

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING 2014-062 TO PLANNED UNIT DEVELOPMENT**

**FEBRUARY 27, 2014**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **2014-062** to Planned Unit Development.

***Location:*** North of Baymeadows Road, Between I-95 and Southside Boulevard.

***Real Estate Number:*** 148521 0015

***Current Zoning District:*** Commercial Community General-1 (CCG-1)  
Residential Medium Density –A (RMD-A)  
Residential Medium Density –D (RMD-D)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Medium Density Residential (MDR)

***Planning District:*** Southeast, District 3

***City Council District:*** The Honorable Don Redman, District 4  
The Honorable Bill Gulliford, District 13

***Applicant/Agent:*** Paul M. Harden, Esq.  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

***Owner:*** Bob Porter  
D.R. Horton, Inc.  
9456 Philips Highway, Suite 1  
Jacksonville, Florida 32256

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2014-062** seeks to rezone approximately 113± acres of land from CCG-1, RMD-A, and RMD-D to PUD. The rezoning to PUD is being sought for the purpose of providing a Master Plan of development for the former Baymeadows Golf Course community to allow infill development compatible with surrounding, existing development and land uses on unutilized and abandoned golf course parcels within the Baymeadows community. The site comprises of six (6) separate parcels interspersed among existing development. The sites are adjoined by roadways, open spaces, and recreational space. Each of the six (6) parcels is depicted on a separate site plan included within the Master PUD. The 2030 Comprehensive Plan Future Land Use Map (FLUM) designation for the property is Medium Density Residential (MDR) for parcel two (2) through six (6). Parcel one (1) is designated Community General Commercial (CGC). Generally, the property is currently unutilized, having previously been developed as a golf course. The surrounding uses include residential single-family, townhome, multi-family, and commercial uses. The six parcels have access directly onto Baymeadows Road from Baymeadows Circle East and Baymeadows Circle West, two local roads that collect and distribute traffic from the neighborhood. The PUD differs from the conventional zoning districts by providing individualized designs and limitations on each of the six (6) parcels to be developed within the overall community. The PUD provides a master site plan, development criteria including maximum amount of dwelling units, depicts vehicular circulation, and shows buffer and recreation areas for each parcel.

Totals based upon the submitted Land Use Table for each Parcel:

Parcel #:	Proposed Use	Maximum Coverage of Gross	# of Units/ Sq. Ft.
1	Commercial	3.6 Acres of 9.0	150,000 sq. ft.
2	Multi-family	8.7 Acres of 21.85	288
3	Multi-family	13.76 Acres of 27.52	264
4	Active Recreation	9.29 Acres of 9.29	404,672 sq. ft.
5	Single-family (40 ft wide lots)	7.77 Acres of 15.54	58
6	Single-family (40 ft wide lots)	11.87 Acres of 29.67	88
<b>Total:</b>		<b>54.93 Acres of 112.87</b>	<b>552 multi-family 146 single-family</b>

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

*(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the Medium Density Residential (MDR) functional land use category and Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The MDR functional land use category permits housing developments in a gross density range of up to twenty (20) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of between 3.7 and 13 dwelling units to the acre per parcel and will have full urban services available to the site.

The Community General Commercial (CGC) land use designation includes outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items. General commercial uses include business and professional offices, financial institutions, off-street parking lots and garages, and boat storage and sales, among other similar types of commercial developments.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

*(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?*

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

*(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?*

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

Furthermore, pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district as follows:

*(1) Consistency with the 2030 Comprehensive Plan*

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (MDR), and Community General Commercial (CGC).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

This project provides infill residential and commercial development that results in a compact pattern of land use, resulting in economical and efficient provision of public services.

FLUE Policy 1.1.9 Permit commercial infill on commercially designated sites outside nodal areas where the infill development would: 1. Create a more compact land use pattern than development of new commercial nodes in the same area. 2. Incorporate shared access with adjacent commercial sites, and/or direct access to a frontage or parallel road facility rather than a collector or arterial street; or 3. Support the commercial integrity of an historic district.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state and federal regulations.

FLUE Policy 1.1.11 Ensure that mixed and multi-use projects enhance rather than detract from the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs) for all mixed and multi-use projects.

FLUE Policy 3.1.10 The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

*(2) Consistency with the Concurrency and Mobility Management System*

Pursuant to the provisions of Chapter 655 *Concurrency and Mobility Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals.

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for single-family and multi-family components within the development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, *Land Use Acreage Allocation Analysis for 2030 Comprehensive Plan's Future Land Use Element*, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

*(4) Internal compatibility*

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:

The development plan for Parcel 4 includes 9.29 acres of recreational open space which may include swimming pools, parks, playground and play fields, tennis or racquetball clubs, or a golf driving range. Any on premises consumption of alcoholic beverages will be permitted by exception and with the use of a club alcohol license. This property will be assumed by the Baymeadows Community Council HOA and the park property maintained privately.

The use of existing and proposed landscaping:

All development parcels will be required to meet Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways:

No clearly delineated pedestrian ways are shown on the submitted site plan. The Applicant will be required to construct a sidewalk system that meets the intent of the 2030 Comprehensive Plan.

Traffic and pedestrian circulation patterns:

The 6 development parcels will be accessed through two local road, Baymeadows Circle East, and Baymeadows Circle West. The Development Services Division reviewed the proposed development plan and shared the following comments in their memorandum dated February 12, 2014.

- 1. This portion of Baymeadows Road is FDOT maintained. Number, design & location of any accesses to Baymeadows Road, as well as any required offsite improvement, will be determined by FDOT & their permit process.**
- 2. Internal roadways shall meet design standards of Section 3 of the Land Development Procedures Manual.**
- 3. All existing internal roadways are private and shall remain private as well as any proposed roadways.**
- 4. Signs, fences, walls and landscaping shall be located so that the horizontal line of sight at intersections is not obstructed.**

The use and variety of building setback lines, separations, and buffering:

Applicant proposes building setbacks similar to those found within conventional zoning districts for commercial, multi-family and single-family development.

The particular land uses proposed and the conditions and limitations thereon:

Applicant proposes land uses permitted by right within the CGC functional land use category such as within Parcel 1: Commercial retail sales and service establishments, restaurants, banks, and multifamily vertically integrated with a permitted use, and, uses permitted by right within the MDR functional land use category such as within Parcels 2, 3, 5, and 6: multi-family, townhome, and single-family residential development. No additional uses permitted by Exception in the above districts will be permitted by exception in this PUD.

Signage:

Applicant proposes signage consistent with those permitted by right within the CCG-1 commercial and RLD/RMD residential Zoning Districts.

*(5) External Compatibility*

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:

The development will be interspersed among the existing neighborhood enclaves on the existing abandoned golf course. Proposed development criteria such as setbacks, height restrictions and density maximums complement those found within existing adjacent units.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	MDR	RMD-A/RMD-D	Multi-family/Single-family
East	MDR	RMD-A/RMD-D	Multi-family/Single-family
South	MDR/CGC	RMD-A/RMD-D CCG-1	Multi-family/Retail commercial
West	MDR/CGC	RMD-D/ CCG-1	Office/Retail/Service

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

There is a companion Small Scale and two Semi-Annual Land Use Amendment Applications currently under review; 2013C-031 (Small Scale) seeks to amend the land use for a parcel (a portion of 148521 0015) from MDR to CGC; and 2013K-001 and 2013K-002 (Semi Annuals), which seek to amend the land use for two parcels (a portion of 148521 0015) from MDR to NC. There are no companion PUDs submitted for these applications at the time of this report. The Department is currently reviewing these proposals.

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses:

Site will consist of commercial development, homes and apartment homes of consistent size and complementary to adjacent established neighborhoods. In this regard it is consistent with the Zoning Code and with the uses permitted by the 2030 Comprehensive Plan.

The existing residential density and intensity of use of surrounding lands:

The use is consistent with the residential density and intensity of surrounding lands. Many surrounding lots are small and consist of townhome and multi-family condominium plots that vary between 25 and 45 feet in width, and of varying depths. Additional multi-family apartments and townhomes as well as new single-family development on 40 feet wide lots are generally compatible with surrounding development.

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

Baymeadows Road (SR 152), from I-95 to Old Baymeadows Road, is the directly accessed functionally classified roadway. Baymeadows Road is a 4-lane divided class I arterial in this vicinity and is currently operating at an unacceptable LOS E. Baymeadows Road has a maximum daily service volume of 39,800 vpd and a 2013 daily traffic volume of 35,000 vpd. This road segment currently has insufficient capacity to accommodate the traffic generated by this development. Access to this site via Baymeadows Road must be subject to FDOT access management requirements.

The land use of Medium Density Residential (MDR) and Community/General Commercial (CGC) for this 103.88 acres of ITE Land Use Code 220, Multifamily, and 9 acres of ITE Land Use Code 820, general commercial, with a site development potential of 15 dwelling units per acre and .35 FAR is estimated to be able to accommodate up to 1,558 residential units and 137,214 square feet of commercial development. The current proposal is for 698\* residential units which would generate a total of 4,957 vpd and and 137,214 square feet of commercial

development which would generate a total of 8,342 vpd exceeds the amount of allowable trip generation for this property.

(ITE 220 Multifamily – 698\* Units/ ITE 820 General Commercial – 150,000 SQFT)

*(7) Usable open spaces plazas, recreation areas.*

Open space will be provided within the PUD boundary by passive recreational open spaces within the various development parcels and within Parcel 4, which is wholly dedicated to active recreational uses.

*(8) Impact on wetlands*

Surveying of a 1995 Geographical Information Systems shape file did not identify any wetlands on-site within the context of the existing golf course property. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

The project is greater than the 50-acre threshold which would typically require a listed species survey. However, because the property is previously developed as a golf course, a listed species survey is not required.

*(10) Off-street parking including loading and unloading areas.*

The site is required to provide parking consistent with the minimum requirements of Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will be required to contain a pedestrian system that meets the 2030 Comprehensive Plan.



**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on February 13, 2014, the required Notice of Public Hearing sign was posted.



Signs were posted on site.

**RECOMMENDATION**

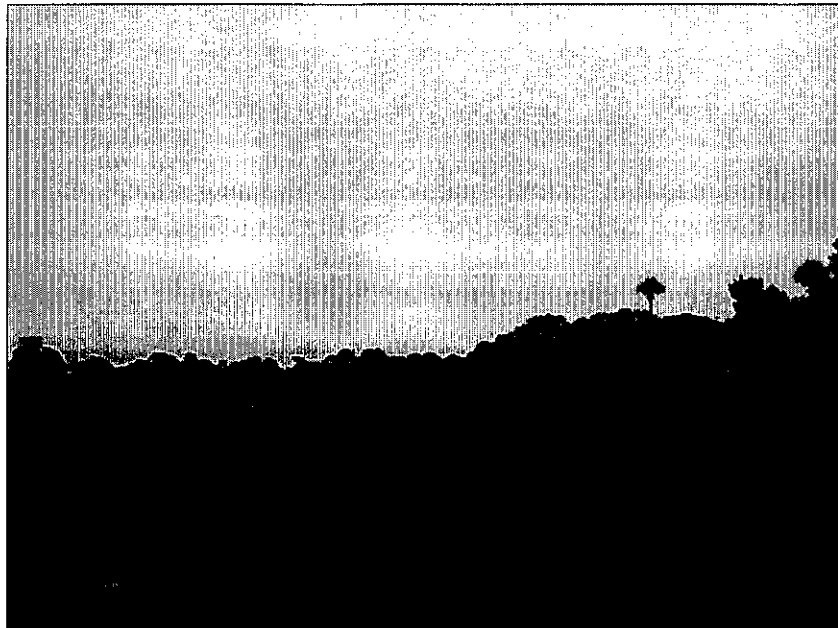
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-062 be **APPROVED with the following conditions:**

- 1) **The subject property is legally described in the original legal description dated November 1, 2013.**
- 2) **The subject property shall be developed in accordance with the original written description dated November 12, 2013.**
- 3) **The subject property shall be developed in accordance with the original site plan dated October 22, 2013.**
- 4) **The subject property shall be developed in accordance with the Development Services Division Memorandum dated February 12, 2014 or as otherwise approved by the Planning and Development Department.**



**Existing abandoned fairway, Parcel #6.**

*Source: Planning and Development Department  
Date: February 13, 2014*



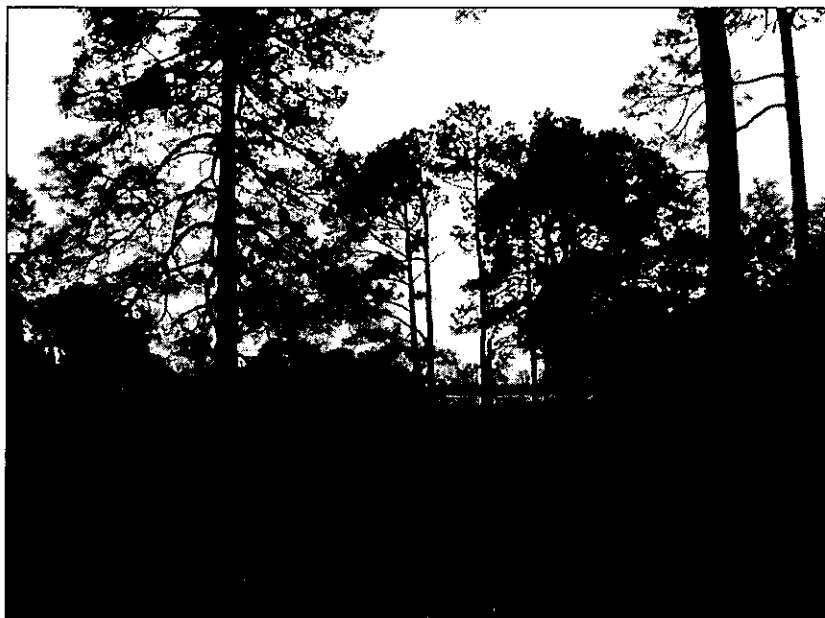
**Existing abandoned fairway and adjacent multi-family, Parcel #3**

*Source: Planning and Development Department  
Date: February 13, 2014*



**Existing abandoned fairway looking south and adjacent wooded area, Parcel #5**

*Source: Planning and Development Department  
Date: February 13, 2014*



**Existing abandoned fairway looking south, Parcel #6**

*Source: Planning and Development Department  
Date: February 13, 2014*



**Existing abandoned fairway looking east, Parcel #2**

*Source: Planning and Development Department  
Date: February 13, 2014*



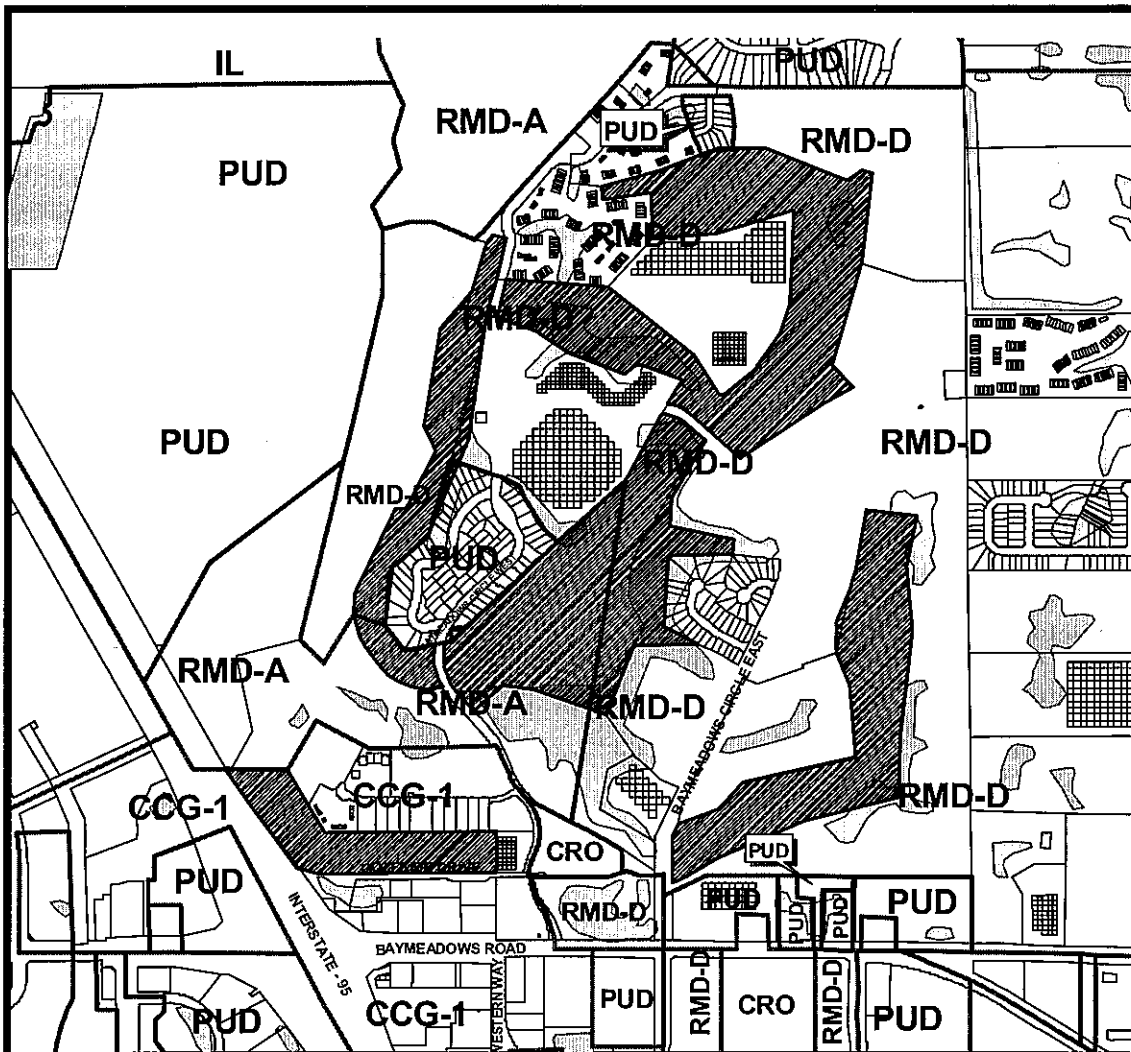
**Existing abandoned fairway looking west, Parcel #4 (proposed recreation area)**

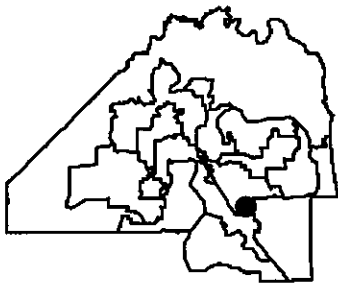
*Source: Planning and Development Department  
Date: February 13, 2014*



**Existing multi-family, townhome, and single-family dwellings present throughout the community.**

*Source: Planning and Development Department  
Date: February 13, 2014*



<p>REQUEST SOUGHT:</p> <p>FROM: <b>CCG-1, RMD-A &amp; RMD-D</b></p> <p>TO: <b>PUD</b></p>		<p>N W E S</p> <p>000 Feet</p> <p>COUNCIL DISTRICT: <b>4 &amp; 13</b></p> <p>ORDINANCE <u>2014_0062</u></p> <p>FILE COPY</p>
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DEPARTMENT OF PARKS AND RECREATION



February 18, 2014

**MEMORANDUM**

**TO:** Aaron Glick, LEED AP  
Planning and Development Department

**FROM:** Kelley Boree, CPRP *K. Boree*  
Director

**RE:** PUD 2014-062 Baymeadows Master PUD

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After review of the aforementioned PUD request, please be advised that the Parks and Recreation Department has no objection to this request.

If you have questions or need further information, please contact Michelle Weinbaum at [mweinbaum@coj.net](mailto:mweinbaum@coj.net) or at 255-7907.

DEVELOPMENT SERVICES



February 12, 2014

**MEMORANDUM**

TO: Aaron Glick, City Planner II  
Planning and Development Department

FROM: Lisa King, Traffic Technician Senior

Subject: **Baymeadows Master PUD  
PUD R-2014-62**

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. This portion of Baymeadows Road is FDOT maintained. Number, design & location of any accesses to Baymeadows Road, as well as any required offsite improvement, will be determined by FDOT & their permit process.
2. Internal roadways shall meet design standards of Section 3 of the Land Development Procedures Manual.
3. All existing internal roadways are private and shall remain private as well as any proposed roadways.
4. Signs, fences, walls and landscaping shall be located so that the horizontal line of sight at intersections is not obstructed.

**Please understand that this does not constitute approval of the design elements.** Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.



## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2014-0062 **Staff Sign-Off/Date** AAG / 01/07/2014  
**Filing Date** 01/28/2014 **Number of Signs to Post** N/A

**Hearing Dates:**

**1st City Council** 02/25/2014 **Planning Commission** 02/27/2014  
**Land Use & Zoning** 03/04/2014 **2nd City Council** 03/11/2014

**Neighborhood Association** BETTER BAYMEADOWS, INC., BAYMEADOWS COMMUNITY COUNCIL, VILLAGE GREEN

**Neighborhood Action Plan/Corridor Study** BAYMEADOWS COMMUNITY PLAN

### Application Info

**Tracking #** 500 **Application Status** PENDING  
**Date Started** 10/30/2013 **Date Submitted** 11/01/2013

### General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

**Company Name**

LAW OFFICE OF PAUL M. HARDEN

**Mailing Address**

501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
PORTER	BOB	

**Company/Trust Name**

DR HORTON, INC.

**Mailing Address**

9456 PHILIPS HIGHWAY , SUITE 1

City	State	Zip Code
JACKSONVILLE	FL	32256

Phone	Fax	Email

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

Map	148521 0015	13	3	CCG-1,RMD-A,RMD-D	PUD
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Ensure that RE# is a 10 digit number with a space (##### #)

Land Use Category Proposed? \_\_\_\_\_

If Yes, State Land Use Application # \_\_\_\_\_

Land Use Category

MDR

Total Land Area (Nearest 1/100th of an Acre) 112.88

Development Number \_\_\_\_\_

Proposed PUD Name BAYMEADOWS MASTER PUD

### Justification For Rezoning Application

SEE EXHIBIT D (WRITTEN DESCRIPTION)

### Location Of Property

#### General Location

NORTH SIDE OF BAYMEADOWS ROAD, EAST OF INTERSTATE 95

House #	Street Name, Type and Direction	Zip Code
7981	BAYMEADOWS CR W	32256

#### Between Streets

BAYMEADOWS CIRCLE WEST and BAYMEADOWS CIRCLE EAST

### Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C**  Binding Letter.
- Exhibit D**  Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E**  Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F**  Land Use Table
- Exhibit G**  Copy of the deed to indicate proof of property ownership.

### Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H**  Aerial Photograph.
- Exhibit I**  Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J**  Other Information as required by the Department (i.e.-\*building elevations, \*signage details, traffic analysis, etc.).
- Exhibit K**  Site Location Map.

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
  - 112.88 Acres @ \$10.00 /acre:** \$1,130.00
- 3) Plus Notification Costs Per Addressee**  
  - 770 Notifications @ \$7.00 /each:** \$5,390.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$8,520.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

# Exhibit D

## PUD WRITTEN DESCRIPTION

New Baymeadows Master PUD

Date: 11/12/13

Current Zoning District: PUD

Current Land Use Designation: MDR/CGC

Proposed Zoning District: PUD

RE #: 148521-0015

### I. PROJECT DESCRIPTION

**Project Name:** New Baymeadows Master PUD

**Project Architect/Planner:** King Engineering

**Project Engineer:** King Engineering

**Project Developer:** D.R. Horton

This PUD is a portion of what was formerly the Baymeadows Golf Course community. The purpose and intent of this PUD is to provide a Master Plan design and development to allow development compatible with surrounding, existing development and land uses on undeveloped parcels within the Baymeadows community. The PUD creates a unified development plan incorporating development criteria which are required for development consistent with existing, surrounding uses.

The PUD is located north of Baymeadows Road and east of Interstate 95. The PUD is made up of undeveloped parcels and former golf course lands located within the existing Baymeadows Golf Course community. The 2030 Comprehensive Plan Future Land Use Map (FLUM) designation for the property is Medium Density Residential (MDR) for parcel two (2) – six (6). Parcel one (1) is designated CGC. The site is made up of six (6) separate parcels interspersed among existing development in the former Baymeadows Golf Course community. The sites are adjoined by roadways, open spaces, and recreational space.

Each of the six (6) parcels is depicted on a separate site plan included within the Master PUD. Each parcel has separate development criteria, designs, and capacity. The purpose of this PUD is to allow a Master Plan Development, but limiting each parcel to be consistent with surrounding and existing uses to that parcel.

The property is currently owned by D.R. Horton Jacksonville and described on the legal description attached as Exhibit I. A legal description of each of the six (6) parcels is also included.

Generally, the property is currently vacant, mostly having previously been used as a golf course. The surrounding uses include MDR and Commercial uses. The PUD differs from the conventional zoning districts by providing individualized designs and limitations on each of the six (6) parcels to be developed within the overall community. The PUD provides a site plan, maximum amount of dwelling units, vehicular circulation and buffer and recreation areas generally for each designated parcel.

**1. II. QUANTITATIVE DATA – PARCEL 1**

<b>Total Acreage:</b>	<b>9.00 acres</b>
<b>Total number of dwelling units:</b>	<b>0</b>
<b>Total amount of non-residential floor area:</b>	<b>150,000 s.f.</b>
<b>Total amount of recreation area:</b>	<b>0</b>
<b>Total amount of open space:</b>	<b>0.9 acres</b>
<b>Total amount of public/private rights of way:</b>	<b>2.25 acres</b>
<b>Total amount of land coverage of all buildings and structures:</b>	<b>40%</b>
<b>Phase schedule of construction (include initiation dates and completion dates):</b>	<b>No phasing</b>

**1. III. USES AND RESTRICTIONS – PARCEL 1**

**A. Permitted Uses:**

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, credit unions and similar uses
3. Professional and business offices, including medical and dental or chiropractic offices, but not clinics or hospitals
4. Libraries, art galleries, museums, dance, art, photography or music studios and theaters for stage performances, but not motion picture theaters
5. Establishments or facilities which include the retail sale and service of beer or wine for off-premises consumption or all alcoholic beverages for on-premises consumption in conjunction with a restaurant
6. Express or parcel delivery offices and similar uses, but not freight terminals
7. Veterinarians and animal boarding that do not require outside housing or boarding's of animals, subject to the preference standards and development criteria set forth in Part 4 of the Zoning Code
8. Retail outlets for the sale of used wearing apparel, not to exceed 2,500 rentable square feet
9. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code
10. Multi-family residential (RMD-D) vertically integrated with a permitted use on the ground floor
11. Restaurants with the outside sale and service of food, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code
12. Service establishments such as barber shops, beauty shops, or shoe repair shops as defined in the Zoning Code definition of "neighborhood retail and service" establishments
13. Restaurants with drive through service

- 14. Day care
- 15. Churches
- 16. Multifamily

- B. Permissible Uses by Exception:** N/A
- C. Limitations on Permitted or Permissible Uses by Exception:** N/A
- D. Permitted Accessory Uses and Structures:** As provided in §656.403.
- E. Restrictions on Uses:** N/A

**1.IV. STATEMENTS – PARCEL 1**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?**  
*See last page*
- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**  
*See last page*

**1. V. DESIGN GUIDELINES – PARCEL 1**

**A. Lot Requirements:**

		Commercial	Multi-family
(1)	<i>Minimum lot area:</i>	0	6,000 s.f
(2)	<i>Minimum lot width</i>	0	60 feet
(3)	<i>Maximum lot coverage:</i>	0	50%
(4)	<i>Minimum front yard:</i>	10	20 feet
(5)	<i>Minimum side yard:</i>	0	10 feet
(6)	<i>Minimum rear yard:</i>	10	20 feet
(7)	<i>Maximum height of structures:</i>	65	25 feet

**B. Ingress, Egress and Circulation:**

- 1) *Parking Requirements.*
  - a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Baymeadows Circle, East and

Golfside Drive, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs (Commercial Use)**

- (1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height for each structure up to 10 signs.
- (2) One (1) street frontage sign of two hundred (200) square feet in area is permitted. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed twenty-five (25) feet in height, and shall have architectural elements and design consistent with the buildings with which they are associated.
- (3) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (4) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.

**(Multifamily Use)**

- (1) Directional signs shall not exceed four (4) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Utilities:**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**1. VI. DEVELOPMENT PLAN APPROVAL-- PARCEL 1**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.



**2. II. QUANTITATIVE DATA – PARCEL 2**

<b>Total Acreage:</b>	<b>21.85 acres</b>
<b>Total number of dwelling units:</b>	<b>288</b>
<b>Total amount of non-residential floor area:</b>	<b>0</b>
<b>Total amount of recreation area:</b>	<b>0</b>
<b>Total amount of open space:</b>	<b>7.65 acres</b>
<b>Total amount of public/private rights of way:</b>	<b>3.28 acres</b>
<b>Total amount of land coverage of all buildings and structures:</b>	<b>8.74 acres</b>
<b>Phase schedule of construction (include initiation dates and completion dates):</b>	<b>No phasing</b>

**2. III. USES AND RESTRICTIONS – PARCEL 2**

**D. Permitted Uses:**

1. Single family dwellings (40 foot wide lots) (alternate use)
2. Multi-family dwellings (RMD-D)
3. Townhomes

**E. Permissible Uses by Exception:** None

**F. Limitations on Permitted or Permissible Uses by Exception:** N/A

**D. Permitted Accessory Uses and Structures:** In connection with multi-family dwellings, coin-operated laundromats and other vending facilities.

**E. Restrictions on Uses:** N/A

**2. IV. STATEMENTS – PARCEL 2**

**A. How does the proposed PUD differ from the usual application of the Zoning Code?**

*See last page*

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

*See last page*

**2. V. DESIGN GUIDELINES – PARCEL 2**

**A. Lot Requirements:**

		Multi-family	Single family	Townhomes
(1)	<i>Minimum lot area:</i>	6,000 s.f.	4,000 s.f.	1,500 s.f.
(2)	<i>Minimum lot width</i>	60 feet	40 feet	15 feet
(3)	<i>Maximum lot coverage:</i>	50%	50%	80%
(4)	<i>Minimum front yard:</i>	20 feet	20 feet	20 feet
(5)	<i>Minimum side yard:</i>	10 feet	5 feet	0 (10 feet on end unit)
(6)	<i>Minimum rear yard:</i>	20 feet	10 feet	10 feet
(7)	<i>Maximum height of structures:</i>	45 feet	35 feet	35 feet

**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.*

a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Baymeadows Circle West, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs:**

(1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height.

(2) Directional signs shall not exceed four (4) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

Open space shall be provided within the PUD boundary per the site plan.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**2. VI. DEVELOPMENT PLAN APPROVAL – PARCEL 2**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

**3. II. QUANTITATIVE DATA – PARCEL 3**

<b>Total Acreage:</b>	<b>27.52 acres</b>
<b>Total number of dwelling units:</b>	<b>264</b>
<b>Total amount of non-residential floor area:</b>	<b>0</b>
<b>Total amount of recreation area:</b>	<b>1.38 acres</b>
<b>Total amount of open space:</b>	<b>8.26 acres</b>
<b>Total amount of public/private rights of way:</b>	<b>4.12 acres</b>
<b>Total amount of land coverage of all buildings and structures:</b>	<b>13.76 acres</b>
<b>Phase schedule of construction (include initiation dates and completion dates):</b>	<b>No phasing</b>

**3. III. USES AND RESTRICTIONS – PARCEL 3**

**A. Permitted Uses:**

1. Multi-family dwellings (RMD-D)
2. Single family dwellings (40 foot wide lots) (alternate use)
3. Townhomes

**B. Permissible Uses by Exception:** None

**C. Limitations on Permitted or Permissible Uses by Exception:** N/A

**D. Permitted Accessory Uses and Structures:** In connection with multi-family dwellings, coin-operated laundromats and other vending facilities.

**E. Restrictions on Uses:** N/A

**3. IV. STATEMENTS – PARCEL 3**

**A. How does the proposed PUD differ from the usual application of the Zoning Code?**

*See last page*

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

*See last page*

### 3. V. DESIGN GUIDELINES – PARCEL 3

#### A. Lot Requirements:

		Townhomes	Multi-family	Single family
(1)	<i>Minimum lot area:</i>	1,500 s.f.	6,000 s.f	4,000 s.f.
(2)	<i>Minimum lot width</i>	15 feet	60 feet	40 feet
(3)	<i>Maximum lot coverage:</i>	80%	50%	50%
(4)	<i>Minimum front yard:</i>	20 feet	20 feet	20 feet
(5)	<i>Minimum side yard:</i>	0 (10 feet on end)	10 feet	5 feet
(6)	<i>Minimum rear yard:</i>	20 feet	20 feet	10 feet
(7)	<i>Maximum height of structures:</i>	45 feet	45 feet	35 feet

#### B. Ingress, Egress and Circulation:

##### 1) *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

##### (2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of Baymeadows Circle East, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

##### (3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

#### C. Signs:

(1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height.

(2) Directional signs shall not exceed four (4) square feet.

#### D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

#### E. Recreation and Open Space:

Open space shall be provided within the PUD boundary per the site plan.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**3. VI. DEVELOPMENT PLAN APPROVAL -- PARCEL 3**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

**4. II. QUANTITATIVE DATA – PARCEL 4**

<b>Total Acreage:</b>	<b>9.29 acres</b>
<b>Total number of dwelling units:</b>	<b>0</b>
<b>Total amount of non-residential floor area:</b>	<b>0</b>
<b>Total amount of recreation/open space:</b>	<b>9.29 acres</b>
<b>Total amount of public/private rights of way:</b>	<b>0</b>
<b>Total amount of land coverage of all buildings and structures:</b>	<b>0</b>
<b>Phase schedule of construction (include initiation dates and completion dates):</b>	<b>No phasing</b>

**4. III. USES AND RESTRICTIONS – PARCEL 4**

- D. Permitted Uses:**
- 1) Open space;
  - 2) Recreational or community structures including swimming pools;
  - 3) Parks, playgrounds, and play fields;
  - 4) Tennis or racquetball club;
  - 5) Golf driving range

**Permissible Uses by Exception:**

- 1) On premises consumption of alcoholic beverages with use of a club alcohol license.

**Limitations on Permitted or Permissible Uses by Exception:** None

**D. Permitted Accessory Uses and Structures:** None

**E. Restrictions on Uses:** None

**4. IV. STATEMENTS – PARCEL 4**

**A. How does the proposed PUD differ from the usual application of the Zoning Code?**

*See last page*

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

*See last page*

**4. V. DESIGN GUIDELINES – PARCEL 4**

**A. Lot Requirements:**

- (1) *Minimum lot area:* None

- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 20 feet
- (6) *Minimum rear yard:* 20 feet
- (7) *Maximum height of structures:* 35 feet

**B. Ingress, Egress and Circulation:**

*1) Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

*(2) Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Baymeadows Circle East and Baymeadows Circle West, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

*(3) Pedestrian Access.*

N/A

**C. Signs:**

- 1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height.
- 2) Directional signs shall not exceed four (4) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

All open space and recreational.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.



**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**4. VI. DEVELOPMENT PLAN APPROVAL – PARCEL 4**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

**5. II. QUANTITATIVE DATA – PARCEL 5**

<b>Total Acreage:</b>	<b>15.54 acres</b>
<b>Total number of dwelling units:</b>	<b>58</b>
<b>Total amount of non-residential floor area:</b>	<b>0</b>
<b>Total amount of recreation area:</b>	<b>0</b>
<b>Total amount of open space:</b>	<b>5.44 acres</b>
<b>Total amount of public/private rights of way:</b>	<b>2.33 acres</b>
<b>Total amount of land coverage of all buildings and structures:</b>	<b>7.77 acres</b>
<b>Phase schedule of construction (include initiation dates and completion dates):</b>	<b>No phasing</b>

**5. III. USES AND RESTRICTIONS - PARCEL 5**

**A. Permitted Uses:**

1. Single family dwellings
2. Home occupations as permitted by §656.402
3. Accessory uses and structure permitted by §656.403

**B. Permissible Uses by Exception:** None

**C. Limitations on Permitted or Permissible Uses by Exception:** None

**5. IV. STATEMENTS – PARCEL 5**

**A. How does the proposed PUD differ from the usual application of the Zoning Code?**  
*See last page*

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**  
*See last page*

**5.V. DESIGN GUIDELINES – PARCEL 5**

**A. Lot Requirements:**

- (1) *Minimum lot area:* 4,000 s.f.
- (2) *Minimum lot width:* 40 feet
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* 20 feet

- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

**B. Ingress, Egress and Circulation:**

(1) *Parking Requirements.*

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of Baymeadows Circle West, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
- b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs:**

- (1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height.
- (2) Directional signs shall not exceed four (4) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

Open space shall be provided within the PUD boundary per the site plan.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**5. VI. DEVELOPMENT PLAN APPROVAL – PARCEL 5**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

**6. II. QUANTITATIVE DATA – PARCEL 6**

<b>Total Acreage:</b>	<b>29.67 acres</b>
<b>Total number of dwelling units:</b>	<b>88</b>
<b>Total amount of non-residential floor area:</b>	<b>0</b>
<b>Total amount of recreation area:</b>	<b>1.78 acres</b>
<b>Total amount of open space:</b>	<b>7.4 acres</b>
<b>Total amount of public/private rights of way:</b>	<b>2.97 acres</b>
<b>Total amount of land coverage of all buildings and structures:</b>	<b>11.87 acres</b>
<b>Phase schedule of construction (include initiation dates and completion dates):</b>	<b>No phasing</b>

**6. III. USES AND RESTRICTIONS – PARCEL 6**

**A. Permitted Uses:**

1. Single family dwellings
2. Home occupations
3. Accessory uses and structure

**B. Permissible Uses by Exception:** None

**C. Limitations on Permitted or Permissible Uses by Exception:** None

**6. IV. STATEMENTS – PARCEL 6**

**A. How does the proposed PUD differ from the usual application of the Zoning Code?**

*See last page*

**B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

*See last page*

**6. V. DESIGN GUIDELINES – PARCEL 6**

**A. Lot Requirements:**

- (1) *Minimum lot area:* 4,000 s.f.
- (2) *Minimum lot width:* 40 feet
- (3) *Maximum lot coverage:* 50%
- (4) *Minimum front yard:* 20 feet
- (5) *Minimum side yard:* 5 feet

- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

**B. Ingress, Egress and Circulation:**

- (1) *Parking Requirements.*
  - a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.*
  - a. Vehicular access to the Property shall be by way of Baymeadows Circle West, substantially as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.
  - b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

**C. Signs:**

- (1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height.
- (2) Directional signs shall not exceed four (4) square feet.

**D. Landscaping:**

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

**E. Recreation and Open Space:**

Open space shall be provided within the PUD boundary per the site plan.

**F. Utilities**

Water will be provided by JEA.  
Sanitary sewer will be provided by JEA.  
Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**6. VI. DEVELOPMENT PLAN APPROVAL – PARCEL 6**

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

**7. VII. STATEMENT – PARCEL(S) 1 – 6**

The proposed PUD differs from the usual application of the zoning code in that it allows for limitations unique to each of the separate parcels which are not required in conventional zonings as well as specific site plans and buffers agreed to by the existing Homeowners Association. The roadways within the overall existing Baymeadows community as well as those serving the parcels described in this PUD will be maintained by the Homeowners Association.

**8. VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient and conforming than would be possible through strict application of the conventional categories of the Zoning Code;
- B. Is compatible with surrounding land uses;
- C. Will improve the characteristics of the surrounding area;
- D. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan by specific design on each development parcel.





**PARCEL INFORMATION**

<b>PARCEL 1</b> LEFT CONDOMINIUM	<b>PARCEL 3</b> 36 - 47 SINGLE UNITS
<b>PARCEL 2</b> 31 - 42 UNIT BLDG	<b>PARCEL 4</b> 18 - 47 SINGLE UNITS
<b>PARCEL 5</b> 34 - 45 UNIT BLDG	<b>PARCEL 6</b> LEFT CONDOMINIUM
<b>PARCEL 7</b> 31 - 42 UNIT BLDG	<b>PARCEL 8</b> LEFT CONDOMINIUM
<b>PARCEL 8</b> 34 - 45 UNIT BLDG	

**King**  
ENGINEERING ASSOCIATES, INC.

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Engineering License #20111

**D.R. HORTON**  
9456 Philips Highway #1  
Jacksonville, FL 32256

**PROPOSED LAND PLAN**  
THIS PLAN IS CONCEPTUAL ONLY. ACTUAL DESIGN WILL VARY BASED ON ENGINEERING AND MARKET

NO.	DATE	DESCRIPTION	BY	CHECKED

# EXHIBIT F

PUD Name **Baymeadows PUD - Parcel 1**

## Land Use Table

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Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;"><b>9</b></span> Acres	100 %
Amount of each different land use by acreage		
Single family	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span> D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span> D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;"><b>9</b></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>100</b></span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Other land use	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Active recreation and/or open space	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Passive open space	<span style="border: 1px solid black; padding: 2px 10px;"><b>0.9</b></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>10</b></span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;"><b>2.25</b></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>25</b></span> %
Maximum coverage of buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;"><b>3.6</b></span> <small>See Exhibits A &amp; B</small>	<span style="border: 1px solid black; padding: 2px 10px;"><b>40</b></span> %

# EXHIBIT F

PUD Name **Baymeadows PUD - Parcel 2**

## Land Use Table

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Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;"><b>21.85</b></span> Acres	100 %
Amount of each different land use by acreage		
Single family	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span> D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;"><b>21.85</b></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>100</b></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"><b>288</b></span> D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Other land use	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Active recreation and/or open space	<span style="border: 1px solid black; padding: 2px 10px;"></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Passive open space	<span style="border: 1px solid black; padding: 2px 10px;"><b>7.65</b></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>35</b></span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;"><b>3.28</b></span> Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>15</b></span> %
Maximum coverage of buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;"><b>8.74</b></span> <sup>8.74</sup> <b>AC.</b>	<span style="border: 1px solid black; padding: 2px 10px;"><b>40</b></span> %

# EXHIBIT F

PUD Name Baymeadows PUD - Parcel 3

## Land Use Table

---

Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;">27.52</span>	Acres	100 %
Amount of each different land use by acreage			
Single family	<span style="border: 1px solid black; padding: 2px 10px;"> </span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"> </span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"> </span>	D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;">27.52</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">100</span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;">264</span>	D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;"> </span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"> </span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;"> </span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"> </span> %
Other land use	<span style="border: 1px solid black; padding: 2px 10px;"> </span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"> </span> %
Active recreation and/or open space	<span style="border: 1px solid black; padding: 2px 10px;">1.38</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">5</span> %
Passive open space	<span style="border: 1px solid black; padding: 2px 10px;">8.26</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">30</span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;">4.12</span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;">15</span> %
Maximum coverage of buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;">13.76</span>	<del>Sq Ft</del> Ac	<span style="border: 1px solid black; padding: 2px 10px;">40</span> %

# EXHIBIT F

PUD Name

**Baymeadows PUD - Parcel 4**

## Land Use Table

---

Total gross acreage	<input type="text" value="9.29"/>	Acres	100 %
Amount of each different land use by acreage			
Single family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Multiple family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Commercial	<input type="text"/>	Acres	<input type="text"/> %
Industrial	<input type="text"/>	Acres	<input type="text"/> %
Other land use	<input type="text"/>	Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text" value="9.29"/>	Acres	<input type="text" value="100"/> %
Passive open space	<input type="text"/>	Acres	<input type="text"/> %
Public and private right-of-way	<input type="text"/>	Acres	<input type="text"/> %
Maximum coverage of buildings and structures	<input type="text"/>	Sq. Ft.	<input type="text"/> %

# EXHIBIT F

PUD Name **Baymeadows PUD - Parcel 5**

## Land Use Table

---

Total gross acreage	<span style="border: 1px solid black; padding: 2px 10px;"><b>15.54</b></span>	Acres	100 %
Amount of each different land use by acreage			
Single family	<span style="border: 1px solid black; padding: 2px 10px;"><b>15.54</b></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>100</b></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"><b>58</b></span>	D.U.	
Multiple family	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Total number of dwelling units	<span style="border: 1px solid black; padding: 2px 10px;"></span>	D.U.	
Commercial	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Industrial	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Other land use	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Active recreation and/or open space	<span style="border: 1px solid black; padding: 2px 10px;"></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"></span> %
Passive open space	<span style="border: 1px solid black; padding: 2px 10px;"><b>5.44</b></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>35</b></span> %
Public and private right-of-way	<span style="border: 1px solid black; padding: 2px 10px;"><b>2.33</b></span>	Acres	<span style="border: 1px solid black; padding: 2px 10px;"><b>15</b></span> %
Maximum coverage of buildings and structures	<span style="border: 1px solid black; padding: 2px 10px;"><b>7.77</b></span>	<del>acre.</del> A.C.	<span style="border: 1px solid black; padding: 2px 10px;"><b>50</b></span> %

# EXHIBIT F

PUD Name

**Baymeadows PUD - Parcel 6**

## Land Use Table

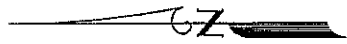
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Total gross acreage	<b>29.67</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>29.67</b>	Acres	<b>100</b> %
Total number of dwelling units	<b>88</b>	D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial		Acres	%
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space	<b>1.78</b>	Acres	<b>6</b> %
Passive open space	<b>7.4</b>	Acres	<b>25</b> %
Public and private right-of-way	<b>2.97</b>	Acres	<b>10</b> %
Maximum coverage of buildings and structures	<b>11.87</b>	<del>Sq.Ft.</del> A.C.	<b>40</b> %







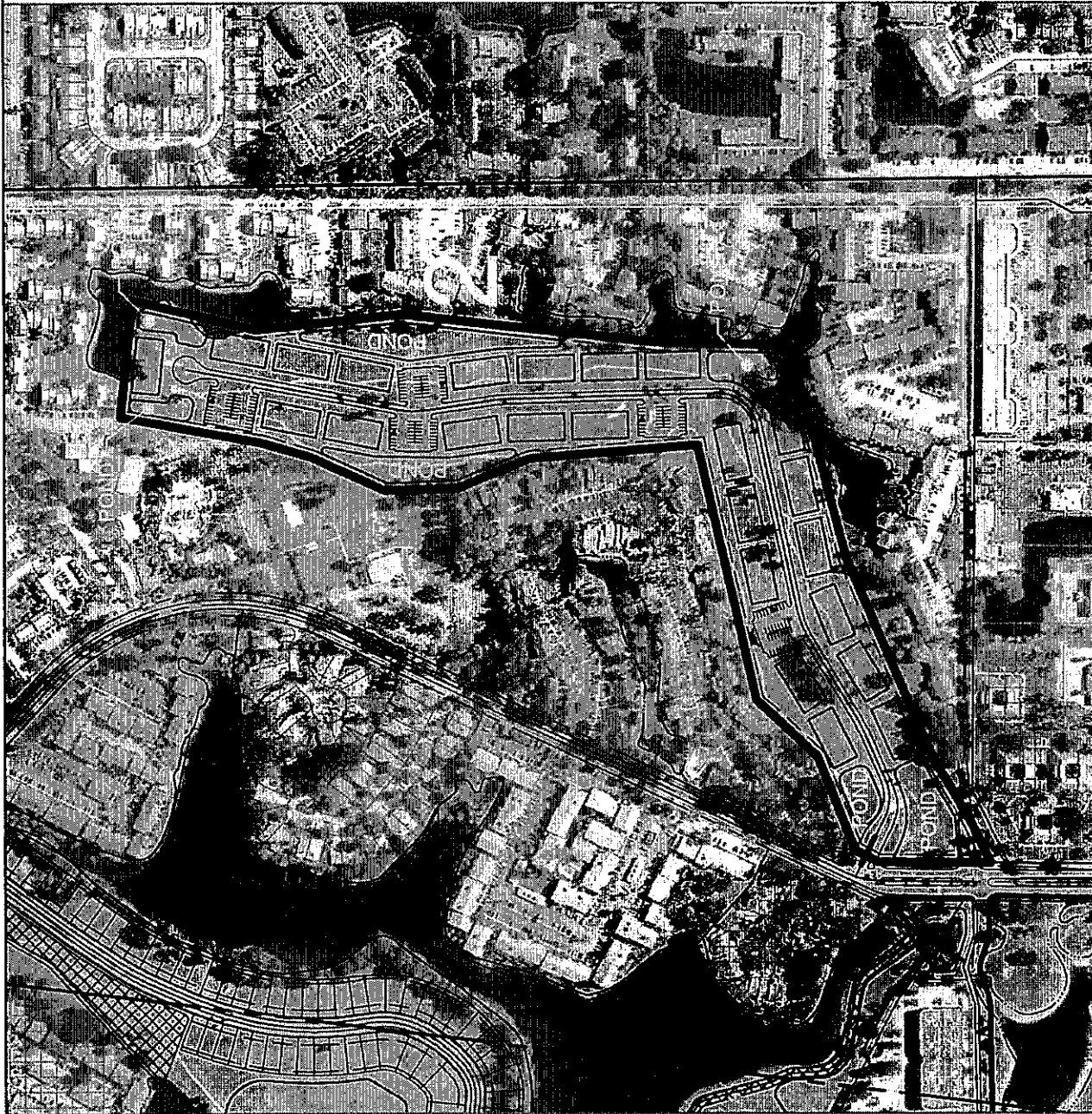


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Scale in Feet

GRAPHIC SCALE

1" = 400'



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BY	DRH
CHECKED BY	DRH
SCALE	1" = 400'
PROJECT NO.	11-00000001
DATE	12/15/2011
BY	DRH
CHECKED BY	DRH
SCALE	1" = 400'
PROJECT NO.	11-00000001

PREPARED FOR:  
**D.R. HORTON**  
 9456 PHILIPS HIGHWAY #1  
 JACKSONVILLE, FL 32256

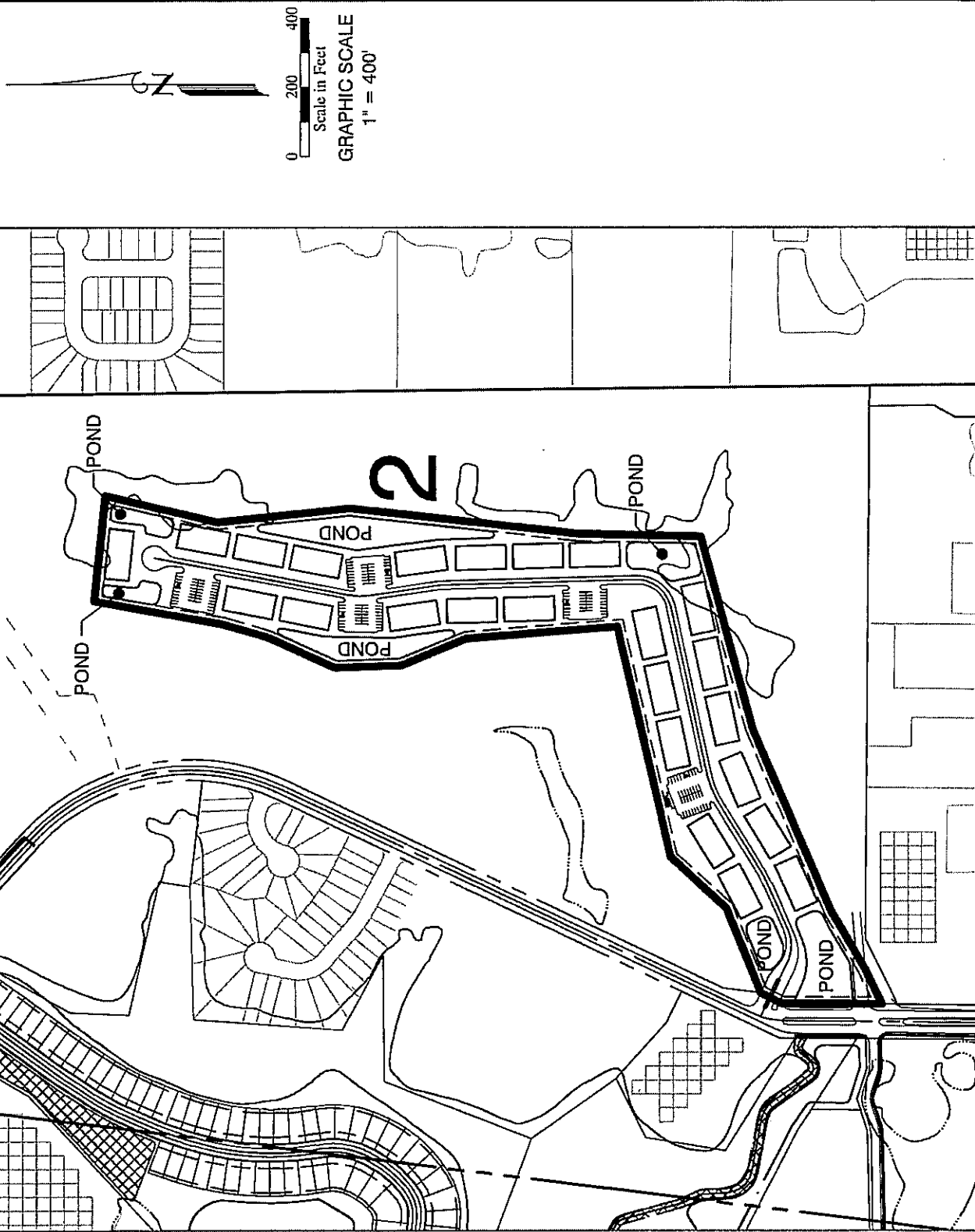
**PARCEL 2**

**CONCEPTUAL SITE PLAN  
 PROPOSED LAND PLAN  
 DUVAL COUNTY, FLORIDA**

6500 Broward Road, Suite 200  
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 Fax 904 636-9333  
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DATE	7/18-20/09
BY	D.J.R.
APP'D	
CHECKED	
SCALE	AS SHOWN
PROJECT	
NO.	

PREPARED FOR:  
**D.J.R. HORTON**  
 9456 PHILLIPS HIGHWAY #1  
 JACKSONVILLE, FL. 32256

**PARCEL 2**

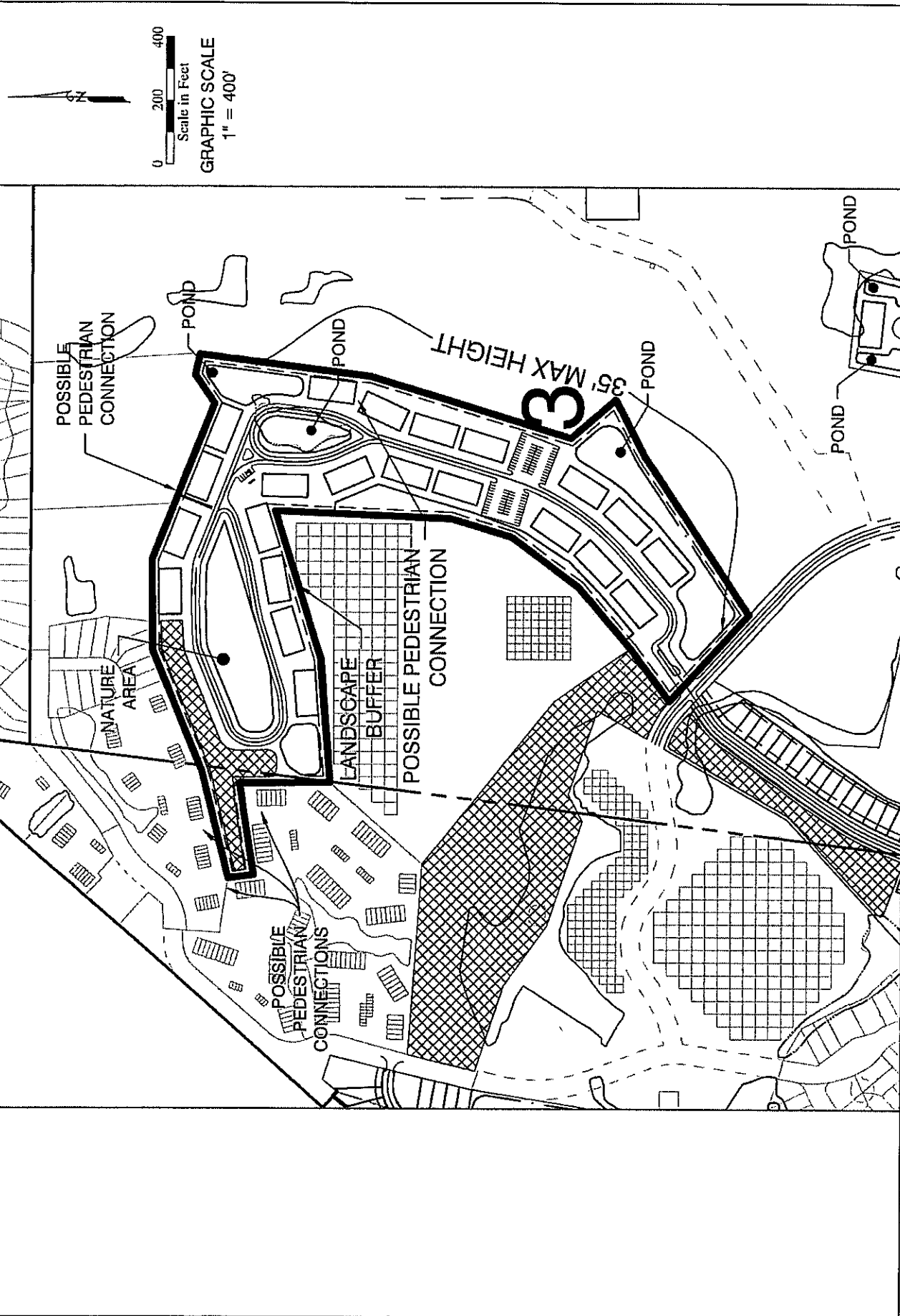
**CONCEPTUAL SITE PLAN  
 PROPOSED LAND PLAN  
 DUVAL COUNTY, FLORIDA**

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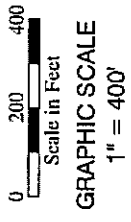
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CLIENT	D.R. HORTON
ADDRESS	9456 PHILIPS HIGHWAY #1
CITY	JACKSONVILLE, FL 32256
STATE	FL
COUNTY	DUVAL
PROJECT NO.	0000000000
DRAWN BY	
CHECKED BY	
DATE	

PREPARED FOR:  
**D.R. HORTON**  
 9456 PHILIPS HIGHWAY #1  
 JACKSONVILLE, FL 32256

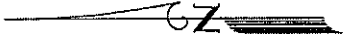
**PARCEL 3**

CONCEPTUAL SITE PLAN  
 PROPOSED LAND PLAN  
 DUVAL COUNTY, FLORIDA

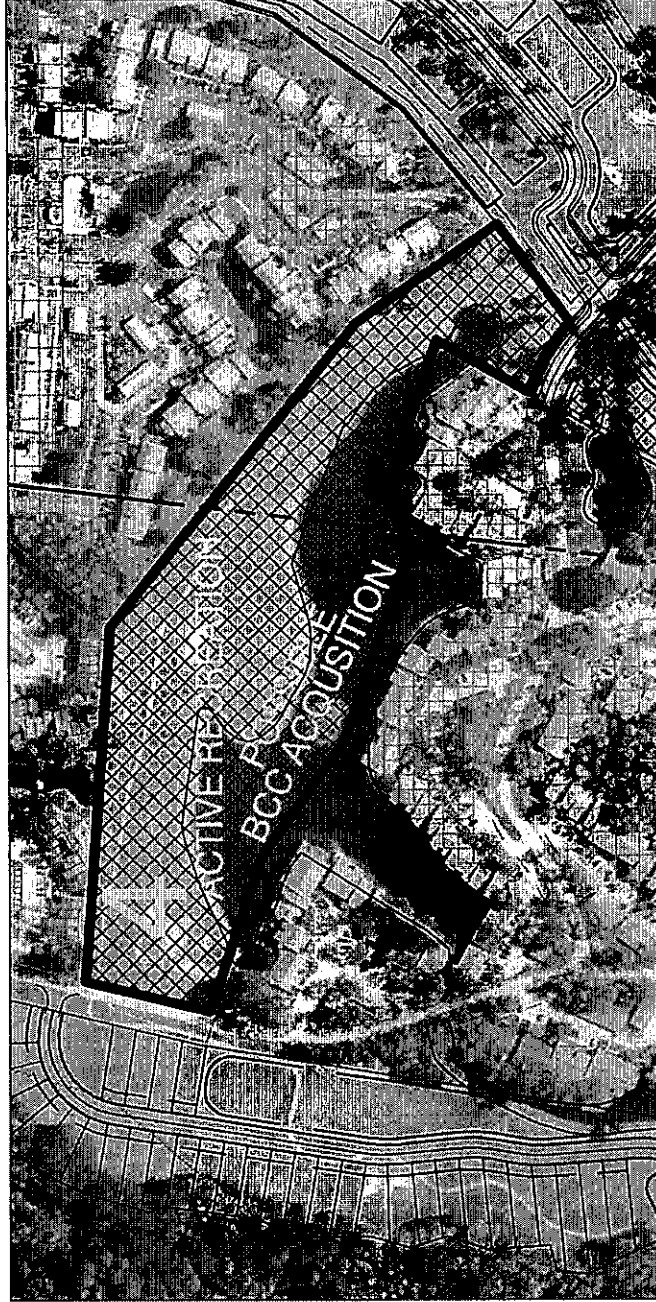
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 GRAPHIC SCALE  
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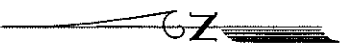
CONCEPTUAL SITE PLAN  
 PROPOSED LAND PLAN  
 DUVAL COUNTY, FLORIDA

PARCEL 4

PREPARED FOR:  
 D.R. HORTON  
 9456 PHILIPS HIGHWAY #1  
 JACKSONVILLE, FL 32256

DATE	NO.	BY	REVISION
10/02/2013	1	D.R.H.	ISSUE FOR PERMIT
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10/02/2013	3	D.R.H.	REVISED PER CITY COMMENTS
10/02/2013	4	D.R.H.	REVISED PER CITY COMMENTS
10/02/2013	5	D.R.H.	REVISED PER CITY COMMENTS
10/02/2013	6	D.R.H.	REVISED PER CITY COMMENTS
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10/02/2013	99	D.R.H.	REVISED PER CITY COMMENTS
10/02/2013	100	D.R.H.	REVISED PER CITY COMMENTS

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 Scale in Feet  
 GRAPHIC SCALE  
 1" = 300'



DATE	7/18/2013
PROJECT	DUVAL COUNTY
CLIENT	D.R. HORTON
SCALE	1" = 300'
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...

PREPARED FOR:  
 D.R. HORTON  
 9456 PHILIPS HIGHWAY #1  
 JACKSONVILLE, FL 32256

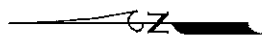
PARCEL 4

CONCEPTUAL SITE PLAN  
 PROPOSED LAND PLAN  
 DUVAL COUNTY, FLORIDA

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 Jacksonville, FL 32216  
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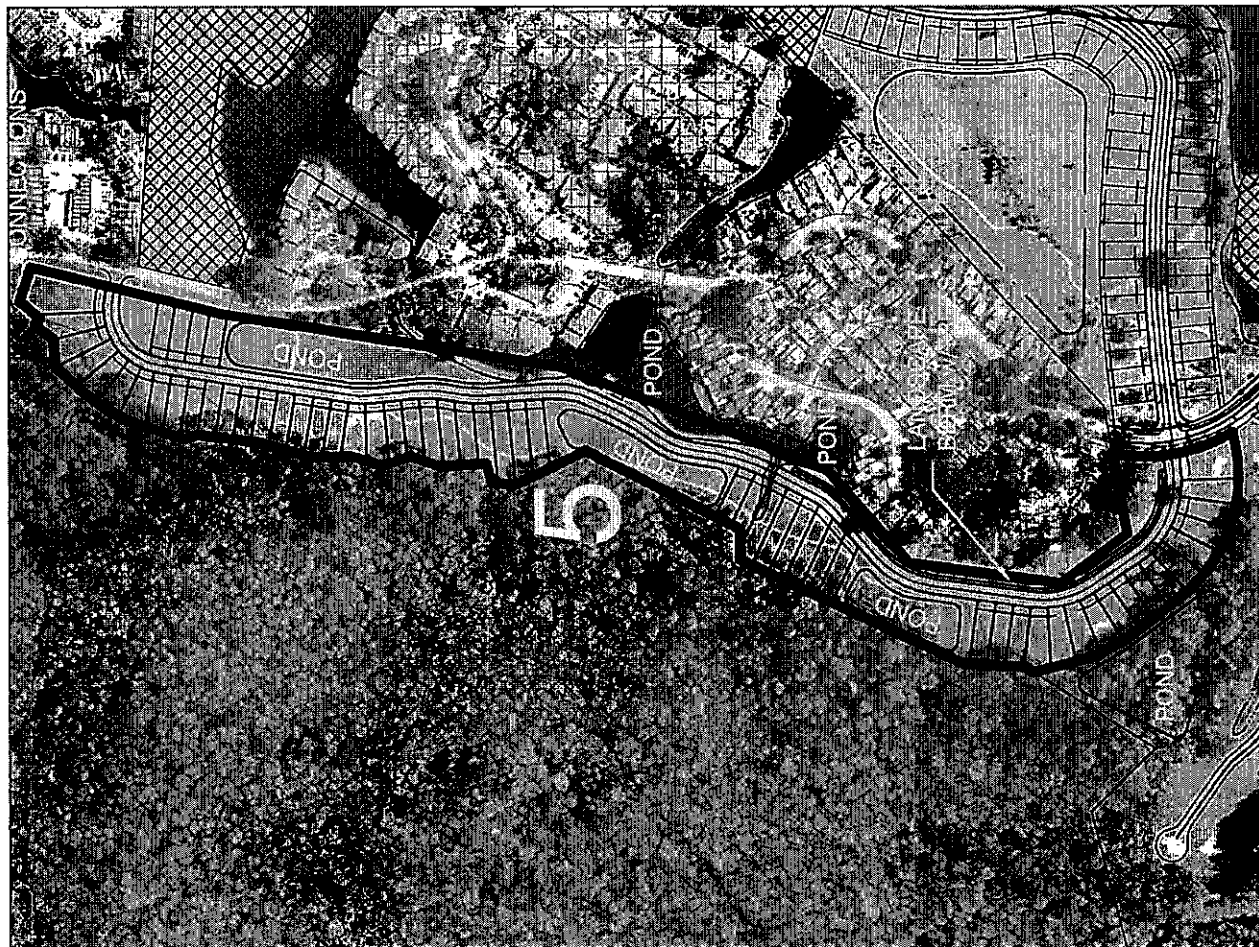


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0 200 400  
Scale in Feet

GRAPHIC SCALE  
1" = 400'



NO.	DATE	DESCRIPTION
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8	8/1/06	7748-600-569
9	8/1/06	7748-600-569
10	8/1/06	7748-600-569

PREPARED FOR:  
**D.R. HORTON**  
9456 PHILLIPS HIGHWAY #1  
JACKSONVILLE, FL 32256

**PARCEL 5**

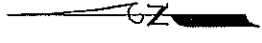
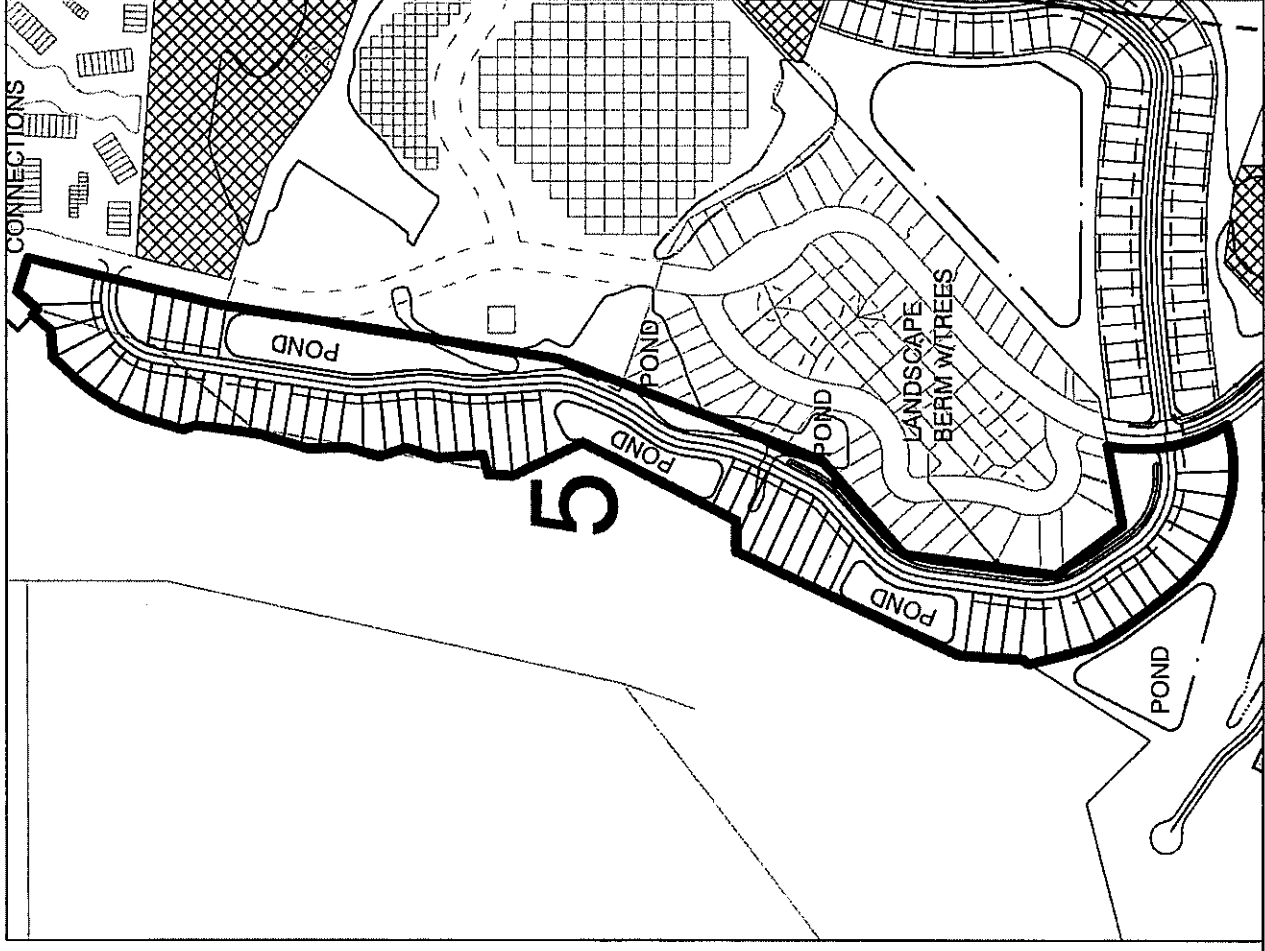
**CONCEPTUAL SITE PLAN  
PROPOSED LAND PLAN  
DUVAL COUNTY, FLORIDA**

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Jacksonville, FL 32216  
Phone 904 636-6755  
Fax 904 636-9333  
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**King**  
ENGINEERING, INC.

THIS PLAN IS THE PROPERTY OF KING ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR REPRODUCTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF KING ENGINEERING, INC. IS STRICTLY PROHIBITED. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





0 200 400  
 Scale in Feet  
 GRAPHIC SCALE  
 1" = 400'

PREPARED BY: <b>King</b> <small>LANDSCAPE ARCHITECTURE, INC.</small>	6509 Bowdoin Road, Suite 200 Jacksonville, FL 32216 Phone 904 636-6755 Fax 904 636-6533 <a href="http://www.kinglandscape.com">www.kinglandscape.com</a> Engineering License #26110	CONCEPTUAL SITE PLAN PROPOSED LAND PLAN DUVAL COUNTY, FLORIDA	PARCEL 5	PREPARED FOR: D.R. HORTON 9456 PHILLIPS HIGHWAY #1 JACKSONVILLE, FL 32256	DATE: 10/27/2010	DRAWING NO.: 210-045-109
					SHEET NO.: 1	TOTAL SHEETS: 1

THIS DOCUMENT IS THE PROPERTY OF KING LANDSCAPE ARCHITECTURE, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT PERMISSION IN WRITING FROM KING LANDSCAPE ARCHITECTURE, INC., NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.





# EXHIBIT A

## Property Ownership Affidavit

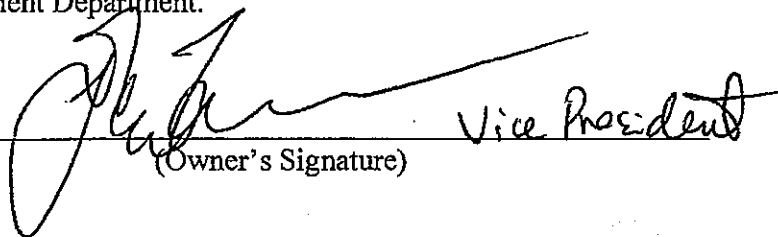
Date: October 8, 2013

City of Jacksonville  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Ed Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

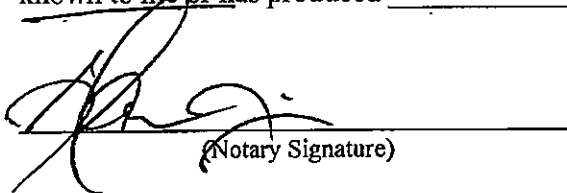
Gentleman:

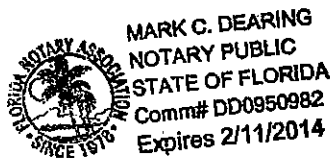
I, John E. Zakoske, Vice President of D.R. Horton, Inc. - Jacksonville, hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for FLUM & Rezoning, submitted to the Jacksonville Planning and Development Department.

  
\_\_\_\_\_  
(Owner's Signature) Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8<sup>th</sup> day of October  
(month), 2013 (year) by JOHN E. ZAKOSKE who is personally  
known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)



# EXHIBIT B

## Agent Authorization

Date: October 8, 2013

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, Ed Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

RE#148521-0015

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for FLUM & Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

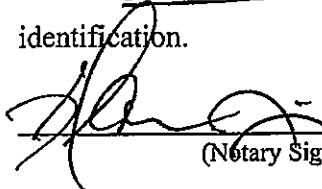
D.R. HORTON, INC. - JACKSONVILLE

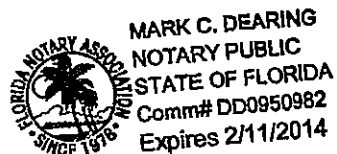
By: 

John E. Zakoske, Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8<sup>th</sup> day of October (month), 2013 (year) by JOHN E. ZAKOSKE, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
(Notary Signature)



# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: RE#148521-0015

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

D.R. HORTON, INC. JACKSONVILLE

By: 

John E. Zakoske, Vice President

6  
RETURN TO:  
CLIFFORD B. NEWTON, P.A.  
10192 San Jose Boulevard  
Jacksonville, Florida 32257

Book 10458 Page 689

**FIVE MINUTE RECORDING**

**CERTIFICATE OF ASSISTANT SECRETARY**

Public Records of  
St. Johns County, FL  
Perk# 02-051692  
O.R. 1809 PG 18  
02:33PM 09/05/2002  
REC \$9.00 SUR \$1.50

The undersigned hereby certifies as follows:

1. He is a duly elected, qualified and acting Assistant Secretary of D.R. Horton, Inc. - Jacksonville, a Delaware corporation (the "Company"), is familiar with the facts herein certified and is duly authorized to certify the same.
2. The following is a true, correct and complete copy of resolutions related to the subject matter as adopted by the Consent of Sole Director of the Company dated July 25, 2001 (the "Resolutions"). The Resolutions have not been amended, rescinded or modified and remain in full force and effect as of the date hereof.

**Election of Vice President**

**RESOLVED**, that John E. Zakoske is hereby elected to the office of Vice President (the "Vice President") in the Company's Jacksonville Division (the "Division"), to serve until the next annual meeting of the directors of the Company and until his successor is duly elected and qualified or until his earlier death, resignation or removal.

**RESOLVED FURTHER**, that the Vice President is hereby authorized and empowered, in the name and on behalf of the Company in the Division, (i) subject to written approval by any one of the following officers of the Company: a) Chairman of the Board, b) Vice Chairman, President and Chief Executive Officer, c) Executive Vice President, Treasurer and Chief Financial Officer, or (d) the Region President of the Division (the "Approving Officers"), to execute and deliver contracts, agreements and other documents and instruments for the purchase of real property, and any improvements or appurtenances constructed thereon or affixed thereto, or any interest therein, including without limitation any right-of-way, easement, leasehold or other tangible or intangible property, right or interest, and any personal property relating or incident thereto, (ii) subject to the written approval of any one of the Approving Officers, to execute and deliver contracts, agreements, deeds, conveyances or other obligations of the Company, closing statements and other documents and instruments for the sale of improved or unimproved real property, or any interest or right therein, owned, leased or otherwise controlled by the Company, and (iii) to execute and deliver office and model home leases and such other agreements, instruments or documents as the Approving Officers shall direct.

**RESOLVED FURTHER**, that in connection with the management of the Company's business, the Vice President is hereby authorized and empowered, in the name and on behalf of the Company in the Division, to execute and deliver (i) contracts, agreements and other documents and instruments for the subdivision, development and/or improvement of real property, (ii) home sales contracts, sales person employment agreements and similar or equivalent agreements, documents or

DR1809PG 19

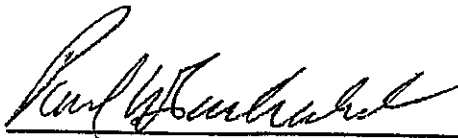
instruments and (iii) personal property leases for, among other things, office equipment and construction trailers.

**RESOLVED FURTHER**, that in connection with the management of the Company's business in the Division, the Vice-President shall be authorized and empowered, in the name and on behalf of the Company in the Division, to execute and deliver any and all documents and instruments necessary to sell and convey title to single-family homes.

**RESOLVED FURTHER**, that the officer named above is removed from any other position of the Company to which he is not elected above.

**IN WITNESS WHEREOF**, the undersigned has set his hand on the 3<sup>rd</sup> day of

August, 2001.



Paul W. Buchschacher,  
Assistant Secretary

COPY

COPY

Doc# 2002115175  
Book: 10458  
Pages: 689 - 690  
Filed & Recorded  
04/25/2002 10:30:33 AM  
JIN FILLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
CLERK FEE \$ 10.50



61

Prepared by and Return To:  
DHI Title Company  
9454 Phillips Highway, Suite 1  
Jacksonville, FL 32256  
File Number: 120-050100137-026

Parcel No.: 148521-0015  
148521-0010  
148521-0035

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the 14<sup>th</sup> day of February, 2005 by and between Bay Meadows Golf Club, LLC, a Florida limited liability company ("Grantor"), whose mailing address is 18186 Southeast Village Circle, Tequesta, Florida 33469 and D. R. Horton, Inc. - Jacksonville, a Delaware Corporation ("Grantee"), whose address is 9456 Phillips Highway, Ste. 1, Jacksonville, Florida 32256 (Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of Duval, State of Florida, and more particularly described as follows:

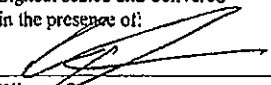
See Exhibit "A", attached hereto and made a part hereof

SUBJECT TO reservations, covenants, restrictions, easements of record and taxes accruing subsequent to December 31, 2004.

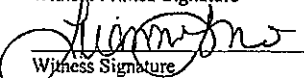
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

AND Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor only.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:  
  
\_\_\_\_\_  
Witness Signature

*Chris Preston*  
\_\_\_\_\_  
Witness Printed Signature

  
\_\_\_\_\_  
Witness Signature

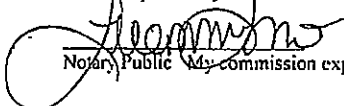
*LeeAnne Greene*  
\_\_\_\_\_  
Witness Printed Signature

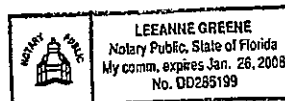
Bay Meadows Golf Club, LLC, a Florida  
limited liability company  
BY:   
\_\_\_\_\_  
Charles K. Staples, Authorized Officer

State of Florida County of Duval

The foregoing instrument was acknowledged before me this February 14, 2005, by Charles K. Staples, Authorized Officer of Bay Meadows Golf Club, LLC, a limited liability company existing under the laws of the State of Florida, on behalf of the company.

He/she is personally known to me or has produced a driver's license as identification.

  
\_\_\_\_\_  
Notary Public My commission expires (SEAL)



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EXHIBIT 'A'

GOLF COURSE TRACT:

That certain tract or parcel of land being a part of Section 23, and a part of the Francis Richard Grant Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the intersection of the Northerly right of way line of Baymeadows Road, (a 100.00 foot right of way) with the Easterly boundary of said Section 23; thence North 89° 31' West along said right of way line of Baymeadows Road 1800.00 feet to a point for the Point of Beginning; thence North 89° 31' West continuing along said right of way line of Baymeadows Road, 693.17 feet; thence South 89° 44' West along said Northerly right of way line of Baymeadows Road, 50.00 feet; thence North 00° 16' West, 36.9 feet to a point of curve; thence along a curve to the left, said curve having a radius of 300.00 feet, an arc distance of 143.41 feet to a point of tangency; thence North 28° 21' 20" West, 84.8 feet to a point of curve; thence along a curve to the right, said curve having a radius of 300.00 feet, an arc distance of 132.71 feet; thence North 88° 51' 15" East, 491.72 feet; thence North 71° 55' 30" East, 98.0 feet; thence South 72° 13' 35" East, 88.0 feet; thence North 88° 51' 15" East, 89.0 feet; thence North 00° 29' East, 25.0 feet; thence North 57° 03' 50" West, 316.37 feet; thence North 62° 33' 45" West, 588.87 feet; thence North 44° 51' 10" West, 0.09 feet to a point of curve; thence along a curve to the right, said curve having a radius of 300.00 feet, an arc distance of 113.42 feet to a point of tangency; thence North 23° 11' 30" West, 220.81 feet; thence South 89° 44' West, 760.00 feet, thence North 63° 12' 20" West, 364.2 feet, thence South 29° 44' West, 340.00 feet; thence South 30° 16' East, 428.67 feet; thence North 89° 44' East, 1025.00 feet; thence South 00° 16' East, 250.00 feet to a point hereinafter referred to as Point "A"; thence South 89° 44' West, 1000.00 feet; thence North 62° 34' 50" West, 128.32 feet; thence North 37° 51' 49" West, 600.00 feet; thence North 33° 21' 03" West, 127.54 feet; thence North 29° 44' East, 216.49 feet; thence North 14° 38' 10" West, 540.0 feet; thence North 75° 21' 50" East, 403.13 feet; thence

South 45° 00' East, 202.0 feet; thence North 32° 14' East, 342.0 feet; thence North 03° 28' 10" East, 140.36 feet; thence North 25° 01' 30" East, 554.62 feet; thence North 89° 23' East, 70.00 feet; thence North 27° 16' 50" East, 384.71 feet; thence North 25° 38' West, 165.53 feet; thence North 09° 56' 40" East, 600.17 feet; thence North 40° 11' 50" East, 290.69 feet; thence North 17° 20' 50" East, 273.75 feet; thence North 41° 34' East, 600.00 feet; thence South 72° 46' 40" East, 79.13 feet; thence South 17° 43' 10" West, 244.86 feet; to a point hereinafter referred to as Point "B"; thence South 13° 43' 10" West, 199.59 feet; thence South 09° 05' 25" West, 771.04 feet; thence South 21° 16' 10" West, 630.44 feet; thence South 48° 40' 20" West, 283.64 feet; thence South 07° 44' 55" West, 343.66 feet; thence South 36° 52' 15" East, 186.01 feet; thence North 79° 36' East, 294.27 feet; thence North 47° 29' 05" East, 1457.53 feet; thence North 29° 50' 55" East, 690.31 feet; thence North 71° 23' 30" West, 280.29 feet; thence South 63° 01' West, 95.26 feet; thence North 71° 24' 15" West, 349.46 feet; thence North 54° 28' West, 234.02 feet; thence North 71° 23' 30" West, 340.00 feet; thence North 13° 43' 10" East, 199.59 feet to the point hereinbefore referred to as Point "B"; thence South 85° 59' 50" East, 662.73 feet; thence South 51° 08' 40" East, 660.68 feet; thence South 15° 07' 30" East, 291.25 feet; thence North 50° 00' 50" East, 252.24 feet; thence North 36° 41' 10" East, 364.01 feet; thence North 16° 54' 30" East, 199.25 feet; thence North 02° 30' 20" East 550.82 feet; thence South 72° 47' 45" West, 490.41 feet; thence South 85° 42' 55" West 390.80 feet; thence North 00° 37' West, 385.00 feet; thence South 81° 31' 50" West, 292.75 feet; thence North 07° 44' 30" West, 80.62 feet; thence North 76° 08' 30" East, 349.28 feet; thence North 67° 50' 30" East, 408.53 feet; thence North 89° 23' East, 290.00 feet; thence South 68° 24' 50" East, 529.24 feet; thence North 55° 41' 40" East, 108.17 feet; thence South 77° 37' 20" East, 66.71 feet; thence South 07° 17' 25" West, 545.18 feet; thence South 17° 07' 40" West, 656.22 feet; thence South 41° 13' East, 184.39 feet; thence South 62° 49' 10" West, 201.25 feet; thence South 56° 38' 15" West, 597.57 feet; thence North 47° 24' 50" West, 240.00 feet; thence South 29° 28' 45" West, 30.80 feet to a point hereinafter referred to as Point "C"; thence South 29° 28' 45" West, 432.78 feet; thence South 02° 45' West, 170.29 feet; thence South 77° 27' 30" East, 395.38 feet; thence South 08° 50' 40" West, 91.24 feet; thence South 88° 38' 20" West, 385.03 feet; thence South 04° 05' 30" West, 426.44 feet; thence South 61° 37' East, 246.22 feet; thence South 89° 23' West 365.00 feet; thence South 21° 25' 10" West, 453.10 feet; thence South 35° 31' 10" East 300.0 feet; thence South 63° 19' 10" West, 191.09 feet; thence South 09° 15' West, 233.45 feet; thence South 58° 17' 50" East, 350.87 feet; thence North 68° 41' 20" East, 107.70 feet; thence North 27° 30' 50" East, 68.67 feet; thence North 68° 11' 20" East, 262.77 feet; thence North 42°

32' 10" East, 219.32 feet; thence North 77° 10' 20" East, 685.51 feet; thence North 04° 31' 40" West, 436.03 feet; thence North 22° 33' 50" West 202.62 feet; thence North 01° 53' 25" West, 192.11 feet; thence North 24° 43' 50" East, 210.24 feet; thence North 16° 34' 20" East 130.78 feet; thence North 10° 17' 50" East, 376.88 feet; thence South 84° 04' 10" East, 307.00 feet; thence South 13° 25' 10" West, 329.85 feet; thence South 05° 52' 45" East, 381.61 feet; thence South 06° 24' West, 654.90 feet; thence South 01° 13' 05" West, 358.65 feet; thence South 75° 10' West, 576.27 feet; thence South 66° 50' 25" West, 573.85 feet; thence South 59° 51' 10" West, 197.69 feet; thence South 63° 55' West, 111.80 feet; thence South 00° 29' West 350.0 feet to the Point of Beginning. LESS and except from the Golf Course Tract those lands described as "Tract 5-A" recorded in Official Records Book 5647, page 1554 and that parcel of land lying in Section 56, Township 3 South, Range 27 East recorded in Official Records Book 7577, page 1440 of the current public records of Duval County, Florida.

Excepting therefrom those lands described as Tract B, Tract C, Tract D and Tract E:

TRACT B:

That certain tract or parcel of land being more particularly described as beginning at the point hereinabove referred to as Point "B"; thence South 13° 43' 10" West, 199.59 feet; thence South 71° 23' 30" East, 60.22 feet; thence North 13° 43' 10" East, 215.00 feet; thence North 85° 59' 50" West, 60.87 feet to the Point of Beginning.

TRACT C:

A strip of land 60.00 feet wide, lying 30.00 feet measured at right angles on either side of the following described centerline (and an extension thereof Northwesterly and Southeasterly to the extent necessary so that the boundaries of Tract C on the Northwest and the Southeast shall be coincident with the boundaries of the Golf Course Lease Parcel but said parcel shall not extend beyond said boundary lines of the Golf Course Lease Parcel); said centerline beginning at the point hereinabove referred to as Point "C"; thence North 47° 24' 50" West, 137.56 feet to a point of curve; thence along a curve to the left, said curve having a radius of 300.00 feet, an arc distance of 125 feet more or less to an intersection with the Golf Course lease boundary and the termination of said easement.

TRACT D:

That certain tract or parcel of land being more particularly described as commencing at the intersection of the Northerly right of way line of Baymeadows Road (a 100.00 foot right of way) with the Easterly boundary of said Section 23; thence North  $89^{\circ} 31'$  West along said Northerly right of way line of Baymeadows Road, 1800.00 feet to a point for the Point of Beginning; thence North  $89^{\circ} 31'$  West along said Northerly right of way line, 100.00 feet; thence North  $00^{\circ} 29'$  East, 600.00 feet; thence North  $68^{\circ} 41' 20''$  East, 107.70 feet; thence South  $00^{\circ} 29'$  West, 640.00 feet to the Point of Beginning.

And any part of Tract E (hereinafter described) lying with in the above described Golf Course Parcel.

TRACT E:

A strip of land 50.00 feet wide, lying 50.00 feet measured at right angles on the Westerly side of the following described line commencing at the intersection of the Northerly right of way line of Baymeadows Road (a 100.00 foot right of way) with the Easterly boundary of Section 23, Township 3 South, Range 27 East, Duval County, Florida; thence North  $89^{\circ} 31'$  West along said Northerly right of way line of Baymeadows Road, 2493.17 feet; thence South  $89^{\circ} 44'$  West along said Northerly right of way line of Baymeadows Road, 50.00 feet to a point for the Point of Beginning; thence North  $00^{\circ} 16'$  West, 36.9 feet to a point of curve; thence along a curve to the left, said curve having a radius of 300.00 feet, an arc distance of 143.41 feet to a point of tangency; thence North  $28^{\circ} 21' 20''$  West, 84.8 feet to a point of curve; thence along a curve to the right, said curve having a radius of 300.00 feet, an arc distance of 132.71 feet to a point where the aforesaid strip of land terminates and a strip of land 80 feet wide begins, lying 50 feet measured at right angles on the Westerly side and 30 feet measured at right angles on the Easterly side of said described line; thence continue along the aforementioned curve to the right having a radius of 300 feet, an arc distance of 30.83 feet to a point on said line where the aforesaid 80 foot strip of land terminates, and a strip of land 60 feet wide begins, lying 30 feet measured at right angles on either side of said described line; thence continue along the aforementioned curve to the right, having a radius of 300 feet, an arc distance of 113.44 feet to a point of tangency; thence North  $24^{\circ} 32' 30''$  East, 7.64 feet to a point of curve; thence along a

curve to the left, said curve having a radius of 300.00 feet, an arc distance of 363.35 feet to a point of tangency; thence North 44° 51' 10" West, 0.09 feet to a point of curve; thence along a curve to the right, said curve having a radius of 300.00 feet, an arc distance of 113.42 feet to a point of tangency; thence North 23° 11' 30" West, 220.81 feet to a point of curve; thence along a curve to the left, said curve having a radius of 467.43 feet, an arc distance of 159.63 feet to a point of tangency; thence North 42° 45' 30" West, 231.09 feet to a point of curve; thence along a curve to the right, said curve having a radius of 350.00 feet, an arc distance of 340 feet more or less to an intersection with the Golf Course lease boundary and the termination of said line. Also a strip of land described as commencing at the intersection of the Northerly right of way line of Baymeadows Road (a 100 foot right of way) with the Easterly boundary of said Section 23; thence North 89° 31' West along said Northerly right of way line of Baymeadows Road, 2493.17 feet; thence South 89° 44' West along said Northerly right of way line of Baymeadows Road 50.00 feet to a point for the Point of Beginning; thence North 00° 16' 00" West, 36.9 feet to a point of curve; thence along a curve to the left, said curve having a radius of 300.00 feet, an arc distance of 143.41 feet to a point of tangency; thence North 28° 21' 20" West 84.8 feet to a point of curve; thence along a curve to the right, said curve having a radius of 300.00 feet, an arc distance of 132.70 feet; thence North 88° 51' 15" East 35.02 feet to a point in a curve, said curve being concentric with the aforementioned curve and having a radius of 265 feet; thence Southerly along said curve to the left, an arc distance of 116.08 feet to a point of tangency; thence South 28° 21' 20" East 211.73 feet to a point of curve; thence along a curve to the right, said curve having a radius of 170.93 feet; an arc distance of 81.71 feet to a point in said Northerly right of way line of Baymeadows Road; thence North 89° 31' West along said Northerly right of way line of Baymeadows Road 25.00 feet; thence South 89° 44' West along said Northerly right of way line of Baymeadows Road 50 feet to the Point of Beginning.

Together with a perpetual non-exclusive easement for ingress and egress over the above described Tracts B, C, D and E and Tract A as hereinafter described:

TRACT A:

Parcel of land 25.00 feet in width lying 25.00 feet Northerly of the following described line: Beginning at point hereinabove referred to as Point "A"; thence North 89° 44' East 191.92 feet to the termination of said easement.

TOGETHER WITH Golf Course Easement as set forth on Plat of Linkside at Baymeadows, recorded in Plat Book 35; Pages 86, 86A, 86B, and 86C, of the Public Records of Duval County, Florida.

TOGETHER WITH Easement for Golf Course Maintenance and Access as set forth in Declaration of Condominium Ownership of Los Prados Condominium No. 1 recorded in Official Records Volume 3385, Page 974, of the Public Records of Duval County, Florida.

TOGETHER WITH Easement for General Golf Course Purposes as set forth in Declaration of Condominium Ownership of Los Lagos Condominium recorded in Official Records Volume 3695, Page 196, of the Public Records of Duval County, Florida.

TRACT III-A:

A part of Section 23, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, and being more particularly described as follows: For a point of reference, commencing at the intersection of the Northerly Right of Way line of Baymeadows Road (a 100 foot right of way, as now established) with the Easterly line of said Section 23; thence North 00° 37' 00" West along the said East line of Section 23, a distance of 3294.67 feet to the point of beginning. From the point of beginning (thus described), run South 89° 23' 00" West, a distance of 130.0 feet; thence North 00° 37' 00" West, a distance of 164.0 feet; thence North 89° 23' 00" East, a distance of

130.00 feet to a point in the aforementioned Easterly line of said Section 23; thence South 00° 37' 00" East, a distance of 164.0 feet to the point of beginning.

TOGETHER WITH easement rights as set forth in Easement and Use Agreement by and between BAYMEADOWS ASSOCIATES, a partnership, and SHELTER PROPERTIES IV, a limited partnership, filed in Official Records Book 5572, page 219, Public Records of Duval County, Florida, for the purpose described therein, over, under and across the land described therein.

TOGETHER WITH easement rights reserved in Special Warranty Deed from BAYMEADOWS ASSOCIATES, a California General Partnership, to Shelter Properties, IV, a South Carolina Limited Partnership, filed in Official Records Book 5572, page 150, of the current public records of Duval County, Florida.

TRACT VII-D:

A part of Section 23, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows: For a point of reference, commence at the intersection of the Easterly line of said Section 23 and the Northerly Right of Way line of Baymeadows Road, as established for a width of 100 feet; run thence North 89° 31' 00" West along said Northerly Right of Way line of Baymeadows Road, a distance of 1900.0 feet to the Westerly line of a variable width easement for ingress and egress known as Baymeadows Circle East, being described and recorded in Official Records Volume 3008, Page 521 of the current public records of said County; run thence North 00° 29' 00" East along the Westerly line of said easement, a distance of 396.28 feet to the point of beginning. From the point of beginning thus described, continue North 00° 29' 00" East, along the Westerly line of said easement known as Baymeadows Circle East, a distance of 25.0 feet; run thence North 57° 03' 50" West, a distance of 243.45 feet; thence South 00° 29' 00" West, a distance of 142.90 feet; thence North 71° 55' 30" East, a distance of 34.22 feet; thence South 72° 13' 35" East, a distance of 88.0 feet; run thence North 88° 51' 15" East, a distance of 89.0 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement as set forth in Grant of Easement by and between JEROME S. FLETCHER, unmarried, and PAUL Z. FLETCHER, unmarried, and BAYMEADOWS RACQUET CLUB, INC., a Florida corporation, and



BAYMEADOWS DEVELOPMENT CORPORATION, a Florida corporation, filed in Official Records Book 3008, page 521, Public Records of Duval County, Florida, for the purpose described therein, over, under and across the land described therein.

TOGETHER WITH a non-exclusive easement as set forth in Declaration of Easement by FLETCHER PROPERTIES, INC., a Florida corporation, and CENTENNIAL EQUITIES CORPORATION, a New York corporation, filed in Official Records Book 3243, page 35, Public Records of Duval County, Florida, for the purpose described therein, over, under and across the land described therein.

TOGETHER WITH a non-exclusive easement as set forth in Grant of Easement by and between EDWARD WILLIAM STARKEY and DORA STARKEY, his wife, and WALTER L. HARVEY and BETTY HARVEY, his wife, and FLETCHER PROPERTIES, INC., a Florida corporation, and CENTENNIAL EQUITIES CORPORATION, a New York corporation, and BAY MEADOWS, INC., a Delaware corporation, filed in Official Records Book 33-11, page 162, Public Records of Duval County, Florida for the purpose described therein, over, under and across the land described therein.

TOGETHER WITH a non-exclusive easement as set forth in Grant of Easement by and between EDWARD WILLIAM STARKEY and DORA STARKEY, his wife, and WALTER L. HARVEY and BETTY HARVEY, his wife, and FLETCHER PROPERTIES, INC., a Florida corporation, BAY MEADOWS, INC., a Delaware corporation, CENTENNIAL EQUITIES CORPORATION, a New York corporation, and 2154 TRADING CORPORATION, a New York corporation, filed in Official Records Book 4328, page 645, Public Records of Duval County, Florida, for the purpose described therein, over, under and across the land described therein.

TOGETHER WITH a non-exclusive easement as set forth in Grant of Easement by and between WALTER L. HARVEY and EDWARD WILLIAM STARKEY, and BAY MEADOWS ASSOCIATES, a California General Partnership, filed in Official Records Book 4932, page 1120, Public Records of Duval County, Florida, for the purpose described therein, over, under and across the land described therein.

TOGETHER WITH a non-exclusive easement as set forth in Grant of Easement by and between EDWARD WILLIAM STARKEY and DORA STARKEY, his wife, and WALTER L. HARVEY and BETTY HARVEY, his wife (Landlord), and DAYMEADOWS ASSOCIATES, a California general partnership (Tenant), Grantors, and FLETCHER PROPERTIES, INC., a Florida corporation, DAYMEADOWS, INC., a Delaware corporation, and CENTENNIAL EQUITIES CORPORATION, a New York corporation. Grantees, filed in Official Records Book 4937, page 1154, Public Records of Duval County, Florida, for the purpose described therein, over, under and across the land described therein.

# ORDINANCE

## Legal Description

### Description: Renaissance Parcel 1

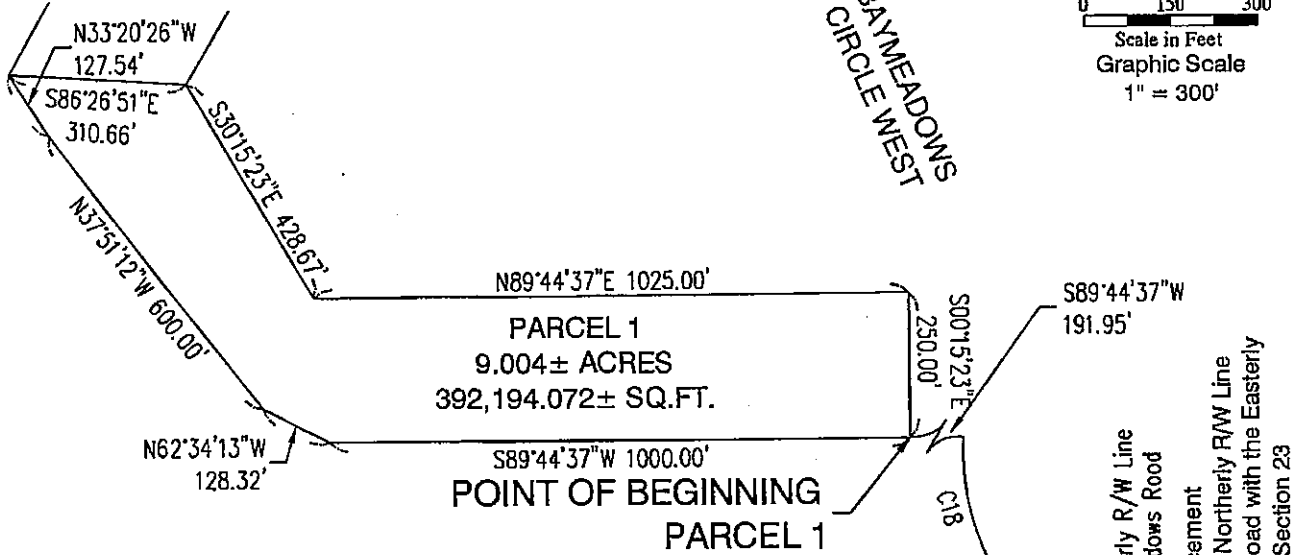
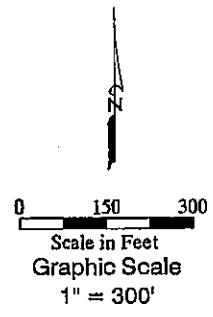
A certain tract or parcel of land being a part of the Francis Richard Grant Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Commencement, begin at the intersection of the Northerly Right-of-Way Line of Baymeadows Road (a 100.00 foot Right-of-Way, as it is now established), with the Easterly boundary Line of Section 23; thence along said Northerly Right-of-Way Line of Baymeadows Road N89°30'23"W, a distance of 2493.17 feet to the centerline of Baymeadows Circle West, (a variable-width Right-of-Way as currently established); thence departing the Northerly Right-of-Way Line of said Baymeadows road along the centerline of said Baymeadows Circle West N89°43'23"W, a distance of 48.80 feet; thence N00°15'23"W, a distance of 36.75 feet to the point of intersection with a curve concave to the west; thence northerly along the arc of said curve, having a radius of 300.00 feet, a central angle of 27°23'21", an arc length of 143.41 feet and a chord bearing N14°39'03"W, a distance of 142.05 feet; thence N28°20'43"W, a distance of 84.80 feet to the point of curvature of a curve concave to the east; thence northerly along the arc of said curve, having a radius of 300.00 feet, a central angle of 31°14'02", an arc length of 163.54 feet and a chord bearing N12°43'42"W, a distance of 161.52 feet to the point of tangency; thence departing the centerline of said Baymeadows Circle West S89°44'37"W, a distance of 191.95 feet to the Point of Beginning; thence continue S89°44'37"W along said Line, a distance of 1000.00 feet; thence N62°34'13"W, a distance of 128.32 feet; thence N37°51'12"W, a distance of 600.00 feet; thence N33°20'26"W, a distance of 127.54 feet; thence S86°26'51"E, a distance of 310.66 feet; thence S30°15'23"E, a distance of 428.67 feet; thence N89°44'37"E, a distance of 1025.00 feet; thence S00°15'23"E, a distance of 250.00 feet to the Point of Beginning.

Containing 392193.64 square feet or 9.004 acres, more or less.

*and*

THIS IS NOT A SURVEY



Curve Table					
Curve No.	Radius	Delta	Length	Chord Bearing	Chord Distance
C17	300.00'	027°23'21"	143.41'	N14°39'03"W	142.05'
C18	300.00'	031°14'02"	163.54'	N12°43'42"W	161.52'

**Surveyor's Notes**

1. The sketch depicted hereon is for graphic representation only and does not reflect a field survey.
2. No instruments of record reflecting easements, rights-of-way, and or ownership were furnished to or pursued by the undersigned.
3. Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid
4. Bearings are based on the Northerly Line of Boymeadows Road bearing being N89°30'23"W.

Parcel 1 Renaissance

D.R. HORTON

<b>SCALE</b> 1" = 200'	<b>DATE</b> 11/30/2012	<b>DRAWN</b> G.C.O.	<b>CALCED</b> T.W.S.	<b>CHECKED</b> T.W.S.
<b>JOB No.</b> 7748-040-058	<b>SECTION</b> 23	<b>TOWNSHIP</b> 3 SOUTH	<b>RANGE</b> 27 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

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TIMOTHY W. SCHRAM, SR.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # L.S. 6533  
CERTIFICATE OF AUTHORIZATION No. LB 2610

M:\Survey\Boymeadows 7748-040-058\Legals And Sketches\Legals And Sketches.dwg

# ORDINANCE

## Legal Description

### Description: Renaissance Parcel 2

A certain tract or parcel of land being a part of Section 23, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Commencement, begin at the intersection of the Northerly Right-of-Way Line of Baymeadows Road (a 100.00 foot Right-of-Way, as it is now established), with the Easterly Boundary Line of Section 23; thence along said Northerly Right-of-Way Line of Baymeadows Road N89°30'23"W, a distance of 1800.00 feet to the intersection of the Northerly Right-of-Way Line of said Baymeadows Road with the Easterly Right-of-Way of Baymeadows Circle East (a variable-width right of way as currently established); thence departing the Northerly Right-of-Way Line of Baymeadows Road along the Easterly Right-of-Way of said Baymeadows Circle East N00°29'37"E, a distance of 350.00 feet to the Point of Beginning;

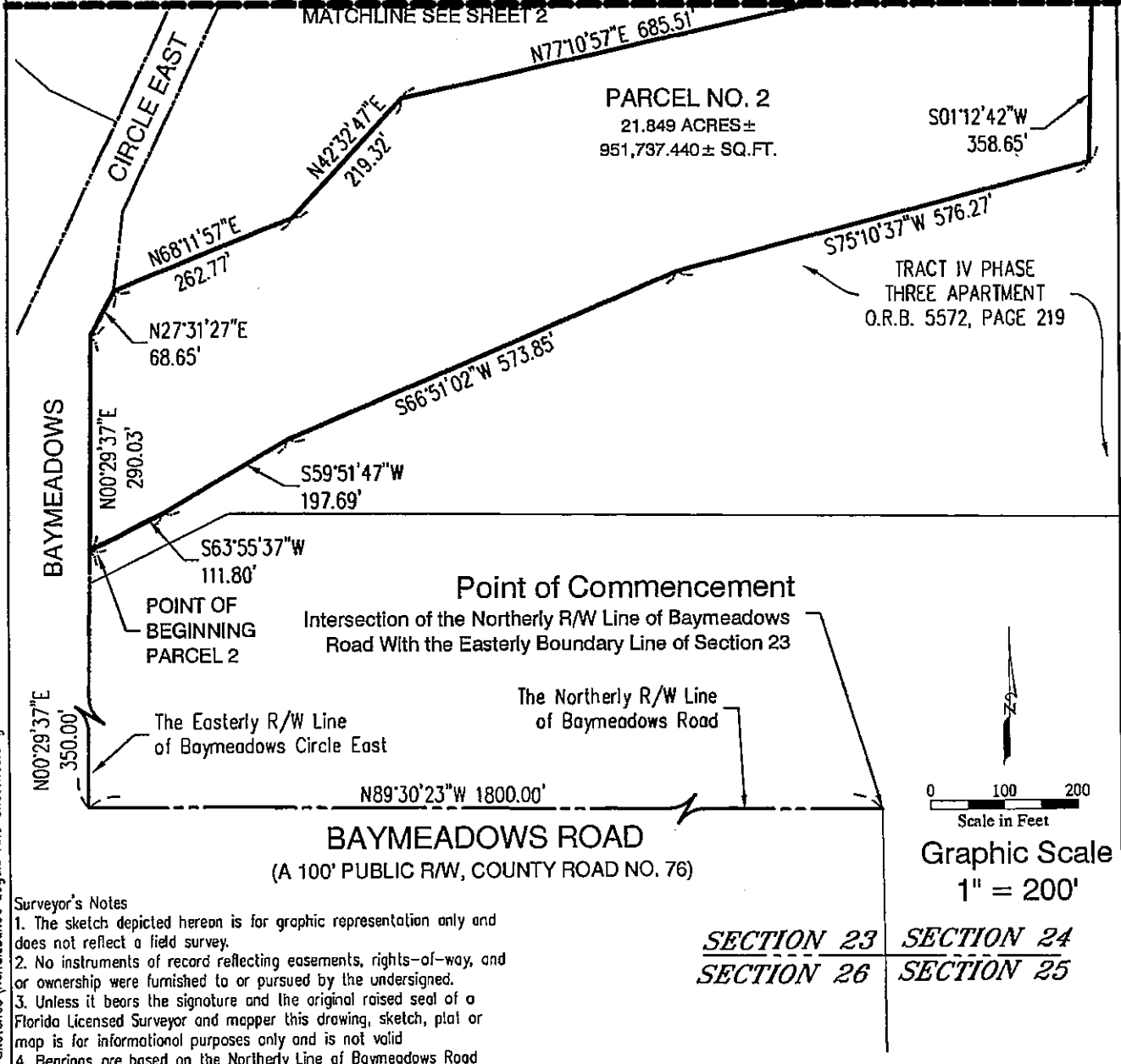
Thence continue N00°29'37"E along said Easterly Right-of-Way of said Baymeadows Circle East a distance of 290.03 feet; thence N27°31'27"E, a distance of 68.65 feet; thence departing the Easterly Right-of-Way Line of said Baymeadows Circle East N68°11'57"E, a distance of 262.77 feet; thence N42°32'47"E, a distance of 219.32 feet; thence N77°10'57"E, a distance of 685.51 feet; thence N04°33'03"W, a distance of 436.03 feet; thence N22°33'13"W, a distance of 202.62 feet to the point of intersection with the Southeast Corner of Tract Five as described in Official Records Book 5572, Page 219 in the Public Records of said Duval County, thence northeasterly along the Easterly Line of said tract the following three (3) courses; (1)thence N01°52'48"W, a distance of 192.11 feet; (2) thence N24°44'27"E, a distance of 210.24 feet; (3) thence N16°34'57"E, a distance of 130.78 feet to the point of intersection with the Northeast Corner of said tract, said point also being the point of intersection with the southeast corner of the tract six (6) as described in the Official Records Book 5572, Page 219 in the Public Records of said Duval County; thence N10°18'27"E, a distance of 376.88 feet to the point of intersection with the Northeast Corner of said Tract; thence S84°03'33"E, a distance of 307.00 feet; thence S13°25'47"W, a distance of 329.85 feet; thence S05°52'08"E, a distance of 381.61 feet; thence S06°24'37"W, a distance of 654.90 feet; thence S01°12'42"W, a distance of 358.65 feet; thence S75°10'37"W, a distance of 576.27 feet; thence S66°51'02"W, a distance of 573.85 feet; thence S59°51'47"W, a distance of 197.69 feet; thence S63°55'37"W, a distance of 111.80 feet returning to the Easterly Right-of-Way Line of said Baymeadows Circle East and the Point of Beginning.

Containing 951,737.440 square feet or 21.849 acres, more or less.

*and*

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 2



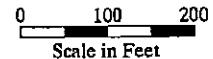
TRACT IV PHASE THREE APARTMENT  
O.R.B. 5572, PAGE 219

**Point of Commencement**

Intersection of the Northerly R/W Line of Baymeadows Road With the Easterly Boundary Line of Section 23

The Easterly R/W Line of Baymeadows Circle East

The Northerly R/W Line of Baymeadows Road



Graphic Scale  
1" = 200'

**BAYMEADOWS ROAD**  
(A 100' PUBLIC R/W, COUNTY ROAD NO. 76)

<i>SECTION 23</i>	<i>SECTION 24</i>
<i>SECTION 26</i>	<i>SECTION 25</i>

**Surveyor's Notes**

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2. No instruments of record reflecting easements, rights-of-way, and or ownership were furnished to or pursued by the undersigned.
3. Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid
4. Bearings are based on the Northerly Line of Baymeadows Road bearing being N89°30'23"W.

Parcel 2 Renaissance

D.R. HORTON

<b>SCALE</b> 1" = 200'	<b>DATE</b> 11/30/2012	<b>DRAWN</b> G.C.O.	<b>CALCED</b> T.W.S.	<b>CHECKED</b> T.W.S.
<b>JOB No.</b> 7748-040-058		<b>SECTION</b> 23	<b>TOWNSHIP</b> 3 SOUTH	<b>RANGE</b> 27 EAST

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

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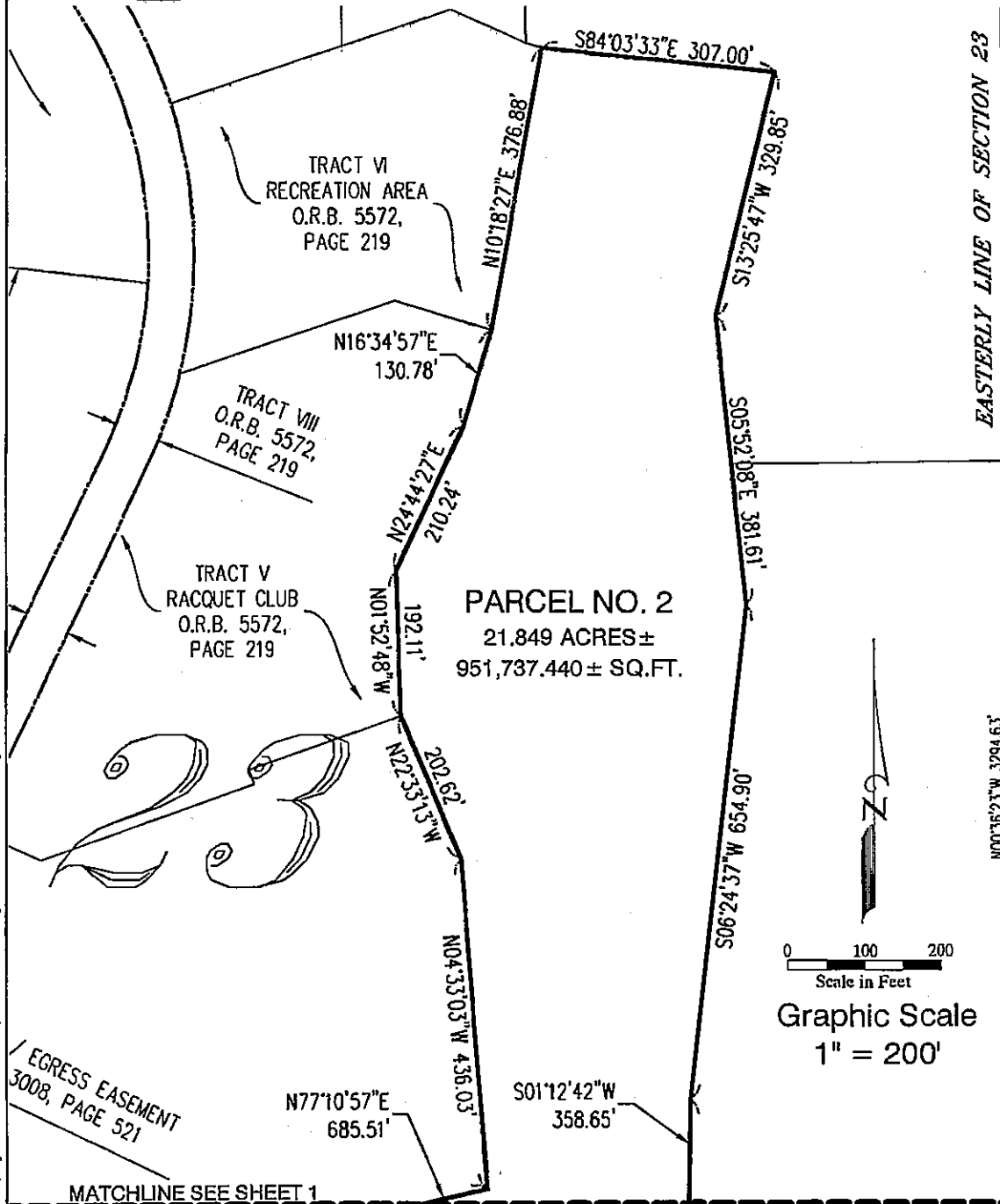
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CERTIFICATE OF AUTHORIZATION No. LB 2610

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THIS IS NOT A SURVEY



EASTERLY LINE OF SECTION 23  
WESTERLY LINE OF SECTION 24

N00°35'23"W 3294.63'

Mr. \Survey\Boymeadows 7748-040-058\Legals And Sketches\Renaissance Legals And Sketches.dwg

Renaissance Parcel 2  
D.R. HORTON

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E-MAIL king@kingengineering.com

# ORDINANCE

## Legal Description

### Description: Renaissance Parcel 3

A certain tract or parcel of land being a part of Section 23, and a part of the Francis Richard Grant Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Commencement, begin at the intersection of the Northerly Right-of-Way Line of Baymeadows Road (a 100.00 foot Right-of-Way, as it is now established), with the Easterly Boundary Line of Section 23; thence along said Northerly Right-of-Way Line of said Baymeadows Road N89°30'23"W, a distance of 1800.00 feet to the intersection of the Northerly Right-of-Way Line of said Baymeadows Road with the Easterly Right-of-Way of Baymeadows Circle East (A variable-width Right-of-Way as currently established); thence departing the Northerly Right-of-Way Line of Baymeadows Road along the Easterly Right-of-Way Line of Baymeadows Circle East for the following six (6) courses, (1) N00°29'37"E, a distance of 640.03 feet; (2) thence N27°31'27"E, a distance of 68.65 feet; (3) thence N06°54'47"E, a distance of 107.85 feet; (4) thence N25°35'57"E, a distance of 1387.51 feet to the point of curvature of a curve concave to the west; (5) thence northerly along the arc of said curve, having a radius of 650.00 feet, a central angle of 73°00'10", an arc length of 828.19 feet and a chord bearing N10°54'08"W, a distance of 773.30 feet to the point of tangency; (6) thence N47°24'13"W, a distance of 159.41 feet to the Point of Beginning;

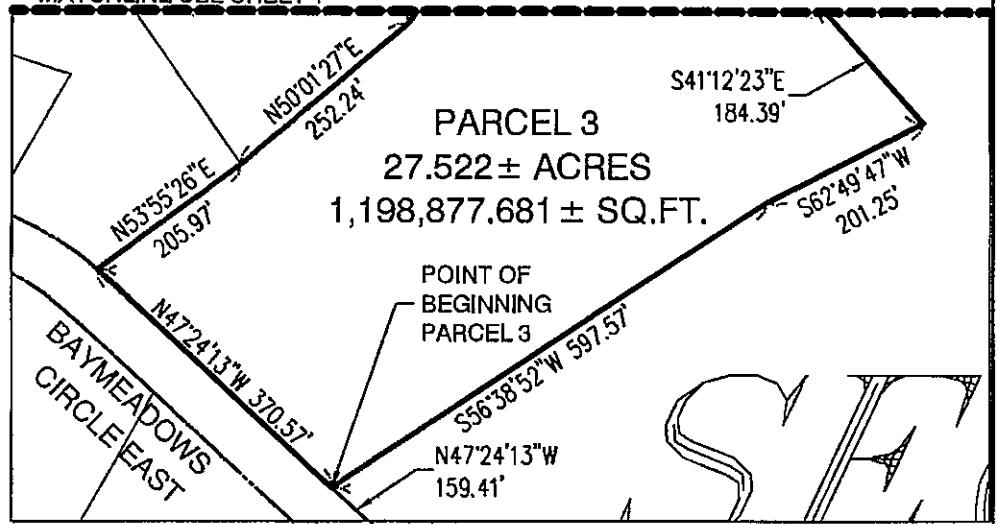
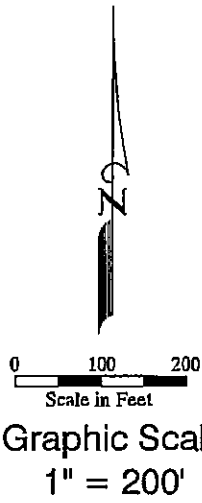
Thence continue N47°24'13"W along said Line, a distance of 370.57 feet; thence departing the Easterly Line of said Baymeadows Circle East N53°55'26"E, a distance of 205.97 feet; thence N50°01'27"E, a distance of 252.24 feet; thence N36°41'47"E, a distance of 264.01 feet; thence N16°55'07"E, a distance of 199.25 feet; thence N02°30'57"E, a distance of 550.82 feet; thence S72°48'22"W, a distance of 490.41 feet; thence S85°43'32"W, a distance of 389.10 feet to a point on the Westerly Line of Section 23, said Township and Range, said Line also being the Easterly Line of the Francis Richard Grant Section 56, in all a distance of 390.80 feet; thence N00°36'23"W, a distance of 285.00 feet; thence S81°32'27"W, a distance of 292.75 feet; thence N07°43'53"W, a distance of 80.62 feet; thence N76°09'07"E, a distance of 349.28 feet; thence N67°51'07"E, a distance of 18.39 feet to a point on the Easterly Line of the Francis Richard Grant Section 56, said Line also being the Westerly Line of Section 23, said Township and Range, in all distance of 408.53 feet; thence N89°23'37"E, a distance of 290.00 feet; thence S68°24'13"E, a distance of 529.24 feet; thence N55°42'17"E, a distance of 108.17 feet; thence S77°36'43"E, a distance of 66.71 feet; thence S07°18'02"W, a distance of 545.18 feet; thence S17°08'17"W, a distance of 656.22 feet; thence S41°12'23"E, a distance of 184.39 feet; thence S62°49'47"W, a distance of 201.25 feet; thence S56°38'52"W, a distance of 597.57 feet returning to the Easterly Right-of-Way Line of Baymeadows Circle East and the Point of Beginning.

Containing 1198877.681 square feet or 27.522 acres, more or less.

*and*

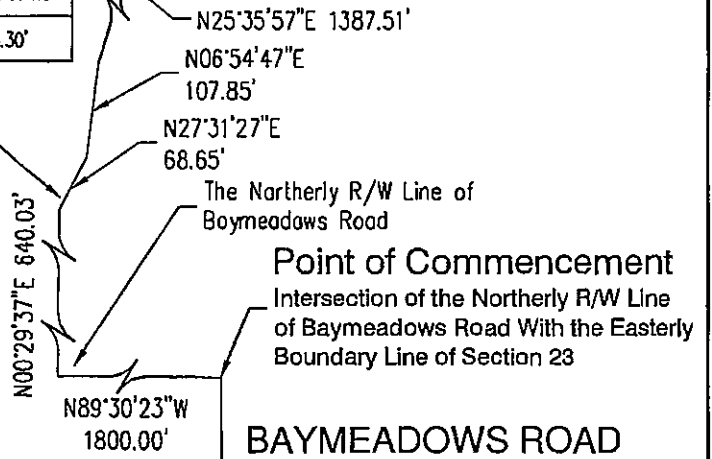


THIS IS NOT A SURVEY MATCHLINE SEE SHEET 1



Curve Table					
Curve No.	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	650.00'	073°00'10"	828.19'	N10°54'08"W	773.30'

The Easterly R/W Line of Baymeadows Circle East



**Point of Commencement**  
Intersection of the Northerly R/W Line of Baymeadows Road With the Easterly Boundary Line of Section 23

**BAYMEADOWS ROAD**  
(A 100' PUBLIC R/W, COUNTY ROAD NO. 76)

**SECTION 23 SECTION 24**  
**SECTION 26 SECTION 25**

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**Surveyor's Notes**

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2. No instruments of record reflecting easements, rights-of-way, and or ownership were furnished to or pursued by the undersigned.
3. Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid
4. Bearings are based on the Northerly Line of Baymeadows Road bearing being N89°30'23"W.

Parcel 3 Renaissance

D.R. HORTON

<b>SCALE</b> 1" = 200'	<b>DATE</b> 11/30/2012	<b>DRAWN</b> G.C.O.	<b>CALCED</b> T.W.S.	<b>CHECKED</b> T.W.S.
<b>JOB No.</b> 7748-040-058	<b>SECTION</b> 23	<b>TOWNSHIP</b> 3 SOUTH	<b>RANGE</b> 27 EAST	

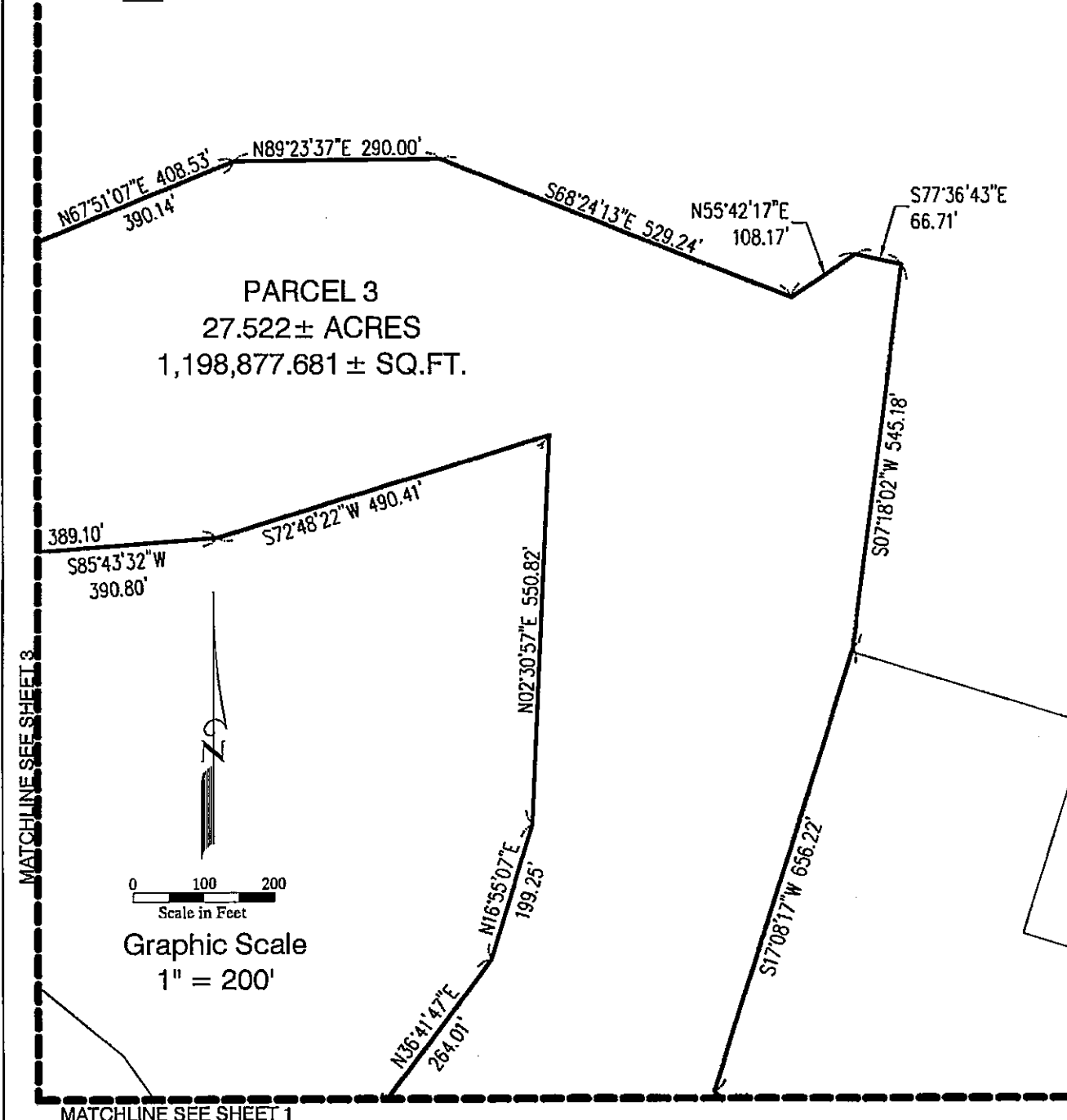
CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
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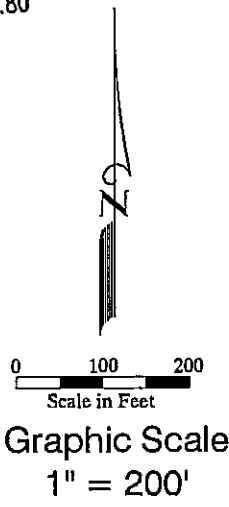
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TIMOTHY W. SCHRAM, SR.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # L.S. 6533  
CERTIFICATE OF AUTHORIZATION No. LB 2610

THIS IS NOT A SURVEY



PARCEL 3  
 27.522 ± ACRES  
 1,198,877.681 ± SQ.FT.



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 1

Renaissance Parcel 3

D.R. HORTON

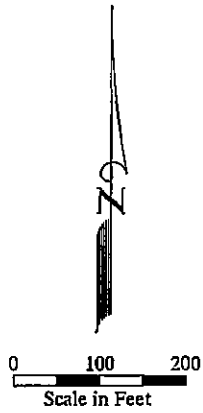
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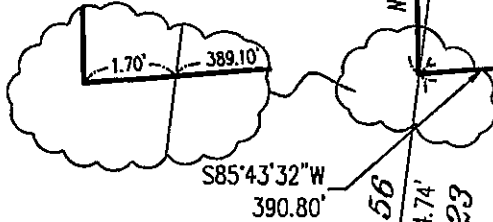
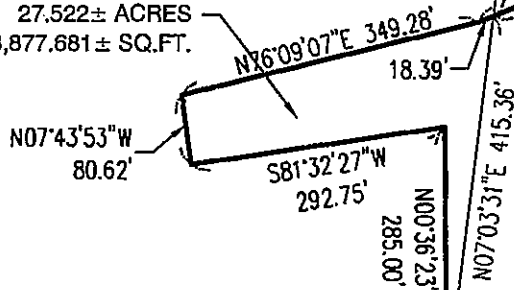
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THIS IS NOT A SURVEY



Graphic Scale  
1" = 200'

PARCEL 3  
27.522± ACRES  
1,198,877.681± SQ.FT.



PARCEL 4

SECTION 56  
SECTION 23

MATCHLINE SEE SHEET 2

Renaissance Parcel 3

D.R. HORTON

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# ORDINANCE

## Legal Description

### Description: Renaissance Parcel 4

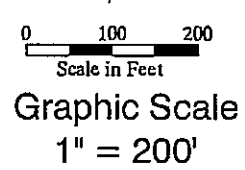
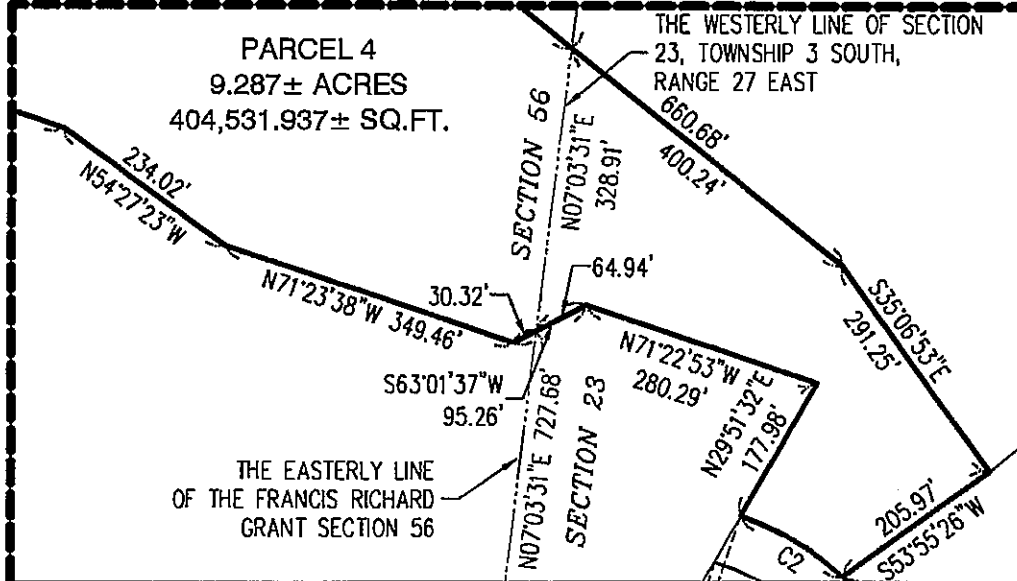
A certain tract or parcel of land being a part of Section 23, and a part of the Francis Richard Grant Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Commencement, begin at the intersection of the Northerly Right-of-Way Line of Baymeadows Road (a 100.00 foot Right-of-Way, as currently established), with the Easterly Boundary Line of Section 23; thence along said northerly Right-of-Way Line of said Baymeadows Road N89°30'23"W, a distance of 1800.00 feet to the intersection of the Northerly Right-of-Way Line of said Baymeadows Road with the Easterly Right-of-Way of Baymeadows Circle East (A variable-width Right-of-Way as currently established); thence departing the Northerly Right-of-Way Line of said Baymeadows Road along the Easterly Right-of-Way Line of Baymeadows Circle East for the following six (6) courses, (1) N00°29'37"E, a distance of 640.03 feet; (2) thence N27°31'27"E, a distance of 68.65 feet; (3) thence N06°54'47"E, a distance of 107.85 feet; (4) thence N25°35'57"E, a distance of 1387.51 feet to the point of curvature of a curve concave to the west; (5) thence northerly along the arc of said curve, having a radius of 650.00 feet, a central angle of 73°00'10", an arc length of 828.19 feet and a chord bearing N10°54'08"W, a distance of 773.30 feet to the point of tangency; (6) thence N47°24'13"W, a distance of 529.99 feet to the Point of Beginning; said point also being the beginning of a curve to the left having a radius of 330.00 feet and a central angle of 24°01'09"; thence northwesterly along the arc a distance of 138.34 feet and a chord bearing N59°24'48"W, a distance of 137.33 feet to the point of tangency; thence departing the Easterly Right-of-Way Line of said Baymeadows Circle East N29°51'32"E, a distance of 177.98 feet; thence N71°22'53"W, a distance of 280.29 feet; thence S63°01'37"W, a distance of 64.94 feet to a point on the Westerly Line of Section 23, said Township and Range, said Line also being the Easterly Line of the Francis Richard Grant Section 56, in all a distance of 95.26 feet; thence N71°23'38"W, a distance of 349.46 feet; thence N54°27'23"W, a distance of 234.02 feet; thence N71°22'41"W, a distance of 279.75 feet; thence N13°43'14"E, a distance of 214.99 feet; thence S85°59'09"E, a distance of 601.86 feet; thence S51°08'03"E, a distance of 260.44 feet to a point on the Easterly Line of the Francis Richard Grant Section 56, said Line also being the Westerly Line of Section 23, said Township and Range, in all a distance of 660.68 feet; thence S35°06'53"E, a distance of 291.25 feet; thence S53°55'26"W, a distance of 205.97 feet returning to the Easterly Right-of-Way Line of said Baymeadows Circle East and the Point of Beginning.

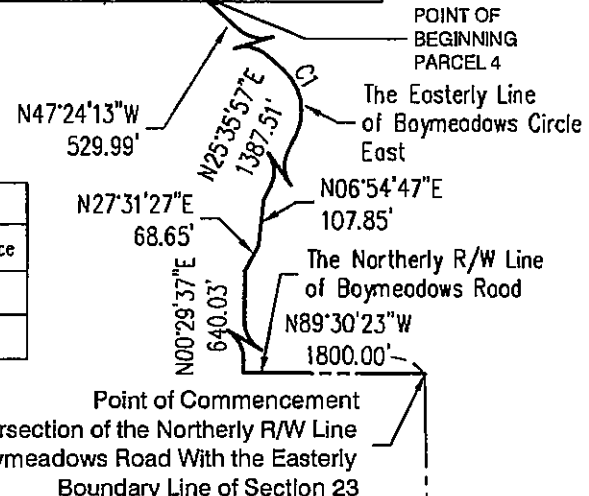
Containing 404531.937 square feet or 9.287 acres, more or less.

THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 2



THE EASTERLY LINE OF THE FRANCIS RICHARD GRANT SECTION 56



Curve Table					
Curve No.	Radius	Delta	Length	Chord Bearing	Chord Distance
C1	650.00'	073°00'10"	828.19'	N10°54'08"W	773.30'
C2	330.00'	024°01'09"	138.34'	N59°24'48"W	137.33'

**Surveyor's Notes**

1. The sketch depicted hereon is for graphic representation only and does not reflect a field survey.
2. No instruments of record reflecting easements, rights-of-way, and or ownership were furnished to or pursued by the undersigned.
3. Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid
4. Bearings are based on the Northerly Line of Boymeadows Road bearing being N89°30'23"W.

Parcel 4 Renaissance

D.R. HORTON

SCALE 1" = 200'	DATE 11/30/2012	DRAWN G.C.O.	CALCED T.W.S.	CHECKED T.W.S.
JOB No. 7748-040-058	SECTION 23	TOWNSHIP 3 SOUTH	RANGE 27 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION

Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

# King

ENGINEERING ASSOCIATES, INC.

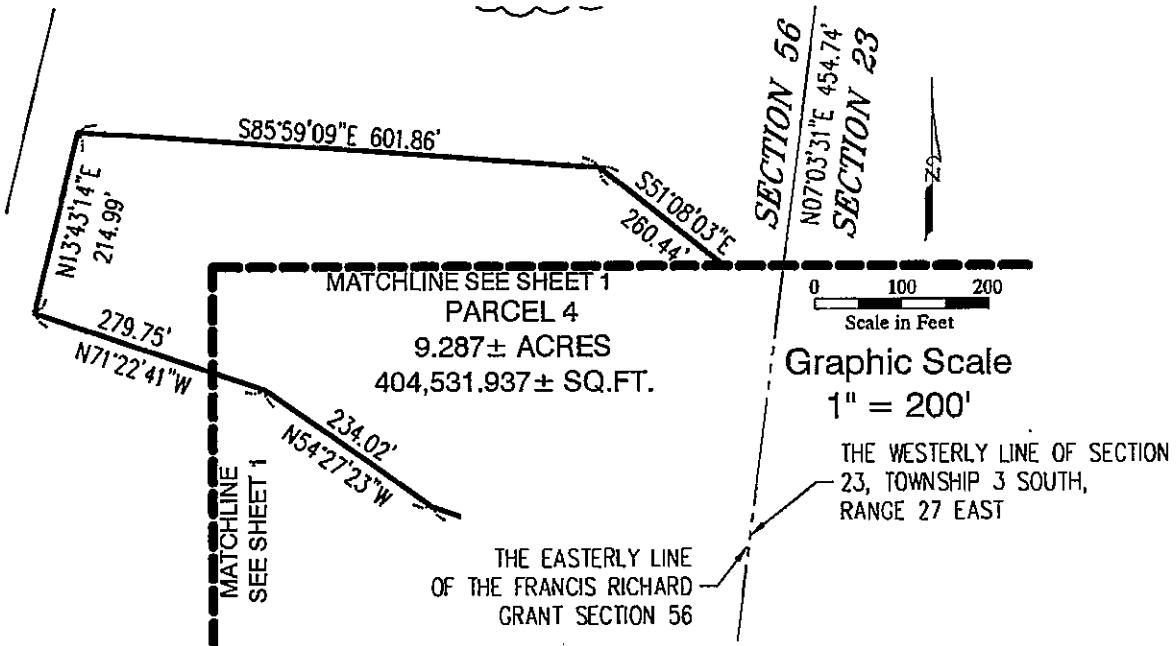
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www.Kingengineering.com  
Engineering License #2610

PHONE 904-636-6755  
FAX 904-636-9533  
E-MAIL king@kingengineering.com

TIMOTHY W. SCHRAM, SR.  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA # L.S. 6533  
CERTIFICATE OF AUTHORIZATION No. LB 2610

M:\Survey\Boymeadows 7748-040-058\Legals And Sketches\Renaissance Legals And Sketches.dwg

THIS IS NOT A SURVEY



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Renaissance Parcel 4

D.R. HORTON

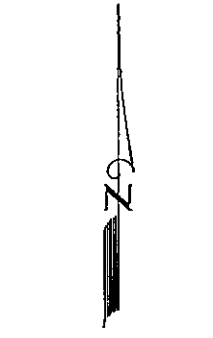
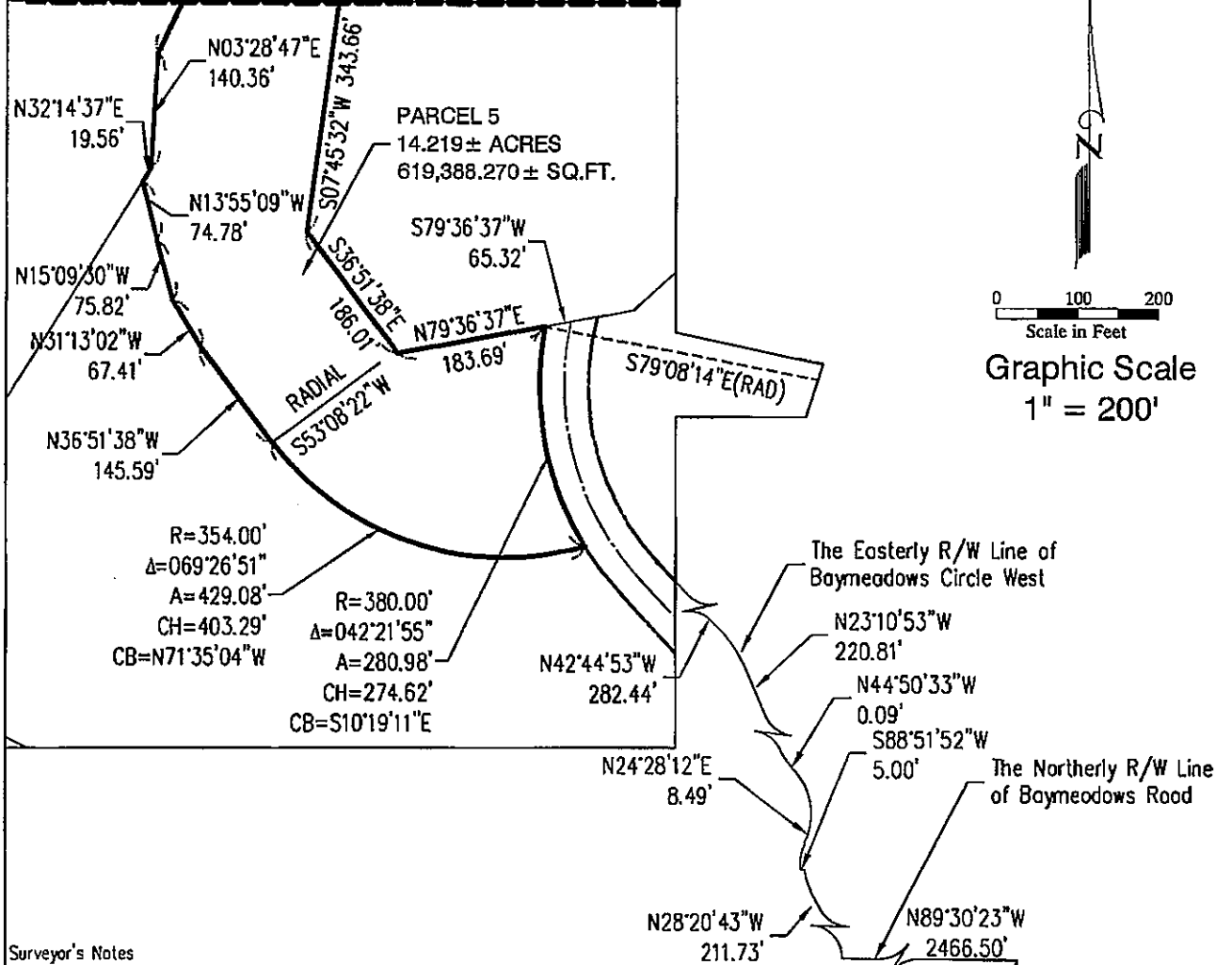
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THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 2



0 100 200  
Scale in Feet

Graphic Scale  
1" = 200'

M:\Survey\Boymeadows 7748-040-058\Legals And Sketches\Legals And Sketches.dwg

Surveyor's Notes

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3. Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and mapper this drawing, sketch, plot or map is for informational purposes only and is not valid
4. Bearings are based on the Northerly Line of Baymeadows Road bearing being N89°30'23\"/>

Point of Commencement  
Intersection of the Northerly R/W Line  
of Baymeadows Road With the Easterly  
Boundary Line of Section 23

**SECTION 23**    **SECTION 24**  
**SECTION 26**    **SECTION 25**

Parcel 5 Renaissance

SEE PAGE 3 FOR LINE AND CURVE TABLES

D.R. HORTON

SCALE 1" = 200'	DATE 11/30/2012	DRAWN G.C.O.	CALCD T.W.S.	CHECKED T.W.S.
JOB No. 7748-040-058	SECTION 23	TOWNSHIP 3 SOUTH	RANGE 27 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
Sketch and Legal Description not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

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STATE OF FLORIDA # L.S. 6533  
CERTIFICATE OF AUTHORIZATION No. LB 2610

# ORDINANCE

## Legal Description

### Description: Renaissance Parcel 5

A certain tract or parcel of land being a part of the Francis Richard Grant Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

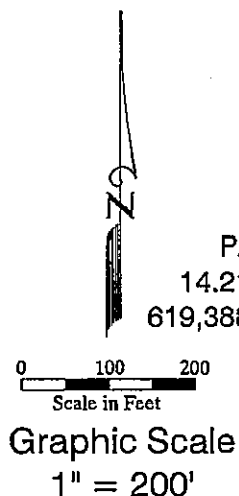
For a Point of Commencement, begin at the intersection of the Northerly Right-of-Way Line of Baymeadows Road (a 100.00 foot Right-of-Way, as it is now established), with the Easterly Boundary Line of Section 23; thence along said northerly Right-of-Way Line of Baymeadows Road N89°30'23"W, a distance of 2466.50 feet to the intersection of with a curve concave to the west and the Northerly Right-of-Way Line of said Baymeadows Road with the Easterly Right-of-Way Line of Baymeadows Circle West (a variable-width Right-of-Way as currently established); thence along the Easterly Right-of-Way of said Baymeadows Circle West for the following twelve (12) courses, (1) thence northerly along the arc of said curve, having a radius of 170.93 feet, a central angle of 27°48'27", an arc length of 82.96 feet and a chord bearing N14°26'30"W, a distance of 82.15 feet; (2) thence N28°20'43"W, a distance of 211.73 feet to the point of curvature of a curve concave to the east; (3) thence northerly along the arc of said curve, having a radius of 265.00 feet, a central angle of 25°05'58", an arc length of 116.09 feet and a chord bearing N15°47'44"W, a distance of 115.16 feet to the point of tangency; (4) thence S88°51'52"W, a distance of 5.00 feet to the point of intersection with a curve concave to the east; thence northerly along the arc of said curve, having a radius of 270.00 feet, a central angle of 27°40'36", an arc length of 130.42 feet and a chord bearing N10°37'54"E, a distance of 129.16 feet to the point of tangency; (5) thence N24°28'12"E, a distance of 8.49' to the point of curvature of a curve concave to the west; (6) thence northerly along the arc of said curve, having a radius of 330.00 feet, a central angle of 69°18'45", an arc length of 399.21 feet and a chord bearing N10°11'11"W, a distance of 375.31 feet to the point of tangency, (7) thence N44°50'33"W, for a distance of 0.09 feet to the point of curvature of a curve concave to the northeast; (8) thence northwesterly along the arc of said curve, having a radius of 270.00 feet, a central angle of 21°39'42", an arc length of 102.08 feet and a chord bearing N34°00'42"W, a distance of 101.47 feet; (9) thence N23°10'53"W, a distance of 220.81 feet to the point of curvature of a curve concave to the southwest; (10) thence northwesterly along the arc of said curve, having a radius of 497.43 feet, a central angle of 19°34'00", an arc length of 169.87 feet and a chord bearing N32°57'53"W, a distance of 169.05 feet to the point of tangency; (11) thence N42°44'53"W, a distance of 282.44 feet to the point of curvature of a curve concave to the east; (12) thence northerly along the arc of said curve, having a radius of 320.00 feet, a central angle of 57°51'15", an arc length of 323.12 feet and a chord bearing N13°49'15"W, a distance of 309.57 feet to the point of tangency; thence departing the Easterly Right-of-Way Line of said Baymeadows Circle West S79°36'37"W, a distance of 65.32 feet to the point of curvature of a non-tangent curve concave to the east and the Point of Beginning; thence southeasterly along the arc of said curve, having a radius of 380.00 feet; a radial bearing of S79°08'14"E, a central angle of 42°21'55", an arc length of 280.98 feet and a chord bearing S10°19'11"E, a distance of 274.62 feet to the point of curvature of a curve concave to the northeast; thence westerly along the arc of said curve, having a radius of 354.00 feet, a radial bearing of S53°08'22"W, a central angle of 69°26'51", an arc length of 429.08 feet and a chord bearing N71°35'04"W, a distance of 403.29 feet to the point of tangency; thence N36°51'38"W, a distance of 145.59 feet; thence N31°13'02"W, a distance of 67.41 feet; thence N15°09'30"W, a distance of 75.82 feet; thence N13°55'09"W, a distance of 74.78 feet; thence N32°14'37"E, a distance of 19.56 feet; thence N03°28'47"E, a distance of 140.36 feet; thence N25°02'07"E, a distance of 554.62 feet; thence N89°23'37"E, a distance of 70.00 feet; thence N27°17'27"E, a distance of 384.71 feet; thence N25°37'23"W, a distance of 165.53 feet; thence N09°57'17"E, a distance of 600.17 feet; thence N40°12'27"E, a distance of 290.69 feet; thence N17°21'27"E, a distance of 273.75 feet; thence N41°34'37"E, a distance of 60.00 feet; thence S72°46'03"E, a distance of 79.13 feet; thence S13°44'13"W, a distance of 244.88 feet; thence S13°43'14"W, a distance of 199.57 feet; thence S09°06'02"W, a distance of 771.04 feet; thence S21°16'47"W, a distance of 630.44 feet; thence S48°40'57"W, a distance of 283.64 feet; thence S07°45'32"W, a distance of 343.66 feet; thence S36°51'38"E, a distance of 186.01 feet; thence N79°36'37"E, a distance of 183.69 feet, returning to the Point of Beginning.

Containing 619,388.270 square feet or 14.219 acres, more or less.



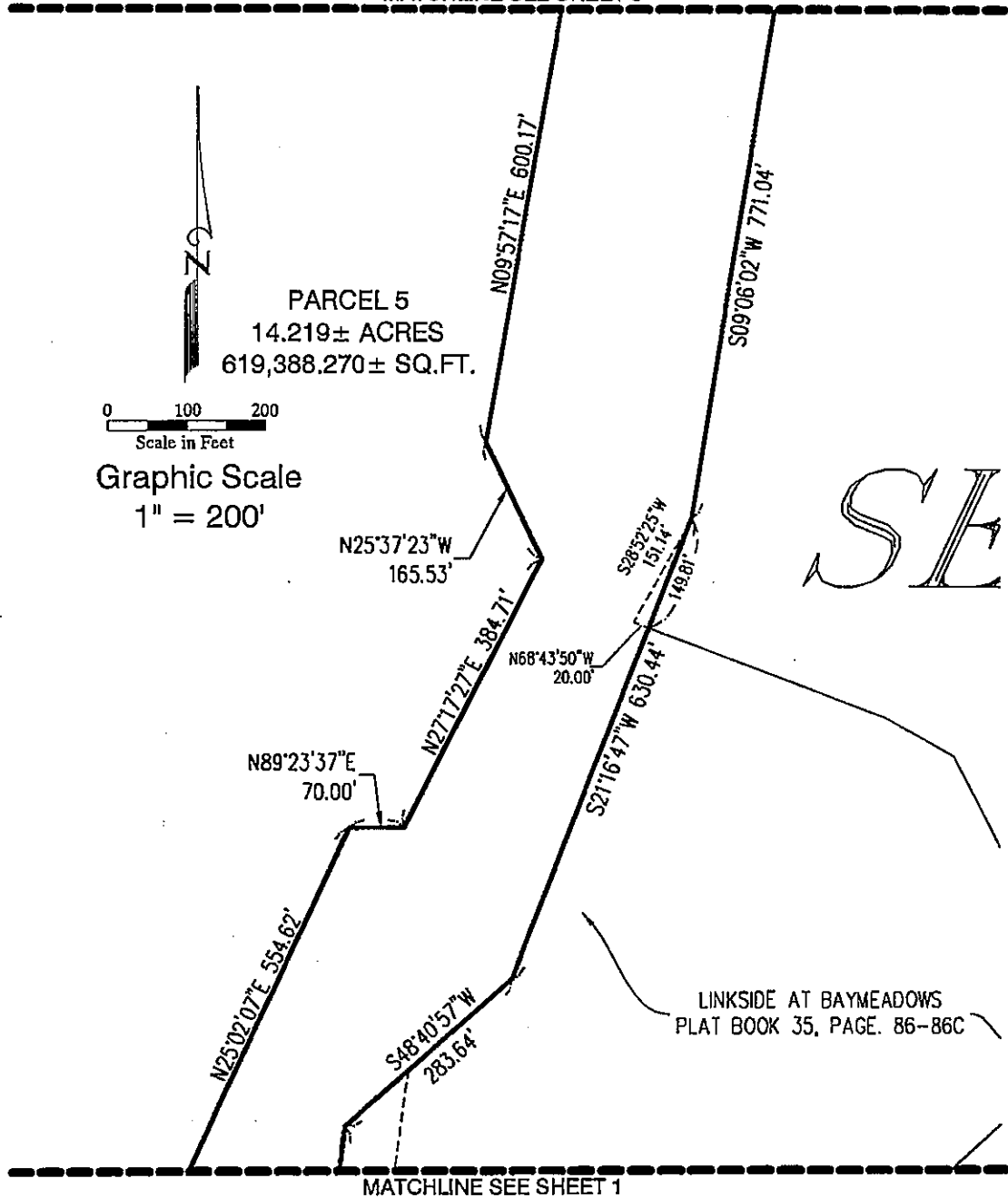
THIS IS NOT A SURVEY

MATCHLINE SEE SHEET 3



PARCEL 5  
14.219± ACRES  
619,388,270± SQ.FT.

SE



MATCHLINE SEE SHEET 1

Renaissance Parcel 5

D.R. HORTON

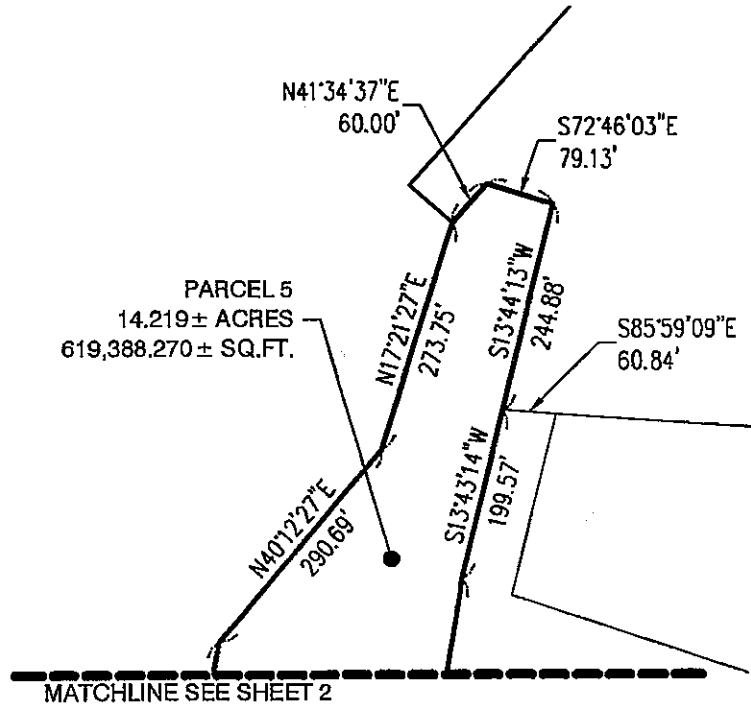
# King

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E-MAIL king@kingengineering.com

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THIS IS NOT A SURVEY



Curve Table					
Curve No.	Radius	Delta	Length	Chord Bearing	Chord Distance
C10	170.93'	027°48'27"	82.96'	N14°26'30"W	82.15'
C11	265.00'	025°05'58"	116.09'	N15°47'44"W	115.16'
C12	270.00'	027°40'36"	130.42'	N10°37'54"E	129.16'
C13	330.00'	069°18'45"	399.21'	N10°11'11"W	375.31'
C14	270.00'	021°39'42"	102.08'	N34°00'42"W	101.47'
C15	497.43'	019°34'00"	169.87'	N32°57'53"W	169.05'
C16	320.00'	057°51'15"	323.12'	N13°49'15"W	309.57'

Renaissance Parcel 5

D.R. HORTON

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 E-MAIL king@kingengineering.com

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# ORDINANCE

## Legal Description

### Description: Renaissance Parcel 6

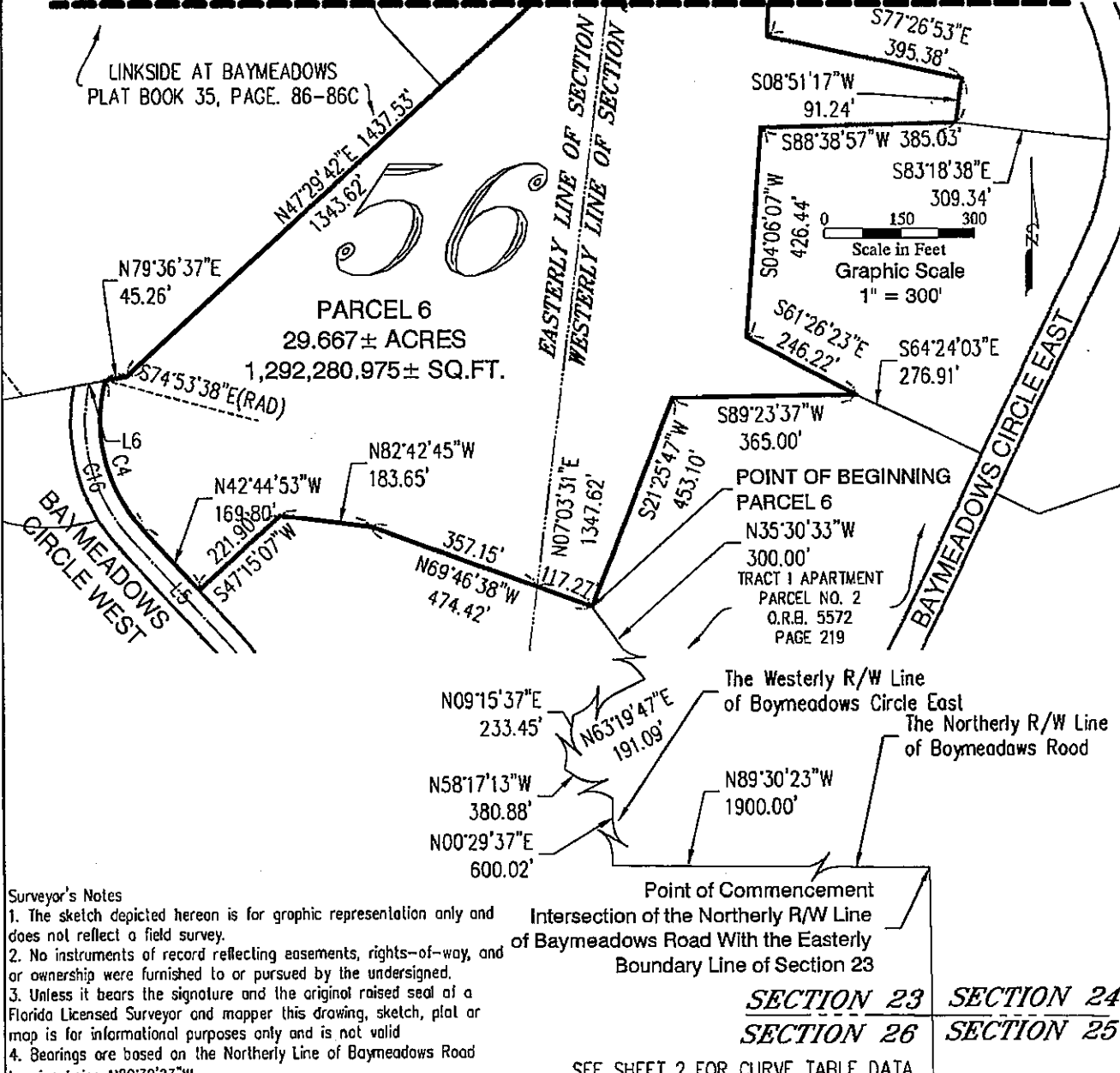
A certain tract or parcel of land being a part of Section 23, and a part of the Francis Richard Grant Section 56, Township 3 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Commencement, begin at the intersection of the northerly Right-of-Way Line of Baymeadows Road (a 100.00 foot Right-of-Way, as it is now established), with the Easterly Boundary Line of Section 23; thence along said Northerly Right-of-Way Line of Baymeadows Road N89°30'23"W, a distance of 1,900.00 feet to the intersection of the Northerly Line of said Baymeadows Road and the Westerly Right-of-Way Line of Baymeadows Circle East (a variable-width Right-of-Way as currently established); thence along the Westerly Right-of-Way Line of said Baymeadows Circle East N00°29'37"E, a distance of 600.02 feet; thence departing the Westerly Right-of-Way Line of said Baymeadows Circle East N58°17'13"W, a distance of 380.88 feet; thence N09°15'37"E, a distance of 233.45 feet; thence N63°19'47"E, a distance of 191.09 feet; thence N35°30'33"W, a distance of 300.00 feet to the Point of Beginning;

Thence N69°46'38"W, a distance of 117.27 to a point on the Westerly Line of Section 23, said Township and Range, said Line also being the Easterly Line of the Francis Richard Grant Section 56, in all a distance of 474.42 feet; thence N82°42'45"W, a distance of 183.65 feet; thence S47°15'07"W, a distance of 221.90 feet to the Easterly Right-of-Way Line of Baymeadows Circle West (a variable-width Right-of-Way as currently established); thence along said easterly Right-of-Way N42°44'53"W, a distance of 169.80 feet to the point of curvature of a curve concave to the east; thence northerly along the arc of said curve, having a radius of 320.00 feet, a central angle of 57°51'15", an arc length of 323.12 feet and a chord bearing N13°49'15"W, a distance of 309.57 feet to the point of tangency; thence departing the Easterly Right-of-Way Line of said Baymeadows Circle West N79°36'37"E, a distance of 45.26 feet; thence N47°29'42"E, a distance of 1343.62 feet to a point on the Easterly Line of the Francis Richard Grant Section 56; said Line also being the Westerly Line of Section 23, said Township and Range, in all a distance of 1437.53 feet; thence N29°51'32"E, a distance of 450.88 feet to the Westerly right-of way Line of Baymeadows Circle East (a variable-width Right-of-Way as currently established) and the point of intersection with a curve concave to the southwest; thence southeasterly along the Westerly Right-of-Way Line of said Baymeadows Circle East and the arc of said curve, having a radius of 270.00 feet, a central angle of 26°34'17", an arc length of 125.21 feet and a chord bearing S60°41'22"E, a distance of 124.10 feet; thence S47°24'13"E, a distance of 144.55 feet; thence departing the Westerly Right-of-Way Line of said Baymeadows Circle East S29°29'22"W, a distance of 401.98 feet; thence S02°45'37"W, a distance of 170.29 feet; thence S77°26'53"E, a distance of 395.38 feet; thence S08°51'17"W, a distance of 91.24 feet; thence S88°38'57"W, a distance of 385.03 feet; thence S04°06'07"W, a distance of 426.44 feet; thence S61°26'23"E, a distance of 246.22 feet; thence S89°23'37"W, a distance of 365.00 feet; thence S21°25'47"W, a distance of 453.10 feet returning to the Point of Beginning.

Containing 1,292,280.795 square feet or 29.667 acres, more or less.

THIS IS NOT A SURVEY MATCHLINE SEE SHEET 2



**Surveyor's Notes**

1. The sketch depicted hereon is for graphic representation only and does not reflect a field survey.
2. No instruments of record reflecting easements, rights-of-way, and or ownership were furnished to or pursued by the undersigned.
3. Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid
4. Bearings are based on the Northerly Line of Baymeadows Road bearing being N89°30'23"W.

Point of Commencement  
Intersection of the Northerly R/W Line  
of Baymeadows Road With the Easterly  
Boundary Line of Section 23

**SECTION 23 SECTION 24**  
**SECTION 26 SECTION 25**

Parcel 6 Renaissance

D.R. HORTON

SCALE 1" = 200'	DATE 11/30/2012	DRAWN G.C.O.	CALCED T.W.S.	CHECKED T.W.S.
JOB No. 7748-040-058	SECTION 23	TOWNSHIP 3 SOUTH	RANGE 27 EAST	

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION  
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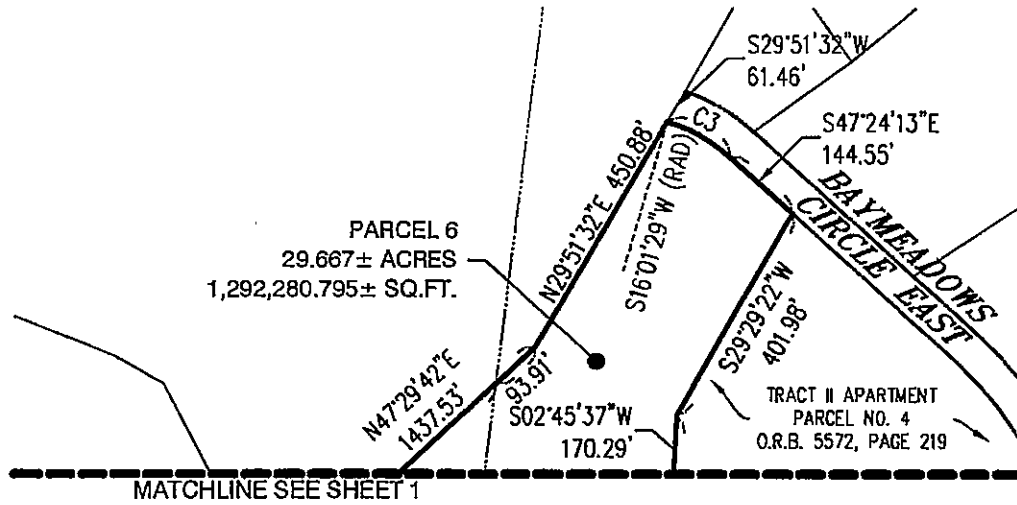
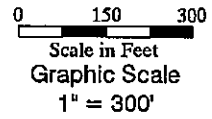
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THIS IS NOT A SURVEY



Curve Table					
Curve No.	Radius	Delta	Length	Chord Bearing	Chord Distance
C3	270.00'	026°34'17"	125.21'	S60°41'22"E	124.10'
C4	320.00'	057°51'15"	323.12'	N13°49'15"W	309.57'

M:\Survey\Boymeadows 774B-040-058\Legals And Sketches\Renaissance Legals And Sketches.dwg

Renaissance Parcel 6

D.R. HORTON

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