance from the street.

2. Boulevard at Town Center

- a) The boulevard at Town Center shall be landscaped to meet the minimum requirement of general "Boulevard" planting design requirement above unless notified.
- b) Street trees shall be placed along the boulevard at an average of 40 feet on center. Use of accent planting materials is highly encouraged in order to enhance the vehicular and pedestrian corridor.

3. Secondary / Collector road

- a) Trees along secondary / collector roads shall be Laurel Oaks or Live Oaks at 50' o.c. located between the curb line and the off-street parking set back line preferably, when appropriate, between the street curb line and the right of way line. All street trees along secondary roads are to be installed by individual parcel OWNERS in accordance with development guidelines. (See Figure 5)
- b) The OWNER of properties along right-of-ways where existing trees already occur shall not be required to plant the specified street trees and shall preserve existing trees as specified tree protection.

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- c) The buffer zone along rights of way shall be used to screen parking lots and drives and to supplement the required pedestrian sidewalk and may include berms and shrubs to create an uninterrupted visual barrier no less than 42" in height and in no case shall be less than the requirements of the Landscape Ordinance of the City of Jacksonville.
- d) A durable opaque landscape screen shall be planted using materials selected from the acceptable plant material list along at least seventy-five percent of the street frontage excluding driveways. At least 50% of the trees shall be shade trees.
- e) The landscape area shall be landscaped with trees, shrubs, groundcovers, grass or mulch except that mulch shall not exceed 25% of the total landscape area. (See Figure 3)
- f) Landscape earthen berms shall be no more than 5 feet and no less than 2.5 feet higher than the adjacent parking lot or street. In cases where one (street or parking lot) elevation may be higher than the other, the height of the berm is to be measured from the higher of the two. (See Figure 4)
- g) To optimize the visual impact and height of the berms, the use of right-of-way is permissible subject to city and DEVELOPER approval.
- h) Berms shall be landscaped such that no less than 50 percent of the raised area planted is a combination of trees, shrubs, hedging and/or groundcovers as specified in the attached plant list; the remainder to be sodded.
- i) Berms shall be graded to provide a gentle undulating form in a curvilinear manner to present a natural, attractive appearance from the street. Hedges shall be augmented by mixed smaller shrubs as facers, or groundcovers planted in curvilinear beds in front of the hedges so as to present an attractive appearance from the street.
- j) Hedges shall be augmented by mixed smaller shrubs as facers, or groundcovers planted in curvilinear beds in front of the hedges so as to present an attractive appearance from the street.

4. Service roads

Landscape areas along service roads shall be landscaped with groundcover or grass. Trees and shrubs are encouraged but not required.

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8.8.5.1.2 Adjacent to abutting properties

A continuous landscape buffer at least 5 feet wide between the VUA's and the abutting property shall be landscaped using materials selected from the acceptable plant material list.

1. A berm or hedge shall be located in a fashion to extend within the landscaped area, except when such a berm or hedge obstructs the vision and safety of vehicular or pedestrian traffic. In such cases, the berm or hedge shall not be required in the area necessary for vision or safety.
2. The design of berms or hedges erected in this area shall be curvilinear and the landscape treatment shall be equal on both sides of the feature. Trees shall be placed on the centerline of the hedge or berm with no less than one tree per fifty linear feet of common property. At least one-half of the required number of trees shall be shade trees.
3. Hedges in the landscape area shall be minimum 2 feet in height immediately upon planting and shall be planted and maintained so as to form a continuous, unbroken and solid visual screen within a maximum of 1 year period after planting. All plant materials shall be selected from the acceptable plant material list. Hedges shall also be arranged in a curvilinear manner with no straight linear runs in excess of 50 feet. (See Figure 6)
4. In the event that subsequent construction activities on the second building site destroys or damages all or any part of said berm or hedge, the OWNER of the second parcel shall be responsible for restoring said berm or hedge to its original condition.

8.8.5.1.3 Street corners

1. All street corners shall have special landscape treatment of trees, shrub and groundcovers.
2. The OWNERS of properties at street corners are required to provide landscape treatment in accordance with development guidelines. (See Figure 7)
3. The OWNER of properties along right-of-ways where existing street corner landscape treatment already occur shall not be required to plant the specified landscape treatment but shall be required to preserve existing landscape as specified.

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8.8.5.2 Vehicular Use Area (VUA) interior landscaping

Landscape areas shall be distributed throughout the VUA in such a manner as to provide visual and climatic relief from broad expanses of pavement and at strategic points to help define vehicular and pedestrian circulation.

8.8.5.2.1 Parking

All parking lots shall be designed and laid out to meet the minimum landscape requirements of the **City of Jacksonville Zoning Code Chapter 356, Part 12, Landscape and Tree Protection Regulations**. Landscaping in all parking areas shall be incorporated into the landscaping and development plan for each parcel and shall present an attractive appearance when viewed from the structure it supports. All landscape areas shall be installed using materials selected from the acceptable plant material list.

1. Medians - if parking lots contain multiple parking bays, the parking bays shall be separated with a continuous landscape median having a minimum width of 10 feet. Medians may include berms and shall contain no less than one approved tree per fifty lineal feet or fraction thereof. Minimum 50% of all trees shall be shade trees. Medians shall also have a minimum of 50% coverage of shrubs from the approved lists, the remainder being approved turf (sod) or groundcovers. If a sidewalk is provided within the median, the sidewalk shall be at a minimum width of 5 feet and the landscape area shall be at least 10 feet in width from back of the curbs.
2. Parking Islands - islands at the ends of parking bays shall be landscaped in similar fashion as medians. Islands shall contain no less than one approved tree each. Minimum 50% of all trees shall be shade trees. Islands shall also have a minimum of 50% coverage of shrubs from the approved lists, the remainder being approved turf (sod) or groundcovers. Berms and shrubs shall be located and maintained in such manner as to not obstruct the view of vehicular traffic. (See Figure 8) An island shall be no less than 8-foot wide between back of the curbs whether a sidewalk is provided within the island. A sidewalk within the island shall be minimum 5-foot wide.

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3. Pedestrian Corridor – for parking lots where the distance between parking spaces and building front sidewalks exceeds 200 feet, pedestrian corridors are required. Pedestrian corridors should run with at least every other double parking row or every 120 feet, whichever is less. Pedestrian corridors shall be clearly identified when crossing driveways through the use of raised speed humps, crosswalk striping, different pavement patterns or similar techniques. Sidewalks within pedestrian corridors shall be at least 5 feet in width, with a landscape strip on either side that is at least 5 feet wide. The spacing of palm trees shall be no more than 30 feet apart, and/or shade trees in average 20 feet apart, placed within landscape islands. (See Figure 9)
4. Free standing buildings must provide either a landscape strip with parking lot or street trees placed with a spacing that is no more than 30 feet on center that is at least 10 feet in width on the front and sides of the building.

8.8.5.2.2 Entry drives

Entry drives shall be landscaped and shall incorporate the design of landscaping in adjoining landscape areas. The design shall incorporate materials selected from the acceptable plant material list in a manner that visually emphasizes the areas and offers the driver and pedestrian an attractive appearance from the street.

1. There should be a direct relationship with the building entry.
2. Should a divided entry or median be proposed, the median shall be designed in a similar manner.
3. Landscape treatment of entry areas shall not incorporate hedging or berms in such a manner as to interfere with or obstruct the view of vehicular or pedestrian traffic.

8.8.5.3 Building open areas landscaping

8.8.5.3.1 Front areas and buildings that adjoin two street right-of-ways

Landscape treatment of primary or front open areas between buildings and parking, as defined herein, shall present an attractive appearance emphasizing and reinforcing the major entry of the structure.

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1. Building-front landscape area including sidewalk shall have an overall average width of 15 feet minimum.
2. Landscaping shall incorporate a mix of approved trees, shrubs and groundcovers in a pleasing design and shall be appropriately landscaped across the entire front façade at a minimum of 80 percent coverage.
3. Trees shall be incorporated into the landscape design for front areas to provide shade, accent and to frame the main entry of the building at a ratio of one tree per 800 square feet of open front area.
4. Other shrubbery and groundcovers in areas beyond the foundation planting incorporated into the overall landscape plan are encouraged. (See Figure 10)

8.8.5.3.2 Side areas adjoining common property lines or between building and parking

Landscape treatment of the side areas, as defined herein, shall be incorporated into, and shall continue the design of, the front area.

1. Mixed shrubs and groundcovers shall be used as foundation plants across the entire façade in these yard areas at a minimum of 40 percent coverage.
2. All walks, entries and courtyards in side areas shall be appropriately landscaped.
3. Trees shall also be provided in side yards to enhance the building and provide shade at a ratio of one tree per 1,000 square feet of open area.

8.8.5.3.3 Rear areas

Landscape treatment for rear or service areas, as defined herein, shall also be incorporated into the overall design of the front and side areas.

1. Appropriate foundation planting shall be required across all facades in normal public view.
2. Any service areas, drives and service entrances shall be fully screened from view with appropriate plant material and berms or walls from the approved lists so as to present a totally screened appearance to persons entering or leaving the building through all public entrances or exists and to vehicular or pedestrian traffic on the roadways adjacent to the parcel.

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3. Trees shall be provided in rear yards and service areas at a minimum of one tree per 2,000 square feet of open area.

8.8.5.3.4 Loading areas

Landscape treatment for loading areas, as defined herein, shall also be incorporated into the overall design of the front, side and rear areas.

1. All opaque enclosures or screen walls should be designed in character with the architecture of the site. No stockade fence or other simple structure will be allowed. A minimum of 50 percent shrubs along the screen walls shall be required.
2. Any loading dock with opening exposed to an adjoining property or public view shall be required to be fully screened from view and designed as specified in paragraph 1 above. The screen wall shall have a minimum height of 10 feet. Plant shade trees at a minimum of 25' o.c. or small ornamental trees at a minimum of 10' o.c. the full length of the wall along with minimum of 50% coverage of shrubs. (See Figure 11)

8.8.5.4 Hardscape standards

8.8.5.4.1 Sidewalk connection

1. Sidewalks shall be permitted only to provide for internal landside circulation on leasehold property. Additional sidewalks may be required by the City of Jacksonville.
2. Sidewalks shall meet the requirements of the City of Jacksonville Department of Public Works.
3. Sidewalks shall be designed and pedestrian roadway crossings located to minimize pedestrian/vehicle conflicts and to provide adequate site distance for both the pedestrians and the vehicle drivers. Proper warning signs and special markings shall be provided if deemed necessary by the Authority.
4. Boulevard, secondary and collector roads shall have sidewalks minimum 6 feet in width along both sides. A 6-foot wide sidewalk along one side of service road is required.
5. All the sidewalks shall be connected. Handicap ramps shall be located at all pedestrian crossings of streets, drives and all other VUA in accordance with Florida Building Code 2004, Chapter 11, Florida Accessibility Code.

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8.8.6 LANDSCAPE AND HARDSCAPE DESIGN STANDARDS – RETAIL DISTRICT

8.8.6.1 Perimeter landscaping

8.8.6.1.1 Landscape treatment of buffer zones along rights of way

The landscape buffer zone between the edge of street curb line and the edge of off-street parking along the right-of-way shall be landscaped using materials selected from the acceptable plant material list.

1. Boulevard
 - a) Street trees along the boulevard shall be Live Oaks spaced at 50' o.c. located between the curb line and the off-street parking set back line but preferably, when appropriate, between the street curb line and the right of way line.
 - b) The OWNER of properties along right-of-ways where existing street trees already occur shall not be required to plant the specified street trees and shall preserve existing trees as specified tree protection.
 - c) Medians shall be landscaped using materials selected from the acceptable plant material list. (See Figure 1) Medians used as retention shall also be landscaped between curb and top of the bank. (See Figure 2)
 - d) The buffer zone along rights of way shall be used to screen parking lots and drives and to supplement the required pedestrian sidewalk and shall include berms and shrubs to create an uninterrupted visual barrier no less than 42" in height and in no case shall be less than the requirements of the Landscape Ordinance of the City of Jacksonville.
 - e) A durable opaque landscape screen shall be planted using materials selected from the acceptable plant material list along at least seventy-five percent of the street frontage excluding driveways. At least 50% of the trees shall be shade trees.
 - f) The landscape area shall be landscaped with trees, shrubs, groundcovers, grass or mulch except that mulch shall not exceed 25% of the total landscape area. (See Figure 3)
 - g) Landscape earthen berms shall be no more than 5 feet and no less than 2.5 feet higher than the adjacent parking lot or street.

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In cases where one (street or parking lot) elevation may be higher than the other, the height of the berm is to be measured from the higher of the two. (See Figure 4)

- h) To optimize the visual impact and height of the berms, the use of right-of-way is permissible subject to city and DEVELOPER approval.
- i) Berms shall be landscaped such that no less than 50 percent of the raised area planted is a combination of trees, shrubs, hedging and/or groundcovers as specified in the attached plant list; the remainder to be sodded. Berms shall be graded to provide a gentle undulating form in a curvilinear manner to present a natural, attractive appearance from the street.
- j) Hedges shall be augmented by mixed smaller shrubs as facers, or groundcovers planted in curvilinear beds in front of the hedges so as to present an attractive appearance from the street.

2. Boulevard at Retail District

- a) The boulevard at Town Center shall be landscaped to meet the minimum requirement of general "Boulevard" planting design requirement above unless notified.
- b) Street trees shall be placed along the boulevard at an average of 40 feet on center. Use of accent planting materials is highly encouraged in order to enhance the vehicular and pedestrian corridor.

3. Secondary / Collector road

- a) Trees along secondary / collector roads shall be Laurel Oaks or Live Oaks at 50' o.c. located between the curb line and the off-street parking set back line preferably, when appropriate, between the street curb line and the right of way line. All street trees along secondary roads are to be installed by individual parcel OWNERS in accordance with development guidelines. (See Figure 5)
- b) The OWNER of properties along right-of-ways where existing trees already occur shall not be required to plant the specified street trees and shall preserve existing trees as specified tree protection.