

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-0393
TO PLANNED UNIT DEVELOPMENT

JULY 17, 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 Ordinance 2014-0393 to Planned Unit Development.

Location: On the east side of Baymeadows Road East; between Sweetwater Parkway and Hampton Park Boulevard

Real Estate Number(s): 167746-0510

Current Zoning District: Planned Unit Development (PUD) (Ordinance 2002-0928-E)

Proposed Zoning District: Planned Unit Development (PUD) and Conservation (CSV)

Current Land Use Category: Multi-Use (MU) and Conservation (CSV)

Planning District: Southeast - 3

City Council District: The Honorable Bill Gulliford, District 13

Applicant/Agent: T.R. Hainline, Esq.
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner(s): CBR Investment Partnership
10175 Fortune Parkway, Suite 1101
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2014-0393 seeks to rezone approximately 89.4 acres of land from PUD to PUD. The rezoning to PUD is being sought to permit development of the subject property as a 150 lot single family residential subdivision, with minimum lot widths of 60 feet and area of 5,000 sq. ft.. The current PUD (Ordinance 2002-928) permits

multi-family uses (including townhomes with 18-ft. lot widths) on all of the property and single family uses (including patio homes with 42-ft. lot widths) on the northern portion of the site. The subject property is located at the northeast corner of Baymeadows Road East and Sweetwater Parkway. A single family development is to the north of the property and multi-family uses are to the south and east. Approximately 30 percent of the site (the northern portion) is established conservation land and on the southern portion of the site, there is an existing twenty (20) feet wide natural undisturbed drainage easement. Currently the site is undeveloped.

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 Multi Use (MU) and Conservation (CSV) functional land use categories 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 Multi Use Future Land Use Category is intended to accommodate, in a more innovating fashion, development or redevelopment of areas in a larger size and scale. The major purpose is to facilitate and encourage horizontal and vertical integration of mass transit, density and intensity, and a mixture of industrial, commercial, and residential uses where appropriate. 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.

This PUD proposes a gross density of 1.6 dwelling units to the acre and will have full urban services available to the site. 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?

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?

Yes. The written description and the site plan of the intended plan of development meets most portions of the City's land use regulations and further their intent by providing specific

development standards. The sidewalk/pedestrian system proposed in the written description is in conflict with Transportation Element Policy 4.1.2.

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:

(1) Consistency with the 2030 Comprehensive Plan

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): Multi Use (MU) and Conservation (CSV). The portion of the PUD located within the CSV is restricted to conservation uses. The MU portion of the PUD permits single family residential development pursuant to FLUE Policy 4.3.7. Policy 4.3.7 limits the amount of residential development within the Route 9A/J. Turner Butler Blvd./Baymeadows Road (Sector C-2) concurrency Transportation Management Area (TMA) to 2,251 units.

FLUE Policy 4.3.7 of the Future land use element of the 2030 Comp Plan states that the Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area, (Sector C-2) which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-institutional (RPI), Community/General Commercial (CGC), Conservation (CSV), and Public Buildings and Facilities (PBF), consistent with 1) the Multi-Use Land Use Category, 2) the trip generation levels in Route 9A, J. Turner Butler Boulevard and Baymeadows Road Transportation Management Area, and 3) associated development agreements approved on April 8, 1999, so long as such development agreements remain in effect. In no event shall development on this acreage (Sector C-2), as defined by legal descriptions and shown on the land use maps associated with Amendment 2002A-010, exceed 2,251 residential units and 1,209,007 sq. ft. of nonresidential use. Land uses west of Baymeadows Road Extension may include Medium Density Residential (MDR), Residential-Professional-Institutional, Community/General Commercial (CGC), and Public Buildings and Facilities (PBF) uses. Land uses east of Baymeadows Road Extension may include Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Conservation (CSV), and Public Buildings and Facilities (PBF) uses.

There are sufficient remaining development rights within this TMA to accommodate 150 residential units. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

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.

FLUE Policy 1.1.9 Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

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.

FLUE Objective 3.4 Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed PUD differs from the usual application of the Zoning Code because it provides for flexibility in the site design that could otherwise not be accomplished through conventional zoning. The PUD design aims for minimal impact to environmentally sensitive lands and ensures consistency with the surrounding zoning and existing uses. The PUD binds the development of the property to the written description and the conceptual site plan, provides for a common scheme of development and provides for site specific access requirements.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency Mobility and Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Mobility and Management System Office (CMSO) prior to development approvals. Concurrency application #21000.20 was approved by the CMSO for the proposed 150 single family residential unit development. The project is located in the Transportation Management Area, Sector C-2.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single family 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 Land Use Table submitted with this application indicates that the PUD will contain over 51 acres of passive open space, which includes over 20 acres of conservation and easement land, and will provide active recreation in compliance with Policy 2.2.3 of the Recreation and Open Space Element of the 2030 Comprehensive Plan requirements. An active recreational amenity center (which may include active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses) may be provided in accordance with the standards set forth above. Also, in addition to an amenity center, other recreational opportunities, such as pocket parks and a recreation trail may be located within the PUD.

Staff recommends that the applicant contact the Parks and Recreation Department to discuss the possibility of a collaborative effort between the developer and City of Jacksonville for nearby park improvements per Section 656.420 of the Zoning Code.

Traffic and pedestrian circulation patterns: The PUD proposes a sidewalk with a minimum width of four (4) feet provided along one side of all internal streets. **Staff does not support the proposed "minimum width of four (4) feet" sidewalk "along one side of all internal streets" as it does not comply with the Comprehensive Plan or the Land Development Procedures Manual.** If a sidewalk is provided on only one side of the roadway, it should be a minimum of six (6') feet in width (and 6' on both sides of entrance road). Vehicular access to the PUD will be provided via Baymeadows Road East and may also be provided via Sweetwater Parkway. The proposed access points may or may not be gated. The location and design of the access point(s) is conceptual and the final location and design of the access point(s) is subject to the review and approval of the Planning and Development Department.

The use and variety of building setback lines, separations, and buffering: The proposed PUD written description contains development standards which are similar to that of the RLD-60 zoning district. Per the lot plan "J-1", the 60' wide lots shall contain a minimum of 5,000 sq. ft. in area, contain typical rear and side yard setbacks, and allow for 60 percent lot coverage, providing the subdivision with more flexibility in the location, type and size of the homes built and be consistent with the nearby subdivisions' pattern of development. Proposed front yard

setbacks are ten (10) feet from the building face to back of right-of-way, and, where the residence has a front facing garage, twenty (20) feet from the face of the garage to the back of sidewalk. **Staff recommends that front yard setbacks are fifteen (15) feet from the building face to back of sidewalk, and, where the dwelling has a front facing garage, twenty (20) feet from the face of the garage to the back of sidewalk.**

If any of the single family uses abut Sweetwater Parkway, a buffer ten (10) feet in width with a visual screen of at least eight (8) feet high will be located adjacent to the rear property line. The buffer and visual screen may include fencing, landscaping, berm and/or natural vegetation. There is an existing earthen berm along the northern property line of the PUD. This berm will be replaced by a buffer at least ten (10) feet in width and at least eight (8) feet high along this property line. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation. For the single family uses abutting the existing Sweetwater Community south of the site, there is a twenty (20) feet wide natural undisturbed existing drainage easement. This drainage easement will be maintained and a visual buffer of at least eight (8) feet high will be provided along the property line. The visual buffer may consist of fencing, landscaping and/or natural vegetation.

Signage: The applicant proposes one (1) externally illuminated master community identity sign with two sides (or two single-faced signs) at the entrance along Baymeadows Road East. The Baymeadows Road East community sign may be located in a center median, or on one or both sides of the entrance. If secondary access is constructed along Sweetwater Parkway, a second externally illuminated community identity sign with two sides (or two single-faced signs) shall

be permitted at that entrance as well. The Sweetwater Parkway community sign may also be located in a center median, or on one or both sides of the entrance. The master community sign(s) will not exceed twelve (12) feet in height and twenty-four (24) square feet in area (per sign face, each side). Neighborhood signs identifying possible individual neighborhoods within the PUD are permitted. Neighborhood signs shall not exceed four (4) square feet in area per sign face and typically will be located on a decorative plaque or some other architectural element. Directional signs indicating common areas, parks, various building entries, etc. will be permitted.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any use within the proposed Planned Unit Development: Architectural design standards will allow for a variety and design of dwelling types and will discourage identical elevations or facades from being located directly adjacent to one another or directly across the street from one another. The applicant has indicated that residential uses will be provided in an area that is in proximity to other uses but separated by buffering, conservation areas, and the internal road system.

(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:

The type, number and location of surrounding external uses: The property is bordered by conservation land and a multi-family development. The Sweetwater subdivision east and south of the subject site is developed with townhome uses and the Hampton Park single-family residential neighborhood is located to the north beyond the conservation land. The proposed use is compatible in both intensity and density with the surrounding uses and zoning districts. If approved as conditioned the PUD would add another subdivision with flexibility in the location, type and size of the homes in the community and increase the housing options in/for the area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CSV/LDR	CSV	Undeveloped conservation land
South	MU	PUD	Sweetwater PUD multi-family uses
East	MU	PUD	Sweetwater PUD multi-family uses
West	MU	PUD	Undeveloped

(6) Intensity of Development

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

The existing residential density and intensity of use of surrounding lands: The use is consistent with the residential density and intensity of surrounding lands. This PUD proposes a gross density of 1.6 dwelling units to the acre and over 50 acres of recreational and passive open space, and differs from the usual application of the Zoning Code because it affords flexibility in the site layout and location, type and size of the homes in the community and increases the housing options in/for the area in keeping with the current pattern of development.

The availability and location of utility services and public facilities and services: Water, sanitary sewer and electric service will be provided by the JEA.

(7) Usable open spaces plazas, recreation areas.

The proposed PUD contains over 50 acres of conservation and easement land, and will provide active recreation in compliance with Policy 2.2.3 of the Recreation and Open Space Element of the 2030 Comprehensive Plan requirements. An active recreational amenity center (which may include active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses) may be provided in accordance with the standards set forth above. Also, in addition to an amenity center, other recreational opportunities, such as pocket parks and a recreation trail may be located within the PUD.

Staff recommends that the applicant contact the Parks and Recreation Department to discuss the possibility of a collaborative effort between the developer and City of Jacksonville for nearby park improvements per Section 656.420 of the Zoning Code.

(8) Impact on wetlands

Surveying of Geographical Information Systems shape files did identify wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

Environmental Services, Inc. conducted a wildlife assessment survey of the subject property in May of 2014. This survey concludes that the property is currently a mixture of forested and residential uplands, wetland sloughs, and isolated wetlands. There are gopher tortoise burrows located within upland portions of the property and a permit will be obtained from FWC before any construction occurs within the occupied habitat. No other listed plant or animal species, sign or evidence, were observed or noted onsite, or immediately on adjacent property. A complete copy of the report dated May 21, 2014 is attached to the rezoning application.

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

The written description indicated the site will be developed in accordance with Part 6 of the Zoning Code. However the lack of storage space in local homes is universally acknowledged, as many residents use their garage for storage and it is important that automobiles have an adequate hard surface to park without encroaching into the sidewalk. Staff recommends that residential driveways be designed with a two car parking pad.

(11) Sidewalks, trails, and bikeways

The PUD proposes a sidewalk with a minimum width of four (4) feet provided along one side of all internal streets. Staff does not support the proposed “minimum width of four (4) feet” sidewalk “along one side of all internal streets” as it does not comply with the Comprehensive Plan or the Land Development Procedures Manual. If a sidewalk is provided on only one side of the roadway, it should be a minimum of six (6’) feet in width (and 6’ on both sides of entrance road). The pedestrian system proposed in the written description is inconsistent with the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 2, 2014, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-0393 be **APPROVED** with the following conditions:

1. **The subject property is legally described in the original legal description dated May 14, 2014.**
2. **The subject property shall be developed in accordance with the revised written description dated June 3, 2014.**
3. **The subject property shall be developed in accordance with the revised site plan dated May 14, 2014.**
4. **The subject property shall be developed in accordance with the Development Services Division Memorandum dated June 16, 2014 or as otherwise approved by the Planning and Development Department.**
5. **Front yard setbacks shall be a minimum fifteen (15) feet from the building face to back of sidewalk, and, where the dwelling has a front facing garage, twenty (20) feet from the face of the garage to the back of sidewalk.**
6. **There shall be no accessory uses or structures allowed in front yards.**
7. **In lieu of or in addition to providing on-site active recreation, staff recommends that the applicant contact the Parks and Recreation Department to discuss the possibility of a collaborative effort between the developer and City of Jacksonville for nearby park improvements per Section 656.420 of the Zoning Code.**



Aerial view of the subject site facing north



The entrance to the subject site facing east from Baymeadows Rd. E.



The subject site on the right facing northeast from Baymeadows Rd. E.



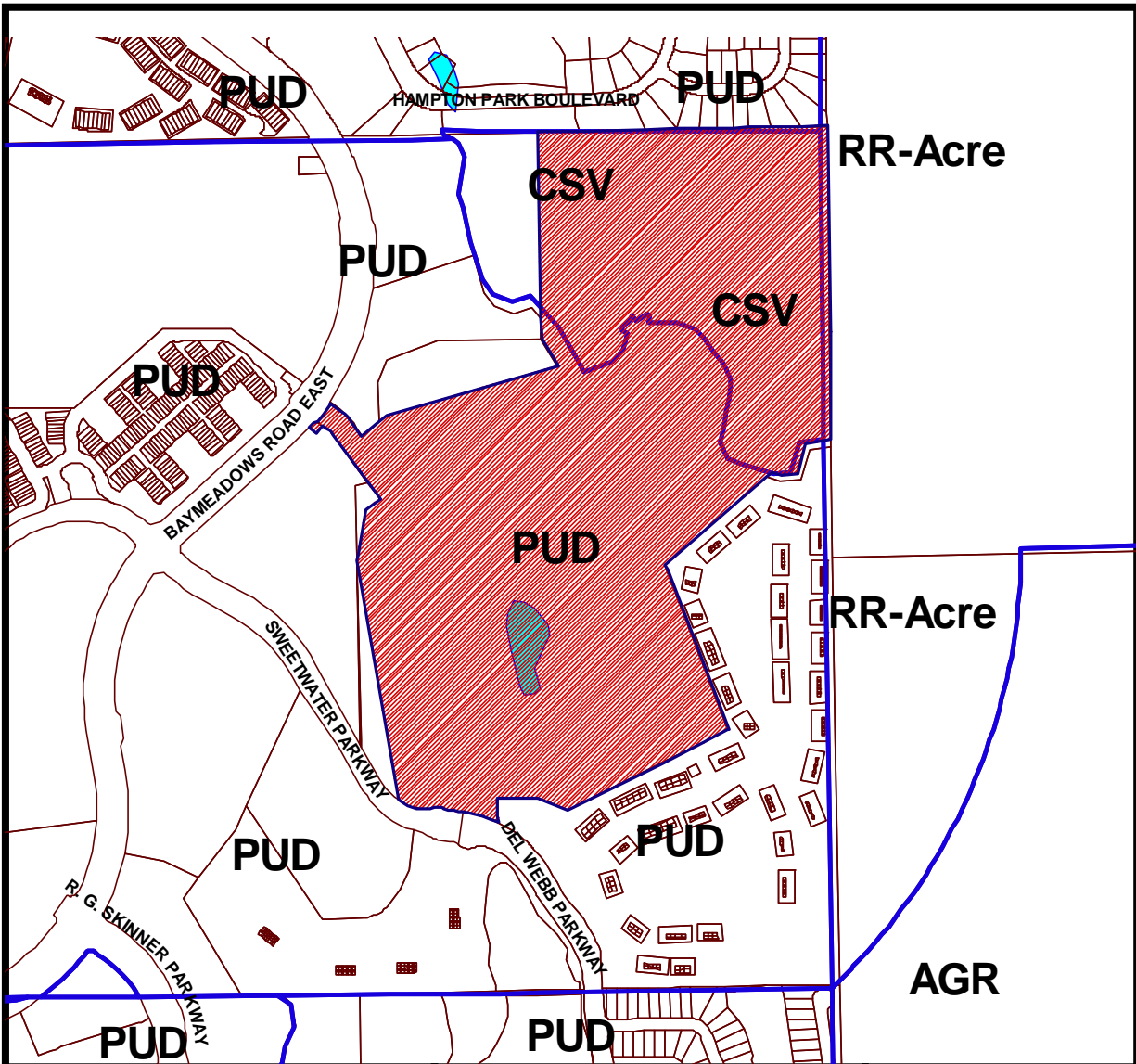
The subject site on the right facing north along Sweetwater Pkwy.



The subject site on the right facing northwest along Sweetwater Pkwy.



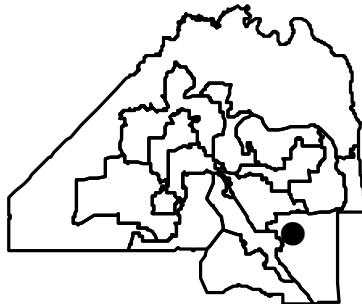
The southern border of the subject site facing east from Sweetwater Pkwy.



REQUEST SOUGHT:

FROM: PUD & CSV

TO: PUD



0100 Feet



COUNCIL DISTRICT:

13

ORDINANCE _2014_0393

FILE COPY



June 16, 2014

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **The Old Still PUD**
R-2014-0393 fka R-2002-928

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

1. If an access is proposed to Sweetwater Parkway, then Developer shall provide a signal warrant analysis at the intersection of Sweetwater Pkwy & Baymeadows Rd. Developer is responsible for all costs associated with the study and construction of traffic signal.
2. If access(es) are to be gated, then provide a public turn around prior to gate & provide adequate queue/stacking at entrance.
3. Signs, fences, walls and landscaping shall not block horizontal line of sight per FDOT Index 546 guidelines. Signs shall meet the required clear zone per Table 3-12 of the Florida GreenBook.
4. Traffic does not support the proposed "minimum width of four (4) feet" sidewalk "along one side of all internal streets" as it does not comply with the Comprehensive Plan & Land Development Procedures Manual. If sidewalk is only on one side of roadway, it should be a minimum of 6' in width (and 6' on both sides of entrance road).

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 # 2014-393 Staff Sign-Off/Date AH / 06/02/2014

Filing Date 06/10/2014 Number of Signs to Post 2

Hearing Dates:

1st City Council 07/22/2014 Planning Commission 07/17/2014

Land Use & Zoning 08/05/2014 2nd City Council N/A

Neighborhood Association SWEETWATER

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 626 Application Status PAID

Date Started 05/13/2014 Date Submitted 05/13/2014

General Information On Applicant

Last Name First Name Middle Name

Company Name

Mailing Address

City State Zip Code

Phone Fax Email

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name

Company/Trust Name

Mailing Address

City State Zip Code

Phone Fax Email

Last Name First Name Middle Name

Company/Trust Name

Mailing Address

City State Zip Code

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				
Map				
Map				

Ensure that RE# is a 10 digit number with a space (##### #)

Land Use Category Proposed?

If Yes, State Land Use Application # Land Use Category

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED HERETO.

Location Of Property

General Location

House # **Street Name, Type and Direction** **Zip Code**

Between Streets

and

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 | |
| 89.38 Acres @ \$10.00 /acre: | \$900.00 |
| 3) Plus Notification Costs Per Addressee | |
| 230 Notifications @ \$7.00 /each: | \$1,610.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$4,510.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

May 8, 2014
Skinner 9A East-Old Still

W.O. No. 14-030.00
File No. 123C-08.00C

P.U.D. Boundary:

A portion of Sections 20, 21, 28 and 29, Township 3 South, Range 28 East, Duval County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly terminus and the centerline of Sweetwater Parkway, a public variable width right of way as depicted on Sweetwater by Del Webb~Phase 2, recorded in Plat Book 59, pages 89 through 118 of the current Public Records of said county; thence South $47^{\circ}55'22''$ East, along said centerline, 17.35 feet; thence North $42^{\circ}04'38''$ East, departing said centerline, 55.00 feet to a point lying on the Northeasterly right of way line of said Sweetwater Parkway; thence North $47^{\circ}55'22''$ West, along said Northeasterly right of way line, 15.79 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; thence Northerly along the arc of said curved Northeasterly right of way line, through a central angle of $95^{\circ}46'41''$, an arc length of 41.79 feet to the point of tangency of said curve, said point lying on the Southeasterly right of way line Baymeadows Road East, a public variable width right as depicted on Baymeadows Road East Extension, recorded in Plat Book 56, pages 74, 74A through 74D of said current Public Records, said arc being subtended by a chord bearing and distance of North $00^{\circ}02'02''$ West, 37.09 feet; thence Northeasterly along said Southeasterly right of way line the following 3 courses: Course 1, thence North $47^{\circ}51'19''$ East, 623.96 feet to the point of curvature of a curve concave Northwesterly having a radius of 1065.00 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of $06^{\circ}42'05''$, an arc length of 124.56 to a point on said curve, said arc being subtended by a chord bearing and distance of North $44^{\circ}30'17''$ East, 124.49 feet; Course 3, thence North $63^{\circ}16'50''$ East, 6.22 feet to the Point of Beginning.

From said Point of Beginning, thence continue Northeasterly along said Southeasterly right of way line the following 3 courses: Course 1, thence North $63^{\circ}16'50''$ East, 19.62 feet to a point on a curve concave Northwesterly having a radius of 1075.00 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of $04^{\circ}23'03''$, an arc length of 82.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $37^{\circ}41'10''$ East, 82.23 feet; Course 3, thence North $00^{\circ}08'50''$ West, 9.68 feet to the Northerly most corner of Parcel 2 as described and recorded in Official Records Book 16428, page 1803 of said current Public Records; thence Southeasterly along the Northeasterly line of said Parcel 2 the following 3 courses: Course 1, thence South $53^{\circ}45'24''$ East, departing said Southeasterly right of way line, 57.92 feet to the point of curvature of a curve concave Southwesterly having a radius of 193.00 feet; Course 2, thence Southeasterly along the arc of said curve, through a central angle of $17^{\circ}38'05''$, an arc length of 59.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $44^{\circ}56'21''$ East, 59.17 feet; Course 3, thence South $36^{\circ}07'19''$ East, 77.74 feet to the Southerly most corner of those lands described and recorded in Official Records Book 10793, page 729 of said current Public Records; thence North $50^{\circ}00'00''$ East, along the Southerly line of said Official Records Book 10793, page 729 and along the Southerly line of those lands described and recorded in Official Records Book 10793, page 725 of said current Public Records, a

Legal Description

distance of 135.52 feet; thence North $73^{\circ}55'13''$ East, continuing along said Southerly line of Official Records Book 10793, page 725, a distance of 758.91 feet to the Southeasterly corner thereof; thence North $33^{\circ}28'50''$ West, along the Easterly line of last said lands, 134.32 feet to the Northeasterly corner thereof, said corner also being the Southeasterly corner of said Official Records Book 10793, page 729; thence North $01^{\circ}10'43''$ West, along the Easterly line of said Official Records Book 10793, page 729 and along the Easterly line of Parcel 1, as described and recorded in Official Records Book 15879, page 1479 of said current Public Records, a distance of 872.71 feet to the Northeasterly corner of said Parcel 1, said corner lying on the Southerly line of Hampton Park Unit One, as recorded in Plat Book 54, pages 12, 12A through 12K of said current Public Records; thence North $88^{\circ}49'56''$ East, along said Southerly line, 1223.86 feet to the Southeasterly corner thereof, said corner lying the Westerly line of Parcel Two as described and recorded in Official Records Book 8208, page 652, said current Public Records; thence South $00^{\circ}22'58''$ East, along said Westerly line, 1333.08 feet to the Northeasterly corner of said Sweetwater by Del Webb~Phase Two; thence along the Northerly line of said Sweetwater by Del Webb~Phase Two the following 10 courses: Course 1, thence South $78^{\circ}50'25''$ West, departing said Westerly line, 108.90 feet; Course 2, thence South $16^{\circ}43'33''$ West, 130.66 feet; Course 3, thence South $86^{\circ}48'59''$ West, 65.30 feet; Course 4, thence North $74^{\circ}21'27''$ West, 40.63 feet; Course 5, thence South $49^{\circ}17'49''$ West, 593.73 feet; Course 6, thence South $21^{\circ}24'59''$ East, 742.23 feet; Course 7, thence South $63^{\circ}44'47''$ West, 756.16 feet; Course 8, thence North $67^{\circ}36'44''$ West, 137.42 feet; Course 9, thence South $88^{\circ}36'36''$ West, 166.63 feet; Course 10, thence South $01^{\circ}06'50''$ East, 100.20 feet to point lying on the Northeasterly right of way line of Del Webb Parkway, a private variable width right of way as depicted on said Sweetwater by Del Webb~Phase Two; thence Northwesterly along said Northeasterly right of way line and along the Northeasterly right of way line of said Sweetwater Parkway the following 7 courses: Course 1, thence Westerly along the arc of a curve concave Southerly having a radius of 508.97 feet, through a central angle of $08^{\circ}12'37''$, an arc length of 72.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $68^{\circ}20'37''$ West, 72.87 feet; Course 2, thence North $72^{\circ}26'56''$ West, 22.97 feet to the point of curvature of a curve concave Southerly having a radius of 314.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of $14^{\circ}12'36''$, an arc length of 77.88 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $79^{\circ}33'13''$ West, 77.68 feet; Course 4, thence Westerly along the arc of a curve concave Northerly having a radius of 200.00 feet, through a central angle of $18^{\circ}31'48''$, an arc length of 64.68 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $77^{\circ}23'37''$ West, 64.40 feet; Course 5, thence Westerly along the arc of a curve concave Southerly having a radius of 63.50 feet, through a central angle of $36^{\circ}52'46''$, an arc length of 40.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $86^{\circ}34'06''$ West, 40.17 feet; Course 6, thence Westerly along the arc of a curve concave Northerly having a radius of 166.50 feet, through a central angle of $39^{\circ}28'19''$, an arc length of 114.70 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North $85^{\circ}16'20''$ West, 112.45 feet; Course 7, thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 260.00 feet, through a central angle of $09^{\circ}44'06''$, an arc length of 44.18 feet to the Southeasterly corner of Parcel 8, as described and recorded in Official Records Book 16571, page 225 of said current Public Records, said arc being subtended by a chord bearing and distance of North $60^{\circ}40'07''$ West, 44.12 feet; thence North $09^{\circ}52'44''$ West, departing said Northeasterly right of way line and along the Easterly line

Legal Description

of said Parcel 8, a distance of 1025.31 feet to the Northerly most corner thereof, said corner also being the Southerly most corner of Parcel 4, as described and recorded in Official Records Book 16428, page 1815 of said current Public Records; thence North $09^{\circ}31'33''$ East, along the Easterly line of said Parcel 4, a distance of 216.36 feet; thence North $53^{\circ}52'41''$ East, continuing along said Easterly line, 77.17 feet to the Easterly most corner thereof; thence North $36^{\circ}07'19''$ West, along the Northeasterly line of said Parcel 4 and along the Northeasterly line of Parcel 5, as described and recorded in Official Records Book 16428, page 1808 of said current Public Records, a distance 337.08 feet to the point of curvature of a curve concave Southwesterly having a radius of 103.00 feet; thence continue Northwesterly along said Northeasterly line of Parcel 5 and along the Northeasterly line of Parcel 1 as described and recorded in said Official Records Book 16428, page 1803 the following 3 courses: Course 1, thence Northwesterly along the arc of said curve, through a central angle of $18^{\circ}21'27''$, an arc length of 33.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $45^{\circ}18'03''$ West, 32.86 feet; Course 2, thence North $54^{\circ}28'46''$ West, 40.28 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of $62^{\circ}14'24''$, an arc length of 27.16 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $85^{\circ}35'58''$ West, 25.84 feet.

Containing 89.34 acres, more or less.

EXHIBIT A

Property Ownership Affidavit

Date:

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: The Old Still PUD
Portions of RE #s: 167746-0050, 167746-0070 & 167746-0510

Gentlemen:

I, Russell R. Skinner on behalf of both Skinner Lands Baymeadows Nursery, LLC and CBR Investment Partnership, LLP hereby certify that we are the Owners of the property described in the attached legal description, Exhibit 1 in connection with filing application for The Old Still PUD submitted to the Jacksonville Planning and Development Department.

SKINNER LANDS BAYMEADOWS
NURSERY, LLC, a Florida limited liability
company

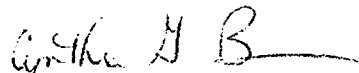
By: 

Name: Russell R. Skinner

Title: Managing Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of May, 2014, by Russell R. Skinner, the Managing Member of SKINNER LANDS BAYMEADOWS NURSERY, LLC, a Florida limited liability company, on behalf of the limited liability company. He (check one) () is personally known to me, or () has produced a valid driver's license as identification.



(SEAL)

Notary Public, State of Florida and county of Duval

Name: CYNTHIA G. BEAN
My Commission # FF 092433
Expires February 12, 2018
My Commission Number is: Bonded Thru Troy Fair Insurance 800-545-7019

CBR INVESTMENT PARTNERSHIP,
LLP, a Florida limited liability partnership

By: *Russell R. Skinner*
Name: Russell R. Skinner
Title: General Partner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of May, 2014, by Russell R. Skinner, the General Partner of CBR INVESTMENT PARTNERSHIP, LLP, a Florida limited liability partnership, on behalf of the partnership. He (*check one*) is personally known to me, or has produced a valid driver's license as identification.

Cynthia G. Bean (SEAL)
Notary Public, State of Florida and county aforesaid

Name: _____
My Commission Expires _____
My Commission Number _____

	CYNTHIA G. BEAN Commission # FF 092433 Expires February 12, 2018 Bonded Thru Trew Fair Insurance 800-365-7019
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EXHIBIT B

Agent Authorization

Date:

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

Baymeadows Parkway East

Gentlemen:

You are hereby advised that the undersigned are the owners of the property described in Exhibit I attached hereto. Said owners hereby authorize and empower Rogers Towers to act as agents to file application(s) for a PUD 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.

SKINNER LANDS BAYMEADOWS NURSERY,
LLC, a Florida limited liability company

By: *Russell R. Skinner*

Name: Russell R. Skinner

Title: Managing Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of May, 2014, by Russell R. Skinner, the Managing Member of SKINNER LANDS BAYMEADOWS NURSERY, LLC, a Florida limited liability company, on behalf of the limited liability company. He (check one) is personally known to me, or has produced a valid driver's license as identification.

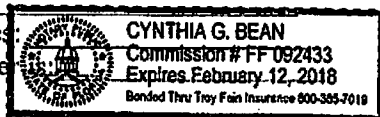
Cynthia G. Bean (SEAL)

Notary Public, State of Florida and county aforesaid

Name:

My Commission Expires:

My Commission Number:



CBR INVESTMENT PARTNERSHIP,
LLP, a Florida limited liability partnership

By: *Russell R. Skinner*
Name: Russell R. Skinner
Title: General Partner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of May, 2014, by Russell R. Skinner, the General Partner of CBR INVESTMENT PARTNERSHIP, LLP, a Florida limited liability partnership, on behalf of the partnership. He (check one) is personally known to me, or has produced a valid driver's license as identification.

Cynthia G. Bean (SEAL)
Notary Public, State of Florida and county aforesaid

Name: _____
My Commission Expires _____
My Commission Number _____

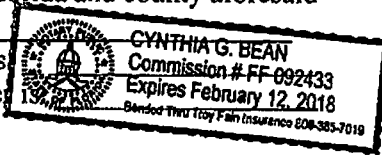


EXHIBIT C

Binding Letter

Date:

City of Jacksonville
City Council and Planning Commission
117 West Duval Street, City Hall
Jacksonville, FL 32202

Re: The Old Still PUD
Portions of RE #s: 167746-0050, 167746-0070 & 167746-0510

Gentlemen:

You are hereby advised that the undersigned, owners of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agree to bind their successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed development 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. Owners also agree that any development of the subject property will be in accordance with items (a) and (b) above and will be in accordance with the site plan approved by that ordinance. Provision shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

SKINNER LANDS BAYMEADOWS NURSERY,
LLC, a Florida limited liability company

By: [Signature]

Name: Russell R. Skinner

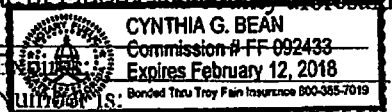
Title: Managing Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of May, 2014, by Russell R. Skinner, the Managing Member of SKINNER LANDS BAYMEADOWS NURSERY, LLC, a Florida limited liability company, on behalf of the limited liability company. He (*check one*) () is personally known to me, or () has produced a valid driver's license as identification.

[Signature] (SEAL)

Notary Public, State of Florida and county of Duval
Name: CYNTHIA G. BEAN
My Commission # FF-092433
My Commission Expires February 12, 2018
My Commission Number is: [Number]



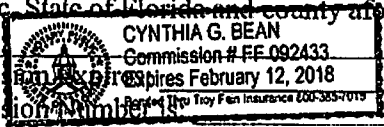
CBR INVESTMENT PARTNERSHIP,
LLP, a Florida limited liability partnership

By: [Signature]
Name: Russell R. Skinner
Title: General Partner

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of May, 2014, by Russell R. Skinner, the General Partner of CBR INVESTMENT PARTNERSHIP, LLP, a Florida limited liability partnership, on behalf of the partnership. He (check one) is personally known to me, or has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: CYNTHIA G. BEAN
My Commission # FF 092433
My Commission Expires February 12, 2018
My Commission Number is 18



The Old Still PUD

Revised Written Statement
June 3, 2014

RE #: 167746-0510

Current Land Use Designation: MU & CSV

Current Zoning District: PUD

Proposed Zoning District: PUD

Development Number: _____

I. INTRODUCTION

AV Homes, Inc. (the "Applicant") proposes to rezone approximately 89.34 acres of property located at the northeast corner of Baymeadows Road East and Sweetwater Parkway from Planned Unit Development ("PUD") to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit "A"** (the "Property"). As described below, the PUD zoning district is being sought to provide for a unique single-family residential development which will be developed in such a way as to preserve groupings of large trees onsite and otherwise to take advantage of the distinctive natural features of the site.

The Property lies within the MU and CSV categories of the Future Land Use Map of the Comprehensive Plan. The Property is currently zoned PUD and is a part of the Skinner/9A PUD (Ordinance 2002-928-E). The current PUD permits multifamily uses (including townhomes with 18-ft. lot width) on all of the Property and single family uses (including patio homes with 42-ft. lot width) on a portion of the Property.

II. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	MU	PUD	Vacant, Residential Condominium, Retirement Homes, Multi-family
East	CSV, MU, LDR	CSV, PUD, RR-Acre	Vacant, Residential Condominium, Timber
North	LDR, CSV	CSV, PUD	Vacant, Residential Condominium, Single-Family
West	MU	PUD	Vacant, Residential Townhomes, Multi-family, Commercial, Recreation

EXHIBIT "D"

III. PUD DESCRIPTION OF USES & DEVELOPMENT CRITERIA

A. **Permitted Uses.** The total number of residential units in the PUD shall not exceed 150. The permitted uses within the PUD are as follows:

1. *Residential Uses.* Single Family uses and related amenities, as described in Section IV below, shall be permitted as generally shown on the PUD Conceptual Site Plan.

2. *Amenity Center/Parks.* The Amenity Center uses and Park Uses, as described in Section IV below, shall be permitted as generally shown on the PUD Conceptual Site Plan.

3. *Conservation/Open Space.* Conservation and passive open space uses, as described in Section IV below, shall be the only uses permitted on the property designated as CSV on the Future Land Use map. Conservation and passive open space uses shall also be permitted on the remainder of the property. Wetland jurisdictional lines are approximate and subject to permitting by the applicable regulatory agencies.

B. **PUD Conceptual Site Plan.** The PUD Conceptual Site Plan attached hereto as **Exhibit “E”** shows the proposed development. A Property Location Map is attached hereto as **Exhibit J** showing the proposed development area and the Property in its entirety.

IV. DESCRIPTION OF USES AND DEVELOPMENT CRITERIA

This section of the Written Description addresses the items required in Section 656.341(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

A. **Single Family**

1. *Permitted uses and structures.*

- a. Single family detached dwellings.
- b. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV E below.
- c. Home occupations meeting the performance standards and development criteria set forth in Section IV E below.

2. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for single family uses is:

- a. Width—Sixty (60) feet, measured at the building restriction line as shown on the plat. Additionally, lot width measured at the back of right-of-way shall not be less

than thirty-five (35) feet. A schematic illustration of an example of such lot width measurements is attached as **Exhibit J-1**.

b. Area—5,000 square feet.

3. *Maximum lot coverage by all buildings.* Sixty (60) percent. A schematic illustration of an example of a lot with coverage of sixty (60) percent is attached as **Exhibit J-1**.

4. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

a. Front—Ten (10) feet from building face to back of right-of-way and, where the residence has a front facing garage, twenty (20) feet from the face of the garage to the back of sidewalk.

b. Side—Five (5) feet, provided that the combined side yards shall not be less than ten (10) feet.

c. Rear—Ten (10) feet to the lot line.

5. *Maximum height of structure.* Forty-five (45) feet.

6. *Patios.* Patios, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit and may be located within rear yards but shall not be located within five (5) feet of any property boundary.

B. Amenity Center/Parks

1. *Permitted uses and structures.*

a. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.

b. Parks, playgrounds, playfields and recreational and community structures.

c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV E below.

2. *Minimum lot requirement (width and area).* None.

3. *Maximum lot coverage by all buildings.* None.

4. *Minimum yard requirements.* None.

5. *Maximum height of structure.* None.

C. Conservation/Open Space

1. *Permitted uses and structures.*
 - a. Stormwater, surface water management, and flood control improvements, as permitted by the applicable regulatory agencies.
 - b. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
 - c. Passive recreation, including pedestrian walkways, walking trails, benches, picnic tables, informational displays, and viewing areas.
 - d. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV E below.
2. *Minimum lot requirement (width and area).* None.
3. *Maximum lot coverage by all buildings.* None.
4. *Minimum yard requirements.* None.
5. *Maximum height of structure.* None.

D. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

1. Accessory uses shall not be located in required front yards except as follows:
 - a. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard but may not be located less than three (3) feet from the property line.
 - b. Swimming pools and associated screened enclosures may be located in a required side or rear yard but may not be located less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened enclosures do not constitute “buildings” in calculating maximum lot coverage.
2. Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, toolhouses and garden sheds, garden work centers, children’s play areas and play equipment, private barbecue pits and swimming pools, and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood. Any structure under a common roof and meeting all required yards is

a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet.

E. **Additional Performance Standards**

1. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:

a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.

b. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.

2. Home occupations shall be permitted and permissible by exception pursuant to Part 4 of Chapter 656, Ordinance Code.

3. Parks, playgrounds, and playfields or recreational or community structures shall be allowed subject to the following condition:

a. Documentation and instrumentation providing for ownership and maintenance of these areas shall be recorded in the public records prior to building permits being issued for the same.

F. **Overall development criteria**

1. *Recreation.* The PUD will provide active recreation in compliance with Policy 2.2.3 of the Recreation and Open Space Element of the 2030 Comprehensive Plan requirements. An active recreational amenity center (which may include active recreational facilities such as a playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses) may be provided in accordance with the standards set forth above. Also, in addition to an amenity center, other recreational opportunities, such as pocket parks and a recreation trail, may be located within the PUD.

2. *External Access.* Access to the PUD will be provided as shown on the PUD Site Plan via Baymeadows Road East and may be gated at Applicant's option. Secondary access may also be provided via Sweetwater Parkway, at the Applicant's option, which, like the Baymeadows Road access may or may not be gated. The location and design of the access point(s) is conceptual and the final location and design of the access point(s) is subject to the review and approval of the Planning and Development Department.

3. *Interior Roads/Streets.* Interior access roads will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated. The location and design of all interior roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the Planning and Development Department.

4. *Pedestrian Circulation.* A sidewalk with a minimum width of four (4) feet shall be provided along one side of all internal streets.

5. *Parking.* Parking will be provided consistent with the requirements of the Jacksonville Zoning Code.

6. *Buffers.*

a. If any of the single family uses abut Sweetwater Parkway, a buffer of ten (10) feet in width with a visual screen of at least eight (8) feet high will be located adjacent to the rear property line. The buffer and visual screen may include fencing, landscaping, berm, and/or natural vegetation.

b. There is an existing earthen berm along the northern property line of the PUD. This berm will be replaced by a buffer at least ten (10) feet in width and at least eight (8) feet high along this property line. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.

c. For the single family uses abutting the existing Sweetwater Community south of the Property, there is an existing drainage easement, twenty (20) feet of which is located on the Property. This drainage easement will be maintained and a visual buffer of at least eight (8) feet high will be provided along the Property line. The visual buffer may consist of fencing, landscaping and/or natural vegetation.

7. *Signage.*

a. Identity Sign(s).

(i) Master Community Signs. One (1) externally illuminated Master Community identity sign with two sides (or two single-faced signs) shall be permitted at the entrance along Baymeadows Road East. The Baymeadows Road East Master Community sign may be located in a center median, or on one or both sides of the entrance. If secondary access is constructed along Sweetwater Parkway, a second externally illuminated Master Community identity sign with two sides (or two single-faced signs) shall be permitted at that entrance as well. The Sweetwater Parkway Community sign may be located in a center median, or on one or both sides of the entrance. The Master Community sign(s) will not exceed twelve (12) feet in height and twenty-four (24) square feet in area (per sign face, each side).

(ii) Neighborhood Signs. Signs identifying the individual neighborhoods within the PUD are permitted. Neighborhood signs shall not exceed four (4) square feet in area per sign face and typically will be located on a decorative plaque or some other architectural element.

b. Directional Signs. Directional signs indicating the Amenity Center, common areas, parks, various building entries, etc. will be permitted. The design of these signs should reflect the character of the use identity sign(s). Vehicle directional signage, shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as “informational side walk kiosks”, 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per sign face and per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

c. Real Estate Signs. Real estate and construction and temporary signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

d. General.

(i) Because all signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

(ii) Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

8. *Architectural Guidelines.*

a. Buildings, structures, and signage shall be architecturally compatible internally within the PUD.

b. Areas such as utilities, maintenance, dumpsters and loading/unloading zones at the Amenity Center shall be screened from the public streets or right-of-way by a visual screen eight (8) foot in height and 100 percent opaque.

9. *Construction offices/model homes/real estate sales.* On-site, temporary construction offices/model homes/sales offices will be permitted within the PUD until it is built out. Real estate sales activities are permitted within model homes. Associated parking for sales activities is permitted adjacent to model homes. Upon the approval of construction plans for the infrastructure improvements for any “unit” or “phase” of development within the PUD, the Applicant may seek and obtain building permits for the construction of up to twenty percent (20%) of the residential units and for the construction of the recreational amenities within that “unit” or “phase” prior to the recordation of the subdivision plat(s) for the residential lots.

10. *Silviculture Uses May Continue.* Silviculture operations are a permitted use in this PUD and may continue at this site until build-out.

11. *Landscaping.* Landscape and tree protection will be provided in accordance with Part 12 of the City’s Zoning Code (Landscape and Tree Protection regulations).

12. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.

13. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.

14. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.

15. *Florida Aquifer.* Development within the PUD shall comply with Section 752.104, Ordinance Code.

16. *Maintenance of Common Areas and Infrastructure.* Regarding the intent for the continued operation and maintenance of those areas and functions and facilities which are not to be provided, operated, or maintained by the City of Jacksonville or other public entity: It is the Applicant's intent for the Applicant or successor developer to maintain these matters initially and, ultimately, for an owners' association and/or a management company to operate and maintain these matters in perpetuity. A separate plat may be filed for the private drives, common areas, and stormwater retention/detention areas.

17. *Phasing.* Development of the Property may be phased and/or subdivided into separate developments. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of buildings within the PUD prior to the recordation of the plat(s), if any.

18. *PUD Conceptual Site Plan.* The configuration of the development as depicted on the PUD Conceptual Site Plan is conceptual, and revisions to the PUD Conceptual Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

19. *Pre-application conference.* A pre-application conference was held regarding this application on May 6, 2014.

20. *Justification for the PUD Rezoning.* As described above, the Old Still PUD is being requested to permit the development of a single family residential community which will preserve the unique, natural features of the Property. The PUD provides for flexibility in the site design that could otherwise not be accomplished through conventional zoning. The PUD design results in minimal impact to environmentally sensitive lands and ensures consistency with the surrounding zoning and existing uses.

21. *PUD/Difference from Usual Application of the Zoning Code.* The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the PUD Conceptual Site Plan; it provides for a common scheme of development which is consistent and compatible; it provides for site-specific access requirements; and, it provides for site-specific signage requirements.

22. *Permissible Uses by Exception.* There are no permissible uses by exception.

23. *Modifications.* Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

24. *Approximate Dates of Phases.* Regarding phasing, construction of the horizontal improvements on the Property shall be initiated in approximately 2014-15 and be

completed approximately in 2015-16. Construction of the residential units will be initiated when the market dictates and will be completed as the market dictates.

25. *Names of Development Team.*

Developer: AV Homes, Inc.

Planners and Engineers: England-Thims & Miller, Inc.

Architects: Basham & Lucas Design Group, Inc. & BSB Design

26. *Site Development Data/ Land Use Table.* A Land Use Table is attached hereto as **Exhibit “F.”**

V. **PUD REVIEW CRITERIA**

A. **Consistency With the Comprehensive Plan:** The PUD will be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan. The Property is located within the MU and CSV land use categories according to the Future Land Use Map of the 2030 Comprehensive Plan. The portion of the PUD located within the CSV is restricted to conservation uses. The MU portion of the PUD permits single family residential development pursuant to Policy 4.3.7. Policy 4.3.7 limits the amount of residential development within the Route 9A/J, Turner Butler Blvd./Baymeadows Road (Sector C-2) TMA to 2,251 units. There are sufficient remaining development rights within this TMA to accommodate 150 residential units. In addition, the proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: Policies 1.1.1, 1.1.8, 1.1.9, 1.1.10, 1.1.12, 1.1.20, 1.1.22, 1.2.1, 1.2.4, 1.2.6, 1.2.9, 1.2.12, 3.1.3, 3.1.6, 3.1.12, and 3.1.13 and Objectives 1.4 and 1.5.

B. **Consistency with the Concurrency and Mobility Management System:** A Mobility Fee Calculation Certificate, CCAS, or CRC has been filed or will be filed for the proposed development within the PUD.

C. **Allocation of Residential Land Use:** The PUD is consistent with land use allocations under the 2030 Comprehensive Plan and specifically Policy 4.3.7 of the Future Land Use Element.

D. **Internal Compatibility:** The PUD Conceptual Site Plan attached as Exhibit “E” addresses access and circulation within the site. The PUD contains special provisions for the internal roads, sidewalks and signage. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

E. **External Compatibility/Intensity of Development:** The proposed development is consistent and compatible to the planned and permitted development in the area. The surrounding land use categories include MU, CSV and LDR. The Property represents a transition from higher intensity multi-family and condominium residential uses to the conservation use to the south, west and east. The PUD proposes uses and provides design

mechanisms which are compatible with surrounding uses and which preserve, to the greatest extent possible, the unique, natural features of the Property.

F. **Maintenance of Common Areas and Infrastructure:** All common areas will be maintained at first by Applicant or its successor and then by an owners' association.

G. **Usable Open spaces, Plazas, Recreation Areas:** The PUD will comply with the 2030 Comprehensive Plan and provides ample open spaces and recreational opportunities for the residents of the PUD.

H. **Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

I. **Listed Species Regulations:** A report by a wildlife consultant is attached to this application.

J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides ample off street parking.

K. **Pedestrian Circulation System:** Internal sidewalks will be provided along one side of the interior access roads. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer.

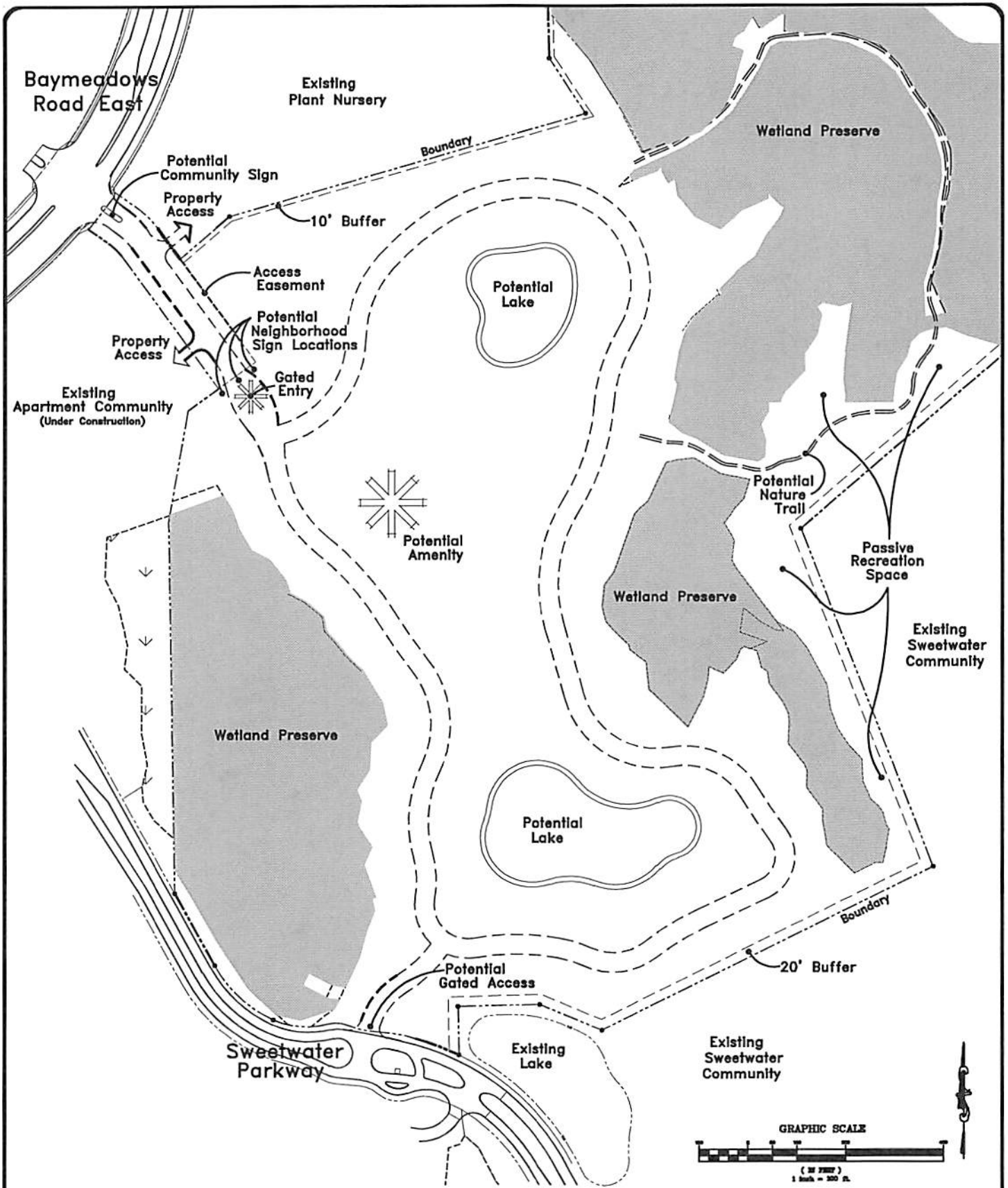


Exhibit E Conceptual Site Plan

May 14, 2014

Land Use Table

Total Gross Acreage	89.34 +/- Acres	100 %
Residential	28.74 +/- Acres	32.17 %
Single Family Dwelling Units	126	
Active Recreation	1.26 +/- Acres	1.41 %
Passive Open Space	51.03 +/- Acres	57.12 %
Rights of Way	8.31 +/- Acres	9.30 %
Maximum Building Coverage		60 %

May 14, 2014

EXHIBIT F



EXHIBIT H

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, FL 32256

Phone 904-470-2200 * Fax 904-470-2112

www.environmentalservicesinc.com

21 May 2014

Mr. David Smith
AV Homes, Inc.
395 Village Drive
Kissimmee, Florida 34759

**RE: Skinner Old Still Parcel
Wildlife Survey Report**

Dear Mr. Smith:

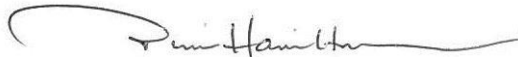
Please find attached for your review the wildlife survey report for the Skinner Old Still Parcel prepared by Environmental Services, Inc. (ESI). Specifically, ESI has evaluated the proposed 89.4-acre development area for the presence or potential of any federal or state protected wildlife species.

In 2002 ESI completed a wildlife survey of the property. Subsequent to that time, ESI has completed multiple site visits to the property, including a 100 percent gopher tortoise survey in August 2012. Additionally, ESI utilized the online screening tool, FNAI Biodiversity Matrix, to assess any documented, documented-historic, likely, or potential occurrences of rare and natural communities and species. This matrix includes both federal and state listed species and communities. No documented or documented-historic elements were found within the matrix search associated with this project site. However, based upon site visits and wildlife surveys, two protected species, including the gopher tortoise and the Sherman's fox squirrel were observed on the property. Details regarding each species are discussed within the attached Wildlife Survey Report.

Please call Niki Fernandez or me if you have any questions or need any additional information.

Sincerely yours,

ENVIRONMENTAL SERVICES, INC.



Tim A. Hamilton
Vice President/Senior Manager

Attachments

Wildlife Survey Report
Figure 1. Location Map
Figure 2. Soils Map
Figure 3. Existing Site Conditions Map
FNAI Biodiversity Matrix Query Results

WILDLIFE SURVEY REPORT
SKINNER OLD STILL PROPERTY
DUVAL COUNTY, FLORIDA

May 2014

For

Mr. David Smith
AV Homes, Inc.
395 Village Drive
Kissimmee, Florida 34759



by

ENVIRONMENTAL SERVICES, INC.
7220 Financial Way, Suite 100
Jacksonville, Florida 32256

I. INTRODUCTION

Environmental Services, Inc. (ESI) has prepared this report, on behalf of our client, AV Homes, Inc., to document the results of a wildlife survey. The subject property is an approximately 89.4-acre planned unit development located at latitude 30.221496, longitude -81.503284 and in Sections 20, 21, 28 and 29, Township 3 South, Range 28 East, in Duval County, Florida (Figure 1). The property is located east of I-295 and Baymeadows Road East, and north of Sweetwater Parkway.

This wildlife survey and report have been prepared to comply with the City of Jacksonville 2030 Comprehensive Plan guidelines pertaining to the Conservation/Coastal Management Element.

A. Regulatory Authority

As stated above, preparation of a wildlife survey for this project is required as a result of a policy introduced in Jacksonville's 2030 Comprehensive Plan which states

"The city shall maintain a land development review process for the assessment of listed species and their habitat, which shall apply to issuance of development permits and land clearing, excluding bona fide silviculture and agricultural activities." (Comprehensive Plan 2030, Conservation/Coastal Management Element, subsection 3.5.5, p. 21)

From this policy, the City of Jacksonville has established an objective to

"protect and manage endangered and threatened species and species of special concern so there is no reduction in numbers of species that are found in the City and no significant loss of population size. Conserve and protect the functional values of areas of native wildlife habitats which require special protection efforts." (Comprehensive Plan 2030, Conservation/Coastal Management Element, "Objective 3.5", p. 19)

Paragraph A of subsection 3.5.5 defines those projects for which listed species surveys must be conducted and reviewed by the City, including

"all proposed developments or land clearing, with the exception of bona fide silvicultural or agricultural activities, which are located on all or part of a parcel or contiguous parcels of land containing 50 acres or more under common ownership shall be reviewed by the City to determine if the site contains listed species."

Exceptions to this requirement include silvicultural and agricultural activities, barren or urban land, and linear projects such as transportation and utilities.

Species that must be included in the survey include the Sherman's fox squirrel (*Sciurus niger shermani*), red-cockaded woodpecker (*Picoides borealis*), burrowing owl (*Athene cunicularia*), bald eagle (*Haliaeetus leucocephalus*), gopher tortoise (*Gopherus polyphemus*), southeastern American kestrel (*Falco sparverius paulus*), Florida pine snake (*Pituophis melanoleucus mugitus*), eastern indigo snake (*Drymarchon corais couperi*), Florida gopher frog (*Rana capito aesopus*), wood stork (*Mycteria americana*), and Florida mouse (*Podomys floridanus*). Rookeries containing listed species of wading birds must also be addressed in the survey. Additionally, if listed species (endangered, threatened, or species of special concern) other than those designated in the Comprehensive Plan are found on site, they must be addressed.

II. EXISTING SITE CONDITIONS AND HABITAT

The project site is comprised of uplands, wetlands and two man made ponds. The topography of the site generally slopes from the southwest corner of the property toward Pablo Creek located in the northeast corner of the property (Figure 1).

The Soil Survey of City of Jacksonville, Duval County, Florida (U.S. Department of Agriculture, Natural Resources Conservation Service) lists six soil types as potentially occurring on the subject property. These soil types consist of Evergreen-Wesconnett complex, depressionnal, 0 to 2% slopes; Hurricane and Ridgewood soils, 0 to 5% percent slopes; Leon fine sand, 0 to 2% slopes; Lynn Haven fine sand, 0 to 2% slopes; Ortega fine sand, 0 to 5% slopes; Rutlege mucky fine sand, 0 to 2% slopes, frequently flooded (Figure 2).

A. Upland Habitats

The majority of the northern portion of the property is forested uplands with a single residential home, an access road and associated sheds. The forested portion of the residential community area is similar habitat to the southern portion of the property. Within the southern portion of the property, the uplands are characterized as longleaf pine – xeric oak. The canopy includes scattered longleaf pine (*Pinus palustris*), turkey oak (*Quercus laevis*), and live oak (*Q. virginiana*). The understory is a mixture of saw palmetto (*Serenoa repens*) and wiregrass (*Aristida* spp.). Within the northeastern corner and the eastern portion of the property, the uplands are pine flatwoods. The dominant canopy vegetation in these areas is slash pine (*P. elliotti*). Commonly occurring understory vegetation includes saw palmetto, bitter gallberry (*Ilex glabra*), sparkleberry (*Vaccinium arboreum*), wiregrass (*Aristida stricta*), running oak (*Quercus pumila*), and grape vine (*Vitis* spp.). An upland trail also exists within the northeastern portion of the property.

B. Wetland Habitats

Two man made ponds are located in the northern and central portions of the property. Several wetlands, including mixed wetland hardwoods, cypress and mixed forested wetlands, are located within the eastern and western portions of the property. The

wetland located along the western boundary of the property is dominated by cypress (*Taxodium* spp.) and slash pine. The subcanopy and groundcover are dominated by smaller trees of the same species, fetterbush (*Lyonia lucida*) and Virginia chainfern (*Woodwardia virginica*).

A forested wetland creation area is located within the northeast corner of the property. The south and west sides of the wetland creation area are bordered by Pablo Creek. A wetland with a canopy dominated by loblolly bay (*Gordonia lasianthus*) and swamp tupelo (*Nyssa sylvatica* var. *biflora*) with scattered cypress and swamp bay (*Persea palustris*) is located to the south of the wetland creation area. The subcanopy and groundcover are dominated by smaller trees of the same species, fetterbush, Virginia chainfern and netted chainfern (*W. aereolata*). To the south of this wetland are two narrow drainageways. The canopy of the drainageways is generally dominated by loblolly bay and swamp tupelo with scattered cypress. The subcanopy and groundcover are dominated by fetterbush, cinnamon fern (*O. cinnamomea*) and netted chainfern.

A majority of the wetland areas located within the property boundary have been encumbered and recorded under a conservation easement as mitigation for the St. Johns River Water Management District.

III. WILDLIFE SURVEY RESULTS

ESI biologists conducted wildlife surveys, including a 100 percent gopher tortoise survey of the property, in August 2012. During that time, all wildlife observed on-site was documented. ESI biologists conducted a literature search of the listed species known to occur in Duval County, Florida. The literature consulted included lists supplied by the Florida Fish and Wildlife Conservation Commission (FWC) and the U.S. Fish and Wildlife Service (FWS), along with the Florida Natural Areas Inventory (FNAI) and other technical publications and field guides. Based on this information, and knowledge of the specific habitat requirements for the individual listed species, the probability of each species occurrence on the site was considered. The greatest emphasis was placed on those community types that may provide appropriate habitat for listed wildlife species.

Additionally, ESI utilized the online screening tool, FNAI Biodiversity Matrix, to assess any documented, documented-historic, likely, or potential occurrences of rare and natural communities and species. This matrix includes both federal and state listed species and communities. A copy of the FNAI Biodiversity Matrix Query Results Unofficial Report is attached for reference. No documented or documented-historic elements were found within the matrix search associated with this project site. Therefore, all listed wildlife species are only considered as a “potential” to occur as they are only predicted to be within the vicinity of the property based on environmental variables such as climate, topography, and land cover.

A synopsis of the listed species and the survey results are presented below.

A. Bald Eagle (*Haliaeetus leucocephalus*)

Bald eagles can utilize a variety of habitats ranging from salt marshes to hardwood swamps. They prefer to nest near large water bodies. No habitat suitable for bald eagles occurs on the subject property. At no time during the field investigation was evidence of nesting observed. The nearest nest documented by the FWC is located 2.10 miles west of the subject property.

B. Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is most often found in association with well drained xeric habitat vegetated with species such as longleaf pine and turkey oak. Gopher tortoises prefer sparse canopy cover that helps to promote lush herbaceous growth. Gopher tortoise burrows have been observed on upland portions of the property representing approximately 25 acres of habitat. A 100 percent survey of the gopher tortoise habitat has been conducted. Prior to construction, an updated 100 percent survey will be completed and appropriate permits required to relocate any tortoises will be obtained from FWC.

C. Florida Pine Snake (*Pituophis melanoleucus mugitus*), Eastern Indigo Snake (*Drymarchon corais couperi*), Florida Gopher Frog (*Rana capito*), and Florida Mouse (*Podomys floridanus*)

The species listed above often occur as commensals in gopher tortoise burrows and may also use the burrows of pocket gophers (*Geomys pinetes*), especially pine snakes. No pocket gopher burrows were observed on the property. While some marginal habitat may occur in conjunction with gopher tortoise burrows, pine snakes, indigo snakes, gopher frogs, or Florida mice were not observed on the property at the times site visits were conducted.

D. Southeastern American Kestrel (*Falco sparverius paulus*)

This bird is a cavity nester and utilizes dead snags or trees. They feed in pastures, fields and open woodlands. There are some open woodlands on-site, but the property lacks dead trees suitable for nest cavities. No kestrels or evidence of nesting was observed on-site.

E. Burrowing Owl (*Speotyto cunicularia*)

Burrowing owls occur in open, well-drained, treeless areas such as dry prairies, fields and open woodlands. No nesting habitat that would support burrowing owls occurs on the subject property. The only population that is known to occur in Duval County is located at the old Imeson Airport.

F. Sherman's Fox Squirrel (*Sciurus niger shermani*)

Sherman's fox squirrels typically occur in sandhill pine and longleaf pine/turkey oak communities that are fire maintained. Marginal fox squirrel habitat does exist on the property and during the wildlife surveys, fox squirrels were observed. The fox squirrel is listed as a species of special concern by FWC and it is not federally protected. There currently are not any FWC management requirements for the Sherman's fox squirrel.

G. Red-Cockaded Woodpecker (*Picoides borealis*)

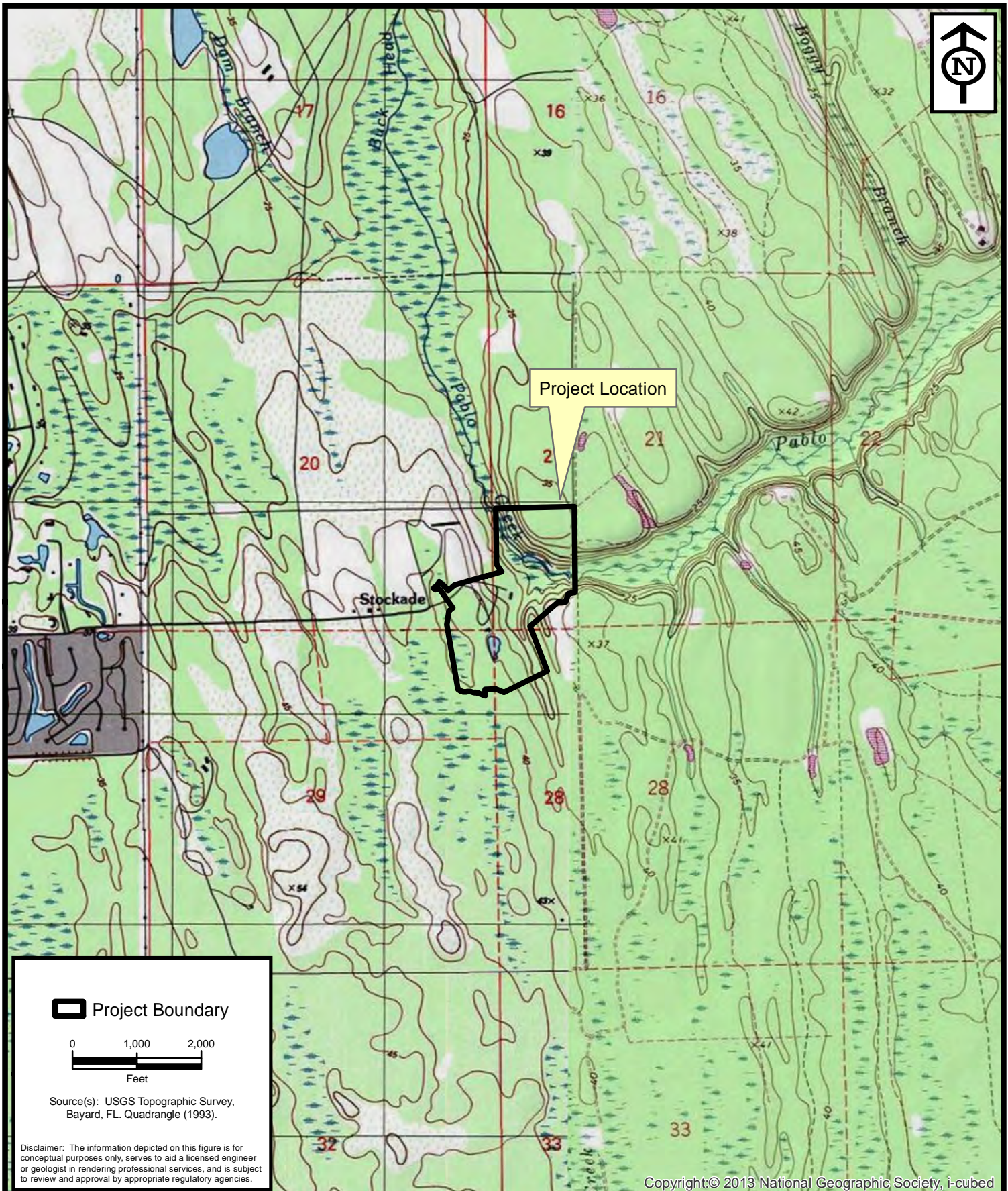
Red-cockaded woodpeckers nest in cavities in mature, living pine trees. They are typically found in areas with an open understory and fire-maintained ground cover vegetation. This type of habitat does not occur on the property, and no red-cockaded woodpeckers or cavity trees were observed.

H. Wood Stork (*Mycteria americana*) and Other Wading Birds

Wading birds require marsh habitats or open water with shallow marsh fringes for foraging and nesting. The only habitat suitable for foraging on-site is the northeastern wetland creation area and the man-made ponds. Wood storks and other wading birds have historically been observed foraging in the wetland creation area, which is not proposed to be impacted by the project. No wading birds have been observed utilizing the man-made ponds. No known rookeries occur on-site or in the immediate project vicinity.

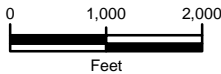
V. CONCLUSION

Environmental Services, Inc. has completed a wildlife survey of the subject property pursuant to the City of Jacksonville's 2030 Comprehensive Plan. This survey was conducted in accordance with approved methodologies of the FWC and the FWS. The property is currently a mixture of forested and residential uplands, wetland sloughs, and isolated wetlands. There are gopher tortoise burrows located within upland portions of the property and a permit will be obtained from FWC before any construction occurs within the occupied habitat. There is a possibility that wading birds could forage in the man-made stormwater ponds in the northern and central portions of the property during a portion of the year. Wood storks have historically been observed foraging in the wetland creation area located in the northeast corner of the property. However, no known wading bird nesting areas occur within the proposed development areas in the property limits. Since the wetland creation area will remain undisturbed, wading birds utilizing this area are not anticipated to be affected by any proposed site improvements.



Project Location

 Project Boundary



Source(s): USGS Topographic Survey, Bayard, FL. Quadrangle (1993).

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

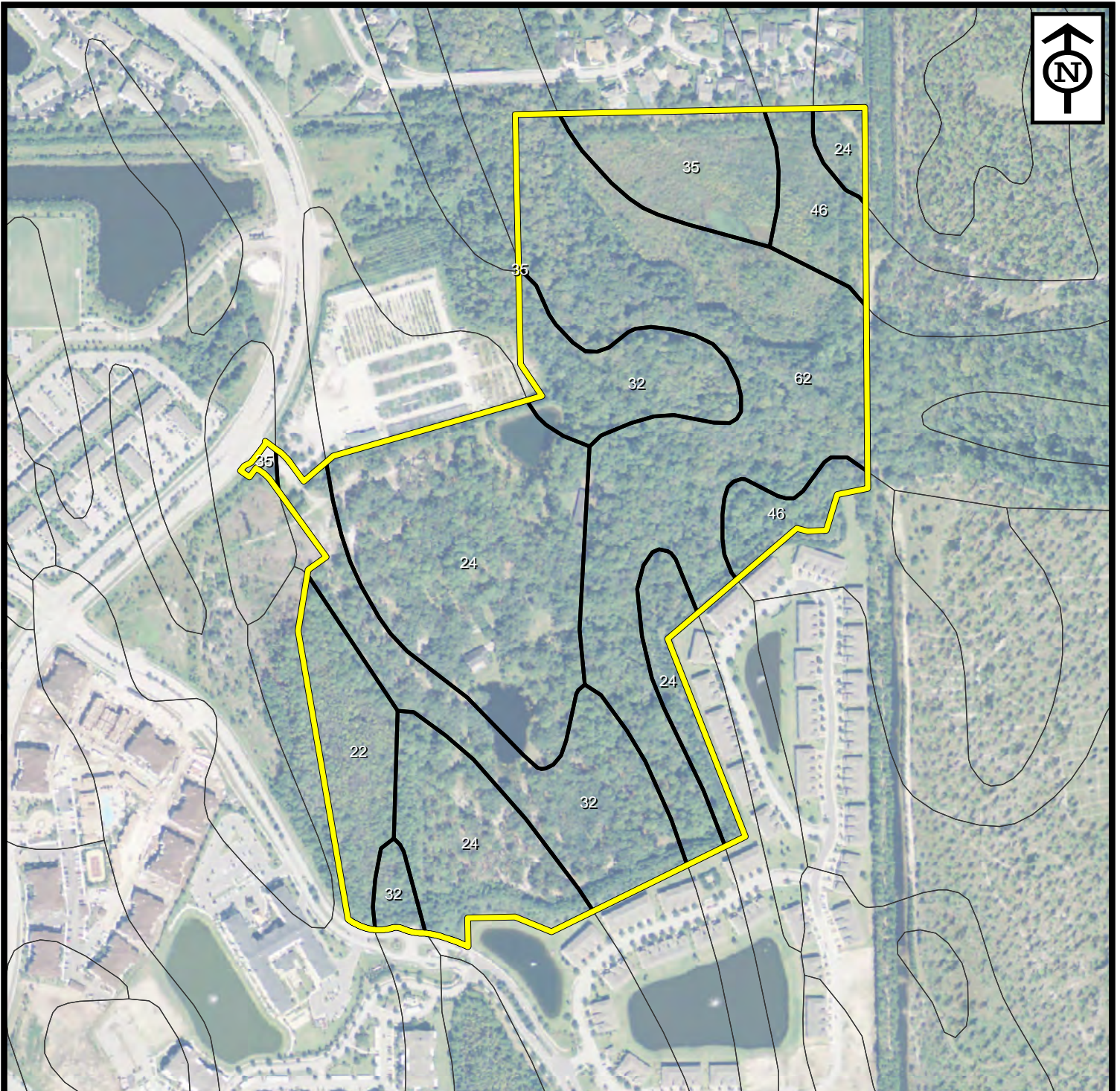
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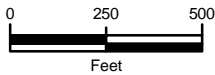
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Project Location
Skinner Old Still
Duval County, Florida

Project:	EJ14048.01
Date:	May 2014
Drwn/Chkd:	MR/JRN
Figure:	1









 Project Boundary



Source(s): USDA Soil Survey, Duval County, Florida; NAIP Imagery (2013).

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.

NRCS Soil

-  22, Evergreen-Wesconnett Complex, Depressional 0 to 2 Percent Slopes
-  24, Hurricane And Ridgewood Soils, 0 To 5 Percent Slopes
-  32, Leon Fine Sand, 0 To 2 Percent Slopes
-  35, Lynn Haven Fine Sand, 0 To 2 Percent Slopes
-  46, Ortega Fine Sand, 0 To 5 Percent Slopes
-  62, Rutlege Mucky Fine Sand, 0 To 2 Percent Slopes, Frequently Flooded



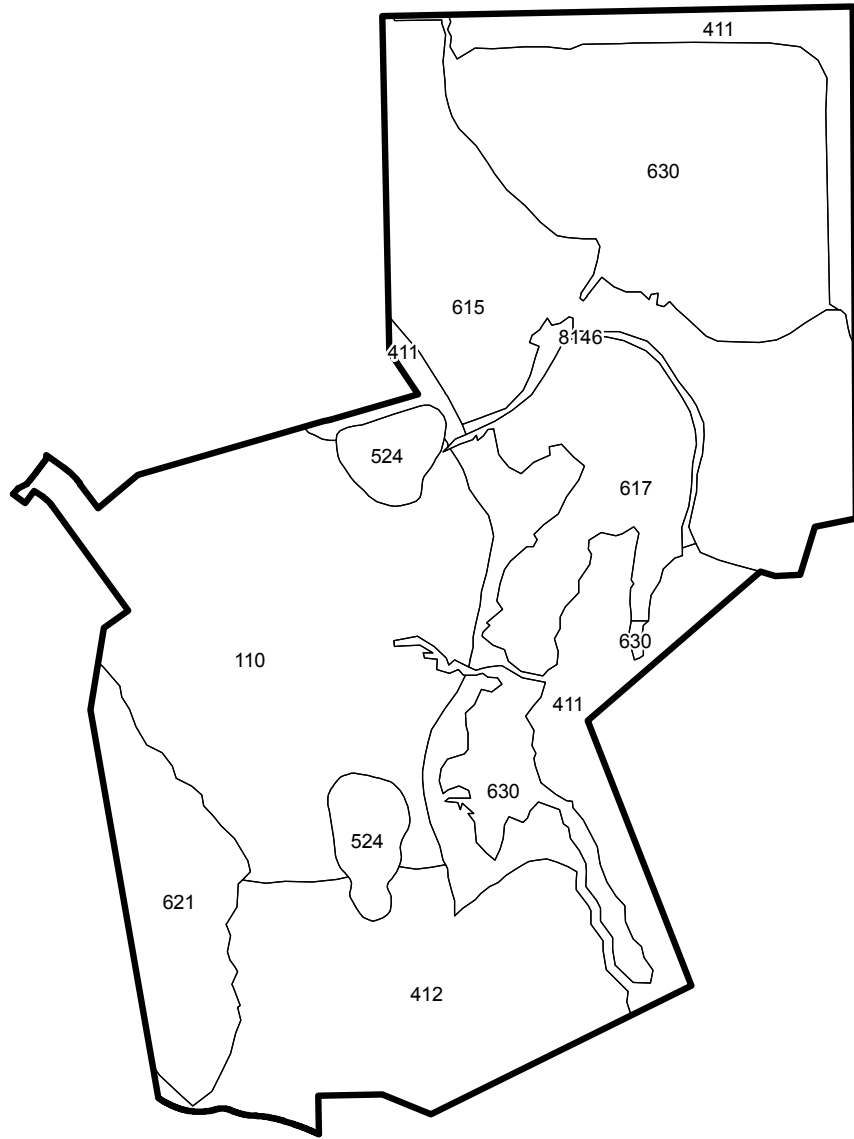
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



NRCS Soils
Skinner Old Still
Duval County, Florida

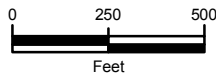
Project:	EJ14048.01
Date:	May 2014
Drwn/Chkd:	MR/JRN
Figure:	2



 Project Boundary (89.38 ac.±)

FLUCFCS

-  110, Residential, Low Density (19.67 ac.±)
-  411, Pine Flatwoods (12.83 ac.±)
-  412, Longleaf Pine - Xeric Oak (12.36 ac.±)
-  524, Lakes less than 10 acres (2.49 ac.±)
-  615, Stream and Lake Swamps (13.62 ac.±)
-  617, Mixed Wetland Hardwoods (6.17 ac.±)
-  621, Cypress (5.60 ac.±)
-  630, Wetland Forested Mixed (15.96 ac.±)
-  8146, Trails (0.68 ac.±)



Source(s): Florida Land Use, Cover and Forms Classification System (FDOT); England-Thims & Miller, Inc. (2014)

Disclaimer: The information depicted on this figure is for conceptual purposes only, serves to aid a licensed engineer or geologist in rendering professional services, and is subject to review and approval by appropriate regulatory agencies.



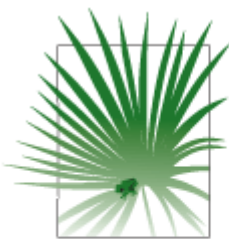
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Existing Site Conditions
Skinner Old Still
Duval County, Florida

Project:	EJ14048.01
Date:	May 2014
Drwn/Chkd:	MR/JRN
Figure:	3



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 5/16/2014

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 2 Matrix Units: 43417 , 43789

	<p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

Matrix Unit ID: 43417

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
	G4	S2	LE	FE

Mycteria americana Wood Stork				
Picooides borealis Red-cockaded Woodpecker	G3	S2	LE	FE

Matrix Unit ID: 43789

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	LE	FE
Picooides borealis Red-cockaded Woodpecker	G3	S2	LE	FE
<i>Sandhill</i>	G3	S2	N	N

Matrix Unit IDs: 43417 , 43789

24 **Potential** Elements Common to Any of the 2 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	LT
Asclepias viridula Southern Milkweed	G2	S2	N	LT
Asplenium heteroresiliens Wagner's Spleenwort	GNA	S1	N	N
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	SSC
Calydorea coelestina Bartram's Ixia	G2G3	S2S3	N	LE
Corynorhinus rafinesquii Rafinesque's Big-eared Bat	G3G4	S2	N	N
Ctenium floridanum Florida Toothache Grass	G2	S2	N	LE
Drymarchon couperi Eastern Indigo Snake	G3	S3	LT	FT
Gopherus polyphemus Gopher Tortoise	G3	S3	C	ST
Heterodon simus Southern Hognose Snake	G2	S2	N	N
Litsea aestivalis Pondspice	G3?	S2	N	LE
Lythrum curtissii Curtiss' Loosestrife	G1	S1	N	LE
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	LE
Monotropsis reynoldsiae Pygmy Pipes	G1Q	S1	N	LE
Nemastylis floridana Celestial Lily	G2	S2	N	LE
Neovison vison lutensis Atlantic Salt Marsh Mink	G5T3	S3	N	N
	G2G3	S2S3	C	N

Notophthalmus perstriatus Striped Newt				
Pteroglossaspis ecristata Giant Orchid	G2G3	S2	N	LT
<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	LT
<i>Rhynchospora thornei</i> Thorne's Beaksedge	G3	S1S2	N	N
Rudbeckia nitida St. John's Blackeyed Susan	G3	S2	N	LE
Salix floridana Florida Willow	G2	S2	N	LE
Ursus americanus floridanus Florida Black Bear	G5T2	S2	N	ST*
Verbesina heterophylla Variable-leaf Crownbeard	G2	S2	N	N

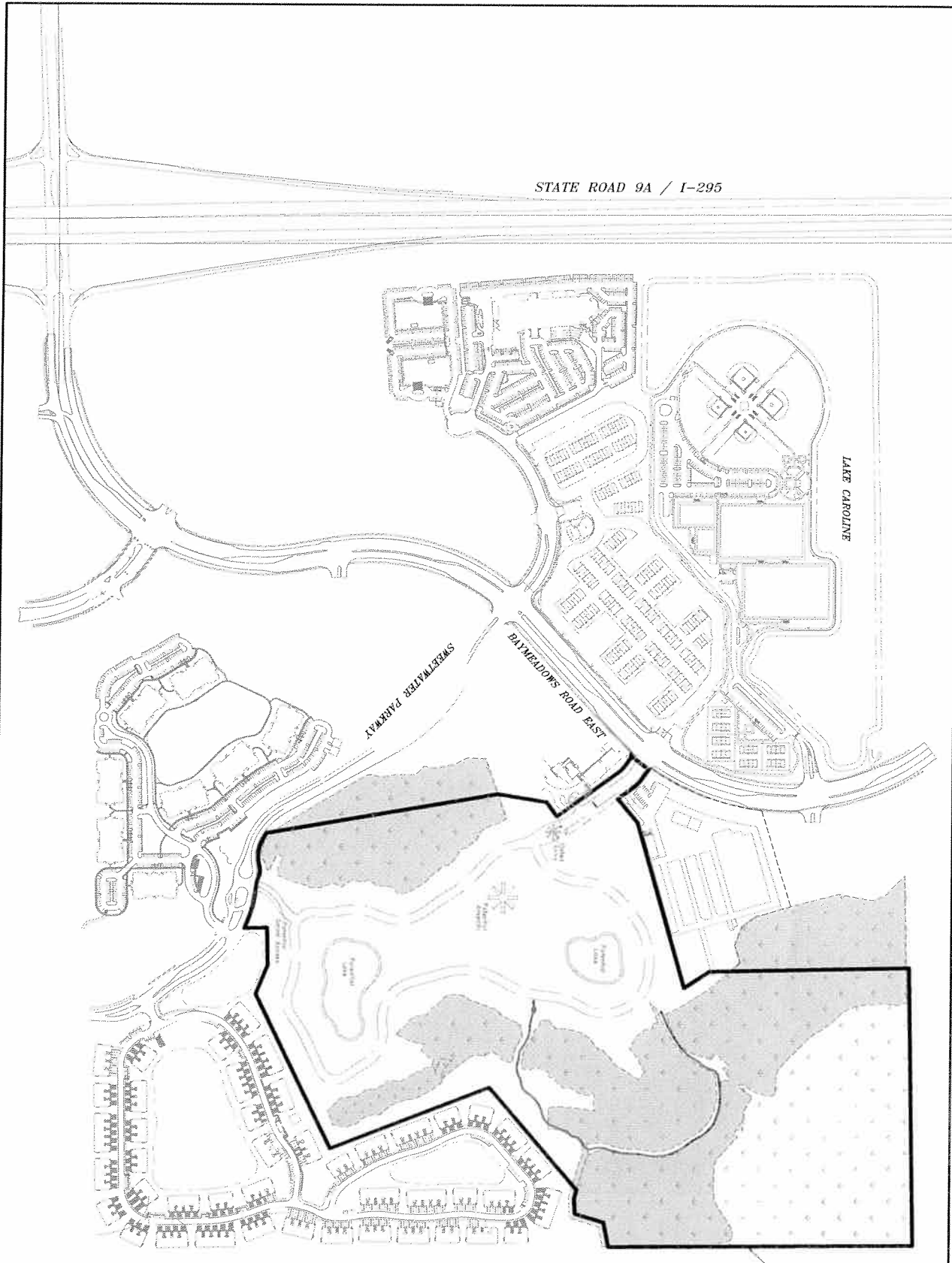
Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

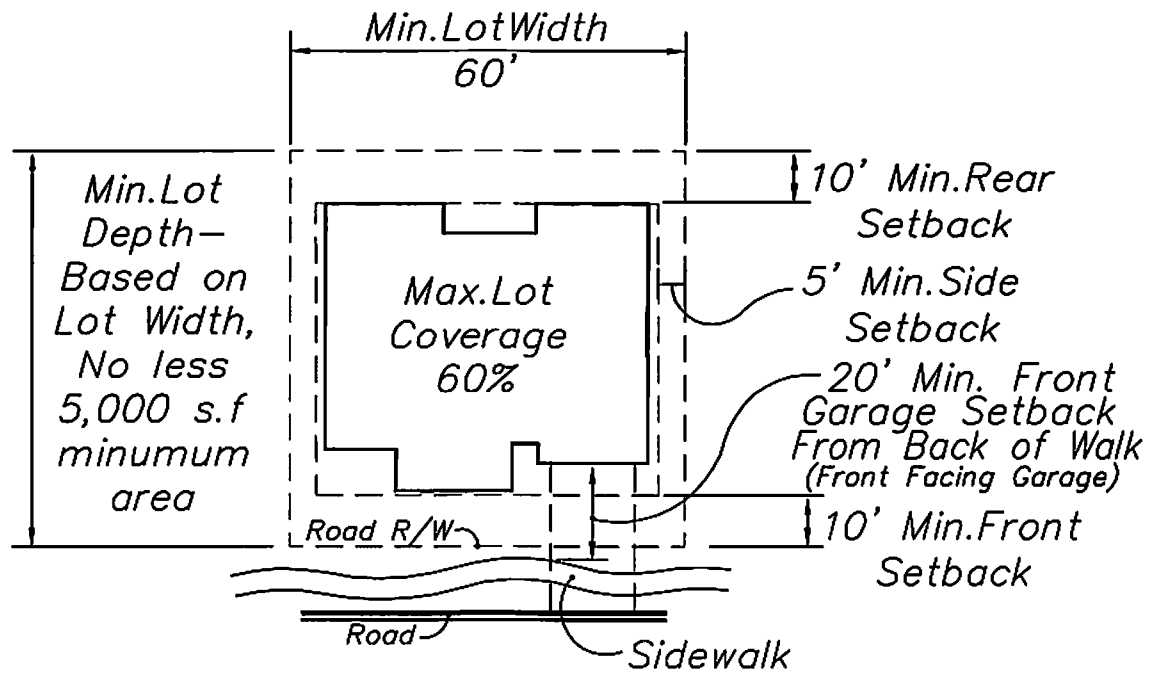
STATE ROAD 9A / I-295



PROPERTY BOUNDARY

	<p>PROPERTY LOCATION MAP</p> <p>THE OLD STILL PUD FOR AV HOMES, INC.</p>	<p>Engelund-Thimo & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32226 TEL: (904) 842-8000 FAX: (904) 846-8452 CA - 06802064 LD - 06802119</p>	<p>ENR NO. 14-000-00</p> <p>SEARCH BY: ESW</p> <p>DESIGNED BY: S.A.W.</p> <p>CHECKED BY: S.A.W.</p> <p>DATE: MAY 3, 2015</p>	<p>REVISIONS:</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p> <p>.....</p>	<p>PLANS PREPARED UNDER THE DIRECTION OF:</p> <p>SCOTT A. WILD, P.E. FL. LICENSE # 47020</p>
	<p>© 14-000-Design/Photo/Location/LOCATION MAP.dwg</p>		<p>PLOTTED: May 6, 2014 - 11:54 AM, BY: Beth Hopkins</p>		

EXHIBIT J & K



Typical Lot Plan

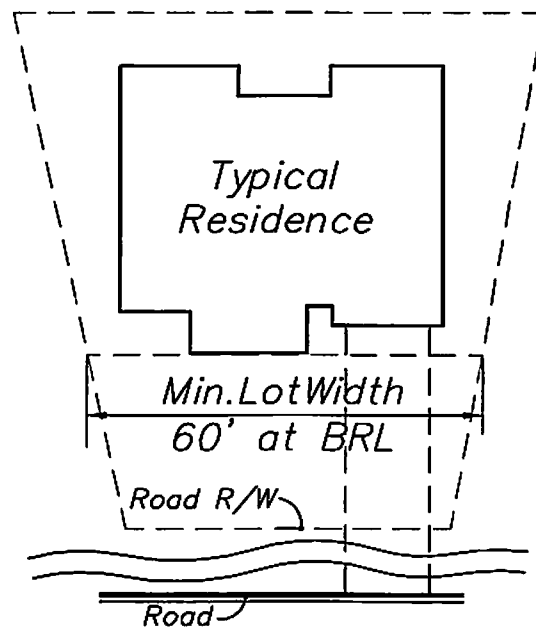
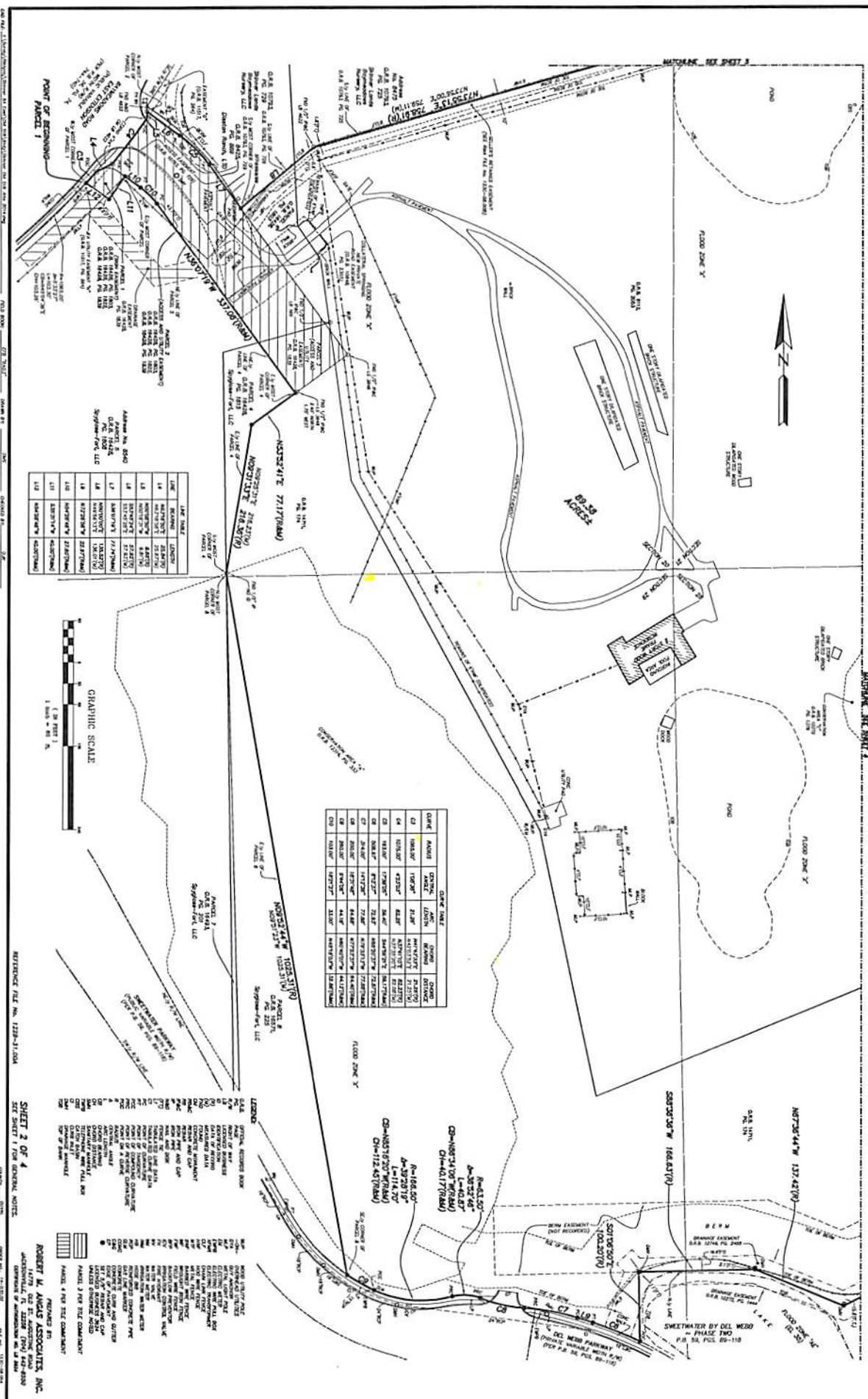


Exhibit J-1 Conceptual Site Plan

A PORTION OF SECTIONS 20, 21, 28 AND 29,
TOWNSHIP 3 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA.



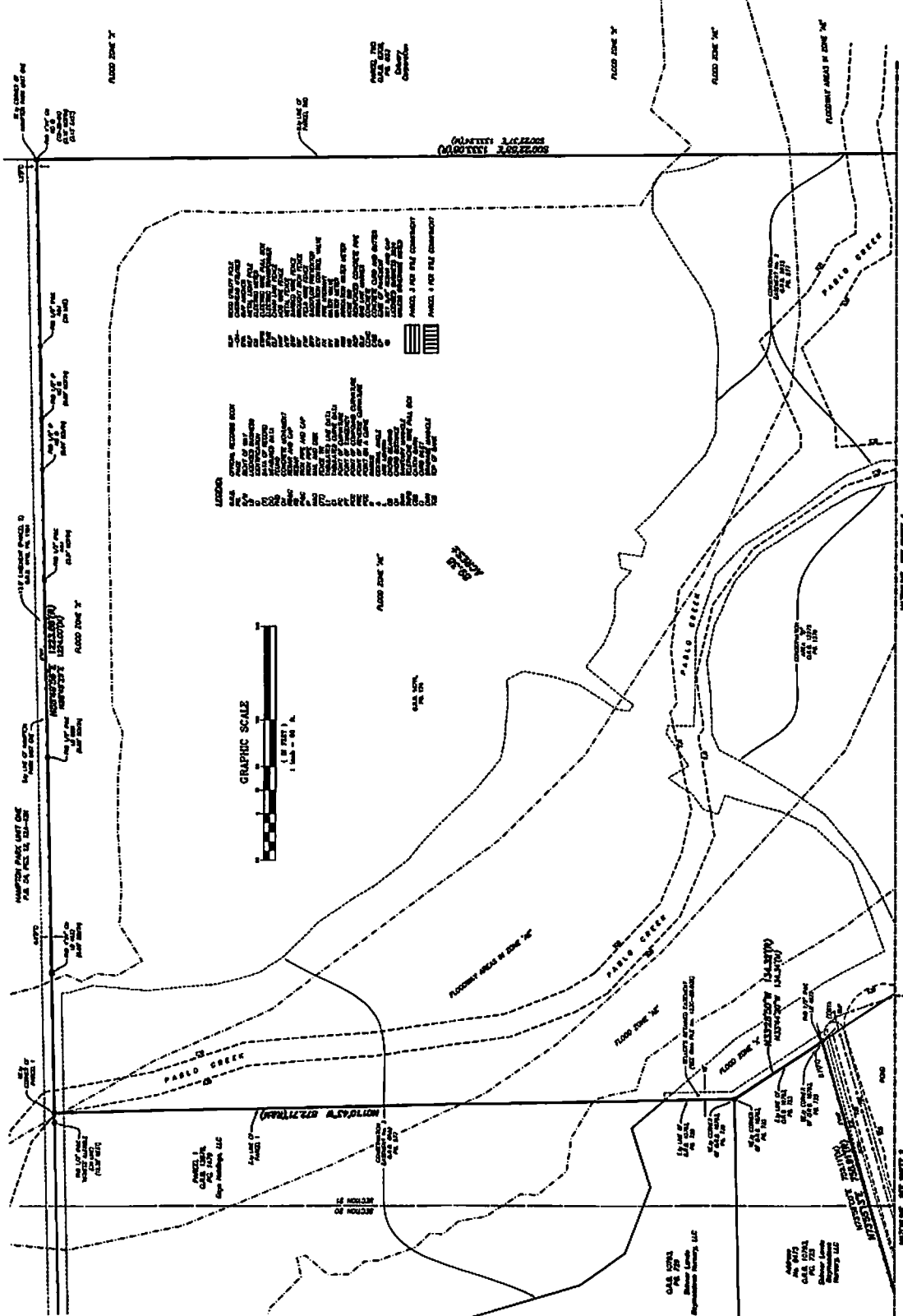
LINE	BEARING	LENGTH
L1	N07°00'00"W	100.00
L2	S89°59'59"W	100.00
L3	N00°00'00"E	100.00
L4	S89°59'59"W	100.00
L5	N07°00'00"W	100.00
L6	S89°59'59"W	100.00
L7	N00°00'00"E	100.00
L8	S89°59'59"W	100.00
L9	N07°00'00"W	100.00
L10	S89°59'59"W	100.00
L11	N00°00'00"E	100.00
L12	S89°59'59"W	100.00

LINE	BEARING	LENGTH
C1	N07°00'00"W	100.00
C2	S89°59'59"W	100.00
C3	N00°00'00"E	100.00
C4	S89°59'59"W	100.00
C5	N07°00'00"W	100.00
C6	S89°59'59"W	100.00
C7	N00°00'00"E	100.00
C8	S89°59'59"W	100.00
C9	N07°00'00"W	100.00
C10	S89°59'59"W	100.00
C11	N00°00'00"E	100.00
C12	S89°59'59"W	100.00



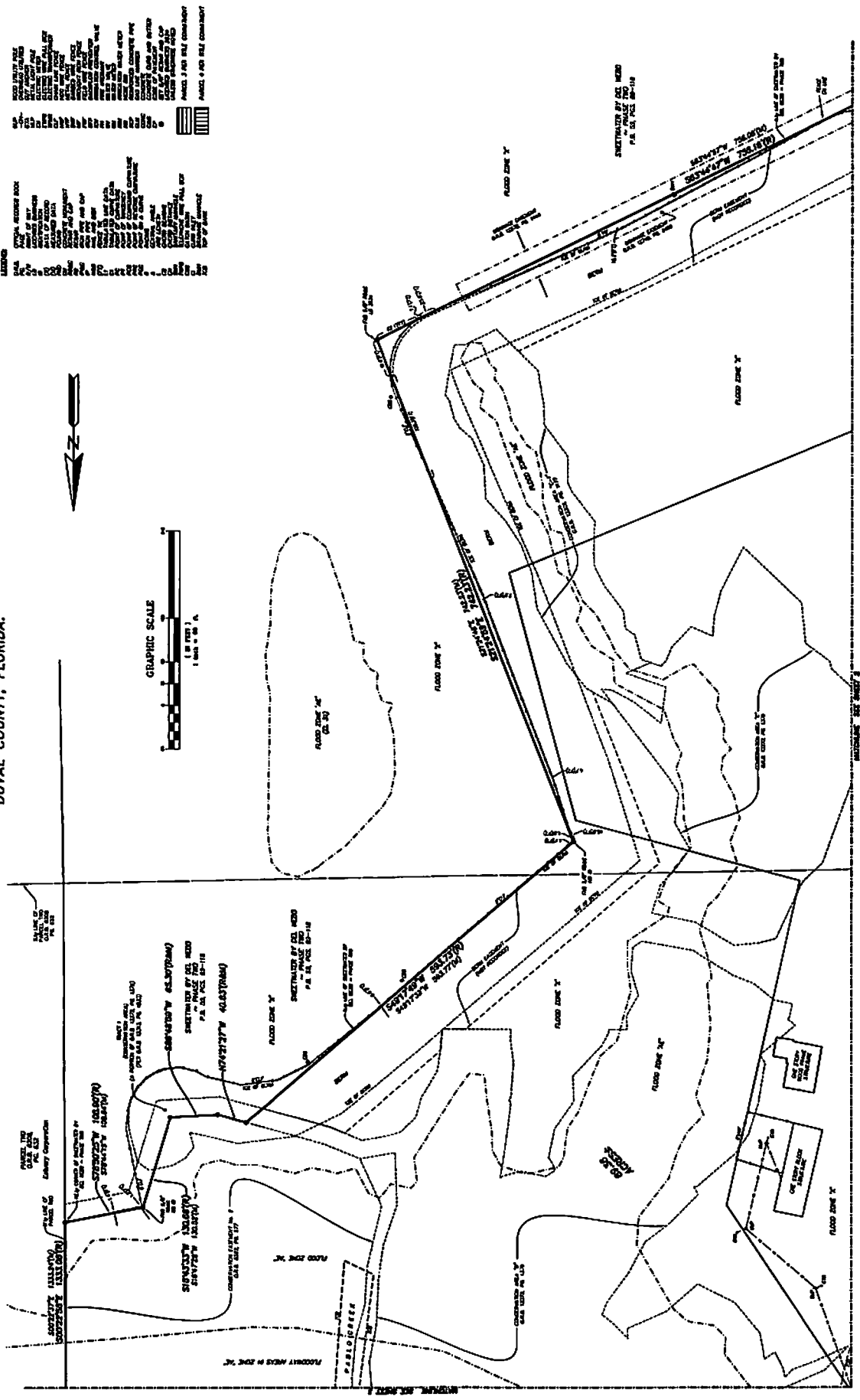
REFERENCE FILE NO. 123-31-104
SHEET 2 OF 4
SEE SHEET 1 FOR GENERAL NOTES.
ROBERT W. ANGUS ASSOCIATES, INC.
14791 S.W. 27th Avenue, Suite 200
Davie, Florida 33317
TEL: 954-944-1234

A PORTION OF SECTIONS 20, 21, 28 AND 29,
TOWNSHIP 3 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA.



PREPARED BY
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 MIAMI, FLORIDA 33150
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 FACSIMILE (305) 551-1101
 REFERENCE FILE NO. 1228-17104
 SHEET 3 OF 4
 SEE SHEET 1 FOR GENERAL NOTES.
 DATE: 05/20/07
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: 07-2357
 SHEET NO.: 03
 PROJECT TITLE: [Title]

**A PORTION OF SECTIONS 20, 21, 28 AND 29,
TOWNSHIP 3 SOUTH, RANGE 28 EAST,
DUVAL COUNTY, FLORIDA.**



LEGEND

PROPERTY BOUNDARIES	STREET 1 (SECTION 20, 21, 28 AND 29)
EASEMENTS	FLOOD ZONE Y
...	...



ENGINEERED BY
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 1500 N.W. 36th Street, Suite 200
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 PHONE: (305) 463-8888
 FAX: (305) 463-8887

REFERENCE FILE NO. 1228-FL04

SHEET 4 OF 4
 SEE SHEET 1 FOR GENERAL NOTES

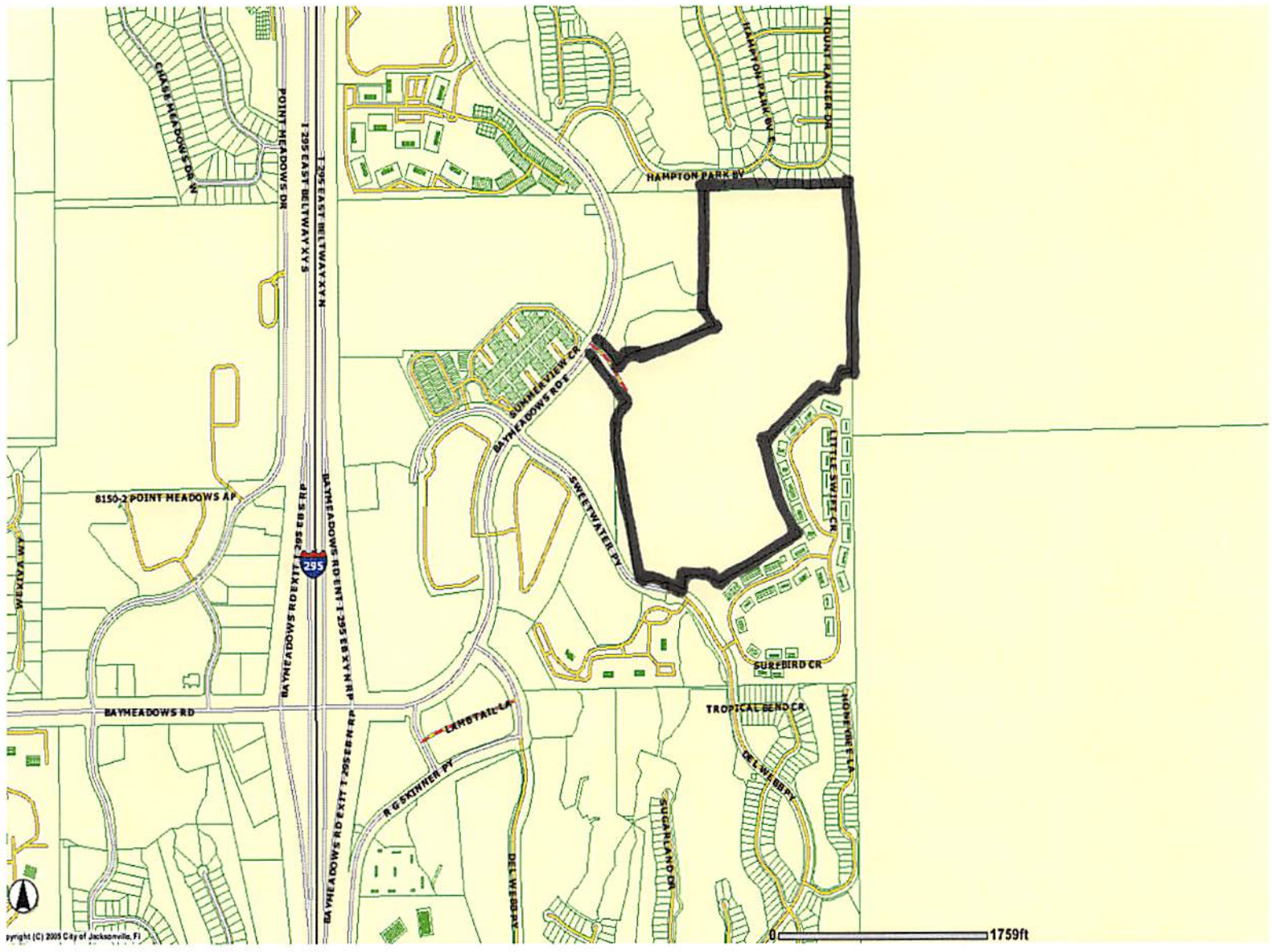


EXHIBIT K