

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-0531 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 4, 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 **2014-0531** to Planned Unit Development.

Location: North of the western terminus of Arnold Road and East of the eastern terminus of Lannie Road

Real Estate Number(s): 019577-0050, 019577-0100, 019577-0200, 019576-0000, 019600-0060, 019609-0000

Current Zoning District: Agriculture (AGR)
Planned Unit Development (PUD 2009-0149-E)
Public Buildings and Facilities-3 (PBF-3)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture-II (AGR-II)
Agriculture-III (AGR-III)
Agriculture-IV (AGR-IV)
Mixed Use (MU)
Public Buildings and Facilities (PBF)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: North, District 6

City Council District: The Honorable Ray Holt, District

Applicant/Agent: Thomas O. Ingram, Esq.
Akerman, LLP
50 North Laura Street, Suite 3100
Jacksonville, Florida 32202

Owner: William G. Wright
2591 Arnold Road
Jacksonville, Florida 32218
James M. Grice

2595 Arnold Road
Jacksonville, Florida 32218

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2014-0631** seeks to rezone approximately 1,311 acres of land from PUD, PBF-3 and AGR to PUD. The rezoning to PUD is being sought so that the property can be developed for single family residences. Approximately 919 acres of this project is currently part of an approved residential PUD known as Palmetto Bay, which was approved in 2009 for 1,499 single family residential units, 200,000 square feet of commercial uses, 500 hotel rooms and 100,000 square feet of office uses. The southerly 392 acre portion of this project is part of a companion land use amendment application to designate it for uses consistent with the Low Density Residential land use category. All of the property is currently in silviculture, with the exception of three homes near Arnold Road.

The subject property is located north of the Jacksonville International Airport DRI and in the 150 feet maximum civilian height restriction zone. It is within the “Suburban Development Boundary”, and is drained by the Thomas Creek basin, surface waters feed to Class II rated oyster harvest waters to the east. Thomas Creek Alternate is listed by Florida Department of Environmental Protection (DEP) as having surface water quality standards with site specific alternative criteria. A listed species report is attached. The proposed zoning consists of single family residential uses and ancillary uses, recreation and open space. Industrial uses are associated with Jacksonville International Airport lie to the south, the Nassau River system is situated to the north, and the new county park, Seaton Creek Preserve, lies to the east. There are included wetlands and the project will have an overall residential density of less than one unit per acre.

Most of the subject property lies beyond the five road mile service boundary of any fire and rescue station and exceeds an acceptable response time. See attached memo from City of Jacksonville Fire and Rescue Department dated August 6, 2014.

Nearby property is managed for invasive species, native species regeneration, and for forest fire control using controlled burn techniques that could generate heavy smoke affecting the residents on the subject property. See attached memo from the State of Florida Department of Agriculture and Consumer Affairs dated June 11, 2014.

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 Agriculture-II (AGR-II), Agriculture-III (AGR-III), Agriculture-IV (AGR-IV), Mixed Use (MU) and Public Buildings and Facilities (PBF) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series 2014A-001 (Ordinance 2014-0530) that seeks to amend the portion of the site that is within the AGR, MU and PBF land use category to Residential Low Density (RLD). Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land use Map Series 2014A-001 be approved. 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. A description of the category is noted below.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be connected to reduce the number of Vehicles Miles Traveled and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

LDR - SUBURBAN AREA DENSITY

The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

LDR - SUBURBAN AREA DEVELOPMENT CHARACTERISTICS

New LDR subdivisions should meet a standard of connectivity as defined in this element and cul-de-sacs should be avoided.

An objective of the 2030 Comprehensive Plan is to encourage large landowners in the agricultural area to develop their respective properties in a mixed-use type of development in the future. Such development should be clustered such that it creates minimal impact to the surrounding rural character and designed to provide for the "internal capture" of daily trips for work, shopping and recreational activities through the development of Rural Villages.

(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?

The written description and the site plan of the intended plan of development, meet all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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): Agriculture-II (AGR-II), Agriculture-III (AGR-III), Agriculture-IV (AGR-IV), Mixed Use (MU), Public Buildings and Facilities (PBF). There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series 2014A-001 (Ordinance 2014-0530) that seeks to amend those portions of land that are not within the MU land use category to LDR.

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

Future Land Use Element 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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

Policy 1.1.20A Extensions of the Development Areas will be noted in each land use amendment where an extension is needed or requested concurrent with a Future Land Use Map Amendment. In addition, plan amendments shall meet the requirements as set forth in Policy 1.1.21 and 1.1.22.

Policy 1.1.20B Expansion of the Development Areas shall result in development that would be compatible with its surroundings. When considering land areas to add to the Development Areas, after demonstrating that a need exists in accordance with Policy 1.1.21, inclusion of the following areas is discouraged;

1. Preservation Project Lands
2. Conservation Lands
3. Agricultural Lands, except when development proposals include Master Planned Communities or developments within the Multi-Use Future Land Use Category, as defined in this element

The following areas are deemed generally appropriate for inclusion in Development Areas subject to conformance with Policy 1.1.21:

1. Land contiguous with the Development Area and which would be a logical extension of an existing urban scale and/or has a functional relationship to development within the Development Area.
2. Locations within one mile of a planned node with urban development characteristics.
3. Locations within one-half mile of the existing or planned JTA RTS.
4. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.

5. Public water and sewer service exists within one-half mile of the site.
6. Large-Scale Multi-Use developments and Master Planned Communities which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.
7. Low density residential development at locations up to three miles from the inward boundary of the preservation project lands. Inward is measured from that part of the preservation project lands closest to the existing Suburban Area such that the preservation lands serves to separate suburban from rural. The development shall be a logical extension of residential growth, which furthers the intent of the Preservation Project to provide passive recreation and low intensity land use buffers around protected areas. Such sites should be located within one-half mile of existing water and sewer, or within JEA plans for expansion.

Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) must be based on the amount of land required to accommodate anticipated growth and the projected population of the area. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-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 streetscape:

The proposed site plan indicates an internal network of streets to connect residential lots on the uplands.

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

The development will be required to provide at least minimum amount of open space.

The use of topography, physical environment and other natural features:

The development is designed to utilize uplands for development and to protect the existing wetlands to the extent that it is practical.

(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 proposed development is located in a rural area where it will impact natural wildlife corridors, upland nesting and resting areas, and stormwater runoff through wetlands.

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	AGR-II, AGR-III	AGR	Conservation
South	LI, AGR-III, AGR-IV	AGR, LI, PUD	Silva-culture
East	MU	PUD	Conservation
West	ROS, AGR-II, AGR-III, AGR-IV	AGR	Silva-culture

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

The proposed development will be near preserved forested areas that are managed, or which could be managed, through use of prescribed burns. Future landowners and tenants within the project should be made aware of the use of prescribed burning in the vicinity. Staff recommends that a notice be recorded with the deed for each property to provide notice to prospective purchasers throughout time.

(6) Intensity of Development

The proposed development is consistent with the MU functional land use category and is a single-family housing development. The PUD is appropriate at this location because it is less intense than the currently entitled uses.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD:

See attached memo regarding concerns by the Fire and Rescue Department of service availability.

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

The proposed development proposes less than two dwelling units per acre.

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

The site is served by a 12 inch sewer line and a 16 inch water distribution main along Pecan Park Road.

The existence and treatment of any environmental hazards to the proposed PUD property or surrounding lands:

Staff recommends that a declaration regarding the potential for controlled burns as a land management practice be recorded in public records with each conveyance into the future to alert prospective purchasers of potential smoke. (See attached memo from State of Florida Department of Agriculture and Consumer Affairs dated June 11, 2014.)

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

The site is located approximately two miles west of Interstate I-95 and can be accessed via Pecan Park Road.

Staff recommends a direct connection to Lannie Road as well as Pecan Park Road in order to reduce connection time from Jacksonville National Cemetery to the interstate as well as to facilitate northbound emergency evacuation from the Lannie Road area.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did identify wetlands on-site. Any development impacting wetlands must be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

The site exceeds the 50-acre threshold that requires a wildlife survey. A site visit was conducted on March 07, 2014, to determine the natural resources on-site with emphasis on the presence of sensitive plant communities and listed wildlife species. No formal surveys per FFWCC guidelines for listed and sensitive species were conducted within the scope of that assessment. No evidence of any State and/or Federally listed wildlife species utilization of on-site natural resources were identified within the duration of the site assessment. The memo for the site assessment visit is on file with the Planning and Development Department.

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

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 1, 2014 the required Notice of Public Hearing sign was posted.



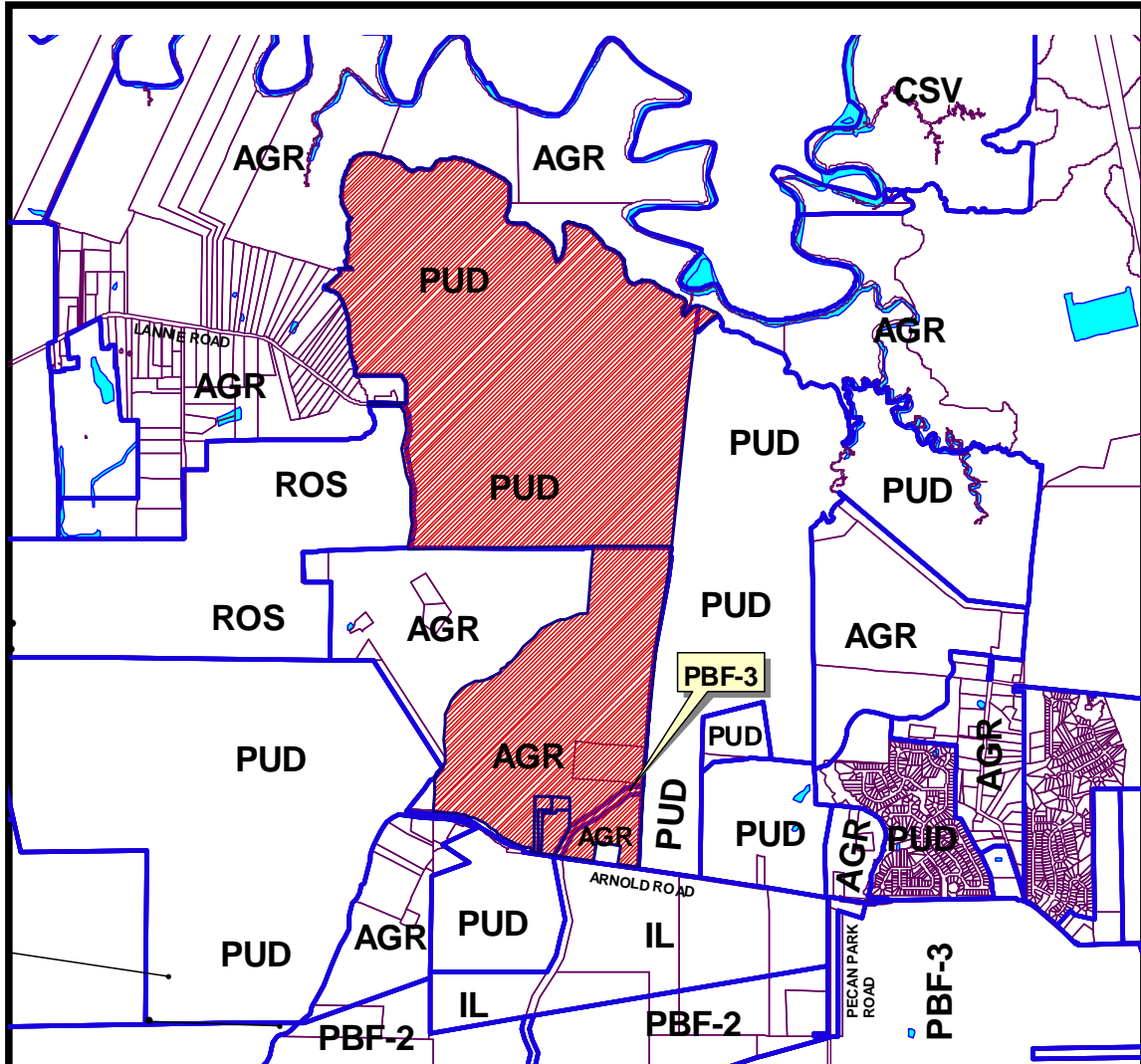
Figure 1. Subject Property viewed looking north from Pecan Park Road Showing sign posted.

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-0531 be APPROVED with the following conditions:

1. The subject property is legally described in the original legal description dated June 30, 2014.
2. The subject property shall be developed in accordance with the original written description dated July 14, 2014.
3. The subject property shall be developed in accordance with the original site plan dated June 30, 2014 except that the interior road network shall connect to Lannie Road.
4. The following notice shall be recorded with each conveyance in the official public records of Duval County, Florida:

“The Florida Forest Service, the St. Johns River Water Management District, and the City of Jacksonville own and/or manage forest sites adjacent to and near the lands within the Wright-BHK PUD project, including the Seaton Creek Preserve and Four Creeks State Forest. Part of the management of these publicly owned forest sites may include using the forest management tool of prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas.”



<p>REQUEST SOUGHT:</p> <p>FROM: PUD, AGR & PBF-3</p> <p>TO: PUD</p>		<p>100 Feet</p> <p>COUNCIL DISTRICT: 11</p>
<p>ORDINANCE _2014_0531</p>	<p>FILE COPY</p>	



MEMORANDUM

DATE: 08/08/2014

TO: Paul Davis
City Planner II

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF ARNOLD ROAD WRIGHT BHK PUD

Pecan Park Road, from Pecan Park Road (JIA North Access Road) to I-95, is the directly accessed functionally classified roadway. Pecan Park Road is a 2-lane undivided class I collector in this vicinity and is currently operating at an acceptable LOS B. Pecan Park Road has a maximum daily service volume of 12,744 vpd and a 2013 daily traffic volume of 3,110 vpd. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

The land use of Low Density Residential (LDR) for this 645+/- acres of ITE Land Use Code 210, Single Family, with a site development potential of 5 dwelling units per acre and is estimated to be able to accommodate up to 3,225 dwelling units. The current proposal is for 1,200* dwelling units which would generate a total of 10,331 vpd, exceeds the amount of allowable trip generation for this property.

(ITE 210 Apartments – 1,200* Units)



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES COMMISSIONER ADAM H. PUTNAM

June 11, 2014

VIA EMAIL (GKresel@COJ.net)

Mr. Gary L. Kresel
City of Jacksonville Planning and Development
Division of Community Planning
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: DACS Docket # -- 20140512-403
Duval/Jacksonville County CP 2030
Submission dated May 6, 2014

Dear Mr. Kresel:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on May 12, 2014 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of the amendment(s) submitted by your county, the Department has the following comments regarding the proposed changes:

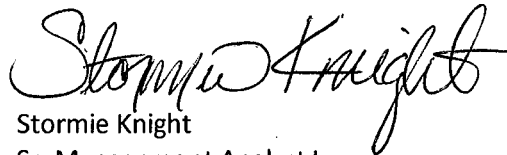
Thank you for the opportunity to comment on the recently proposed Duval County Comp. Plan amendments that included 2014A-001; a proposal to allow for development of additional subdivision/homes located in the northern part of the county. The Florida Forest Service manages forest property close to the site (Four Creeks State Forest) and helps manage forest property adjacent to the site (Seaton Creek Preserve). Part of the management of this forest land includes using the forest management tool of prescribed burning for resource enhancement and to reduce the potential impacts of devastating wildfires. We are concerned residences in this location could be impacted from the smoke resulting from prescribed burning and request potential homeowners be made aware of these forest management activities prior to purchasing lots/homes.

Duval/Jacksonville County CP 2030
June 11, 2014
Page Two

In Addition, the Florida Forest Service assists with the management of the Seaton Creek Preserve under a Memorandum of Agreement with the City of Jacksonville. The proposed amendment raises concerns with our ability to continue fulfilling our obligations to the City of Jacksonville in regards to prescribed fire and forest management activities in the Preserve. We would also encourage any subdivision constructed at the proposed site to seek "Firewise" accreditation upon build out and to include "Firewise" details in the actual development of the overall layout/design of the subdivision where possible. The Florida Forest Service is willing to discuss and support the "Firewise" accreditation with Duval County and/or the site developer. Please contact Jennifer Hart, Jacksonville Forestry District Manager, at 904-266-5001 for assistance or if you have any questions.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2289.

Sincerely,



Stormie Knight
Sr. Management Analyst I
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Duval/Jacksonville County 14-7 ESR)

DEPARTMENT OF PARKS AND RECREATION



March 26, 2014

MEMORANDUM

TO: Helena Parola
Planning and Development Department

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

RE: Ordinance 2014-197 Arnold Road Use Change Agricultural to Residential

After review of the aforementioned Ordinance, please be advised that the Parks and Recreation Department has an objection to this proposal.

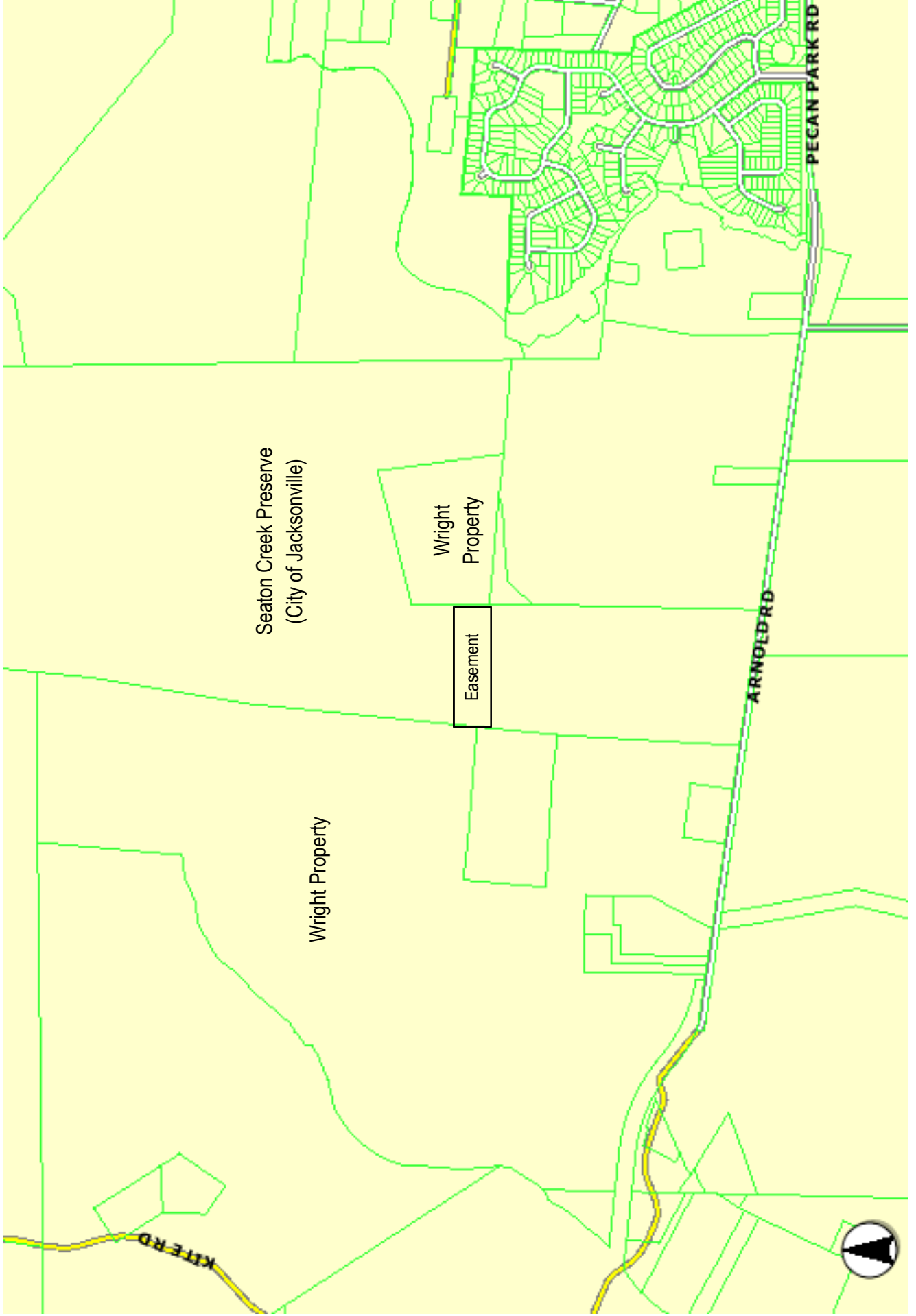
The western property boundary of the subject property abuts City owned Preservation Park property known as Seaton Creek Preserve (parcel # 019575 0100) that was purchased by the City of Jacksonville in 2013. The City owned property has a 60' access easement running east-west from the subject property across the City owned Seaton Creek Preserve to the eastern land-locked parcel # 019574 0000 which is also owned by the applicant, Mr. William Wright.

As of 3/18/14, Mr. Wright has approached the City about alternatives for an alternate access easement from Arnold Road to the land-locked parcel # 019574 0000 on the City owned Seaton Creek Preserve Parcel. One of the alternatives presented to Mr. Wright is to place an access easement on the subject property from Arnold Road to join into the existing easement on City land.

The Department of Parks and Recreation is commenting to make the review committees aware that the subject parcel is currently the only point of access for parcel # 019574 0000 which is located to the east of the subject parcel. As of today, 3/18/14 an alternative access easement on City park land has not been agreed to.

If you have questions or need further information, please contact Michelle Weinbaum at mweinbaum@coj.net or at 255-7907.

Note: Easement is not drawn to scale.





Florida Department of Transportation

RICK SCOTT
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450
Transmitted Electronically

ANANTH PRASAD, P.E.
SECRETARY

July 22, 2014

Paul M Davis, ASLA, AICP
City Planner II
City of Jacksonville
Ed Ball Building
214 North Hogan Street, Room 3024
Jacksonville, Florida 32202

RE: Wright-BHK PUD

To Mr. Davis:

The Florida Department of Transportation has reviewed Wright-BHK PUD for impacts to state facilities and we offer the following comments for your consideration in reviewing this PUD Application:

Project Description: The Applicant for Wright-BHK PUD is proposing to rezone approximately 1,311.50 acres from Planned Unit Development (PUD), Agriculture (AGR) and Public Buildings and Facilities (PBF) to PUD. The PUD Conceptual Site Plan proposes 1,200 single-family residential homes.

Location: The subject property is located adjacent and to the north of Arnold Road approximately one and one half miles west of Pecan Park Road and two and one half miles west of I-95. The property is also north of the Jacksonville International Airport.

Estimated Trips: The FDOT estimated the trips by using the Single Family Detached Housing (ITE Code 210) Land Use. By using the procedures outlined within the ITE Trip Generation 9th Edition, the FDOT estimates 10,331 daily trips with 850 AM and 983 PM Peak Hour Trips.

LOS & Impacts: The trips associated with this development proposal will impact I-95. Based on the FDOT State Highway System Level of Service Report (October 2013), I-95 includes the following capacity:

- I-95, from Airport Road to Pecan Park Road, with an adopted LOS standard of "D" (this segment has a daily capacity of 116,600 daily trips), is currently operating at LOS "B". The year 2012 count was 58,500 daily trips; the segment has a v/c ratio of 0.50.
- I-95, from Pecan Park Road to Nassau County Line, with an adopted LOS standard of "C" (this segment has a daily capacity of 85,600 daily trips), is currently operating at LOS "B". The year 2012 count was 60,444 daily trips; the segment has a v/c ratio of 0.71.

Access: Access to this development proposal is to Arnold Road which is a local road.

FDOT Comments: The FDOT has no further comments.

Thank you for coordinating the review of the PUD Application with FDOT. If you have any questions, please do not hesitate to contact me by email: Richard.Prindiville@dot.state.fl.us or phone: (904)360-5664.

Sincerely,



Richard Prindiville, FDOT Traffic/LOS Analyst

Cc: Ameera Sayeed, AICP, GISP FDOT Growth and Development/Modeling Coordinator

FIRE & RESCUE DEPARTMENT



August 6, 2014

Paul M Davis, ASLA, AICP

City Planner II
Planning and Development Department
Ed Ball Building,
214 North Hogan Street, Room 3024
Jacksonville, Florida 32202

**RE: Requested Review of the Wright-BHK PUD Modification Request, Ordinance 2014-531
(Associated Ordinance #2009-149-E)**

Dear Mr. Davis:

The Emergency Preparedness Division has reviewed the proposed zoning amendment for the 1,311+/- acres of property at the general location of north side of Arnold Road and west of Pecan Park Road, between Arnold Road and east of Lannie Road. The eastern side of the Wright property is adjacent to the City's Seaton Creek Historic Preserve, located at 2145 Arnold Road. The Division has the following comments on behalf of emergency management issues and the Jacksonville Fire and Rescue Department:

Properties: 019609-0000; 019576-0000; 019577-0050; 019577-0100; 019577-0200; and 019600-0060

Fire and Rescue Service Coverage:

The Jacksonville Fire and Rescue Department, offers the following observations. The majority of this development, based on the map provided, is beyond the five (5) road miles from the closest fire station in Jacksonville¹. Most of the insurable property in this subdivision would be classified with an ISO rating of 10. This means effectively, there is no fire protection in the eyes of insurance companies. Insurance rates for the majority of the proposed structures would reflect this lack of fire coverage protection. As the closest fire station to the proposed development is Fire Station 16, located at 2199 Barnstormer Road, JFRD Emergency Medical Service transport units will have delayed response times to the area. Response could fall within the 10-20 minute range, or longer, depending on the status of the closest available unit.

Continued on page 2

¹ <http://maps.coj.net/hydrantproximity/> ; Fire Station and Hydrant Proximity, retrieved August 4, 2014





**RE: Requested Review of the Wright-BHK PUD Modification Request, Ordinance 2014-531
(Associated Ordinance #2009-149-E) Page 2**

In March 2012, the Insurance Services Office (ISO) issued Jacksonville a split Public Protection Classification (PPC) of 3/8B/10. This rating is used by insurance companies to determine homeowner's insurance premiums. Generally, the first class, Class 3, applies to properties within five road miles of a fire station and within 1,000 feet of a fire hydrant. This is the best rating available in Jacksonville and is associated with the lowest homeowner's insurance rates. The second class, Class 8B, applies to properties within five road miles of a fire station but beyond 1,000 feet of a hydrant. Class 8B generally results in a doubling or tripling of annual insurance premiums over Class 3. ISO generally assigns Class 10 to properties beyond five road miles of a fire station regardless of proximity to a fire hydrant. Class 10 reflects no fire protection and homeowners may or may not find carriers willing to insure their property. The majority of the proposed development will fall into the Class 10 category.

This will severely impact life safety and property protection issues. Further discussion is strongly encouraged by the Jacksonville Fire and Rescue Department.

Flood Zones²

019609-0000: 919.05 acres -- The property is traversed by an AE zone, and is designated as a "0.2 Percent annual chance flood hazard, AE/**Floodway**."

019576-0000: 373.21 acres --The property is traversed by an AE zone, and is designated as a "0.2 Percent annual chance flood hazard, AE/**Floodway**." The northern corner of the parcel is isolated by the AE/Floodway zone.

019577-0050: 8.5 acres -- The eastern portion of the parcel is located in an AE zone and is designated as a "0.2 Percent annual flood hazard, AE."

019577-0100: 4.04 acres – This parcel is located outside of a flood hazard zone.

019577-0200: 3.5 acres – This parcel is located outside of a flood hazard zone.

019600-0060: 25.6 acres -- The property is traversed by an AE zone. The application's boundary map shows the northern-most property, designated as the "residential north marsh front," could be subject to isolation during a flood event.

Continued on page 3

² <http://maps.coj.net>; Flood Zone Layer for above referenced parcels; retrieved July 10, 2014





**RE: Requested Review of the Wright-BHK PUD Modification Request, Ordinance 2014-531
(Associated Ordinance #2009-149-E) Page 3**

The possibility exists for potential flooding of the internal roadway system leading to the marsh frontage residential parcels. The impact of development within this area should be mitigated through community design and considerations for structural integrity in the residential construction. The impact of placing infrastructure within flood and evacuation zones should be mitigated through appropriate design and construction techniques, including a recommendation to elevate roads serving the marsh front properties above the base flood elevation (BFE) to ensure residents and visitors will not be isolated during flood events.

Evacuation Zones³

All parcels are located 100% within a Level C Evacuation Zone. Further, parcels # 019600-0600 and #019576-0000 are shown as having Level A Evacuation Zone at the northern most boundaries of these properties.

The Evacuation Zones were updated by the City of Jacksonville as of 2014, and incorporate significant changes made possible by the statewide approach to evacuation zone mapping. In the past, evacuation zones were primarily based on the approaching storm category (CAT 1 – CAT 5). New scientific data includes other factors, such as wave action, precipitation, areas known to flood, and better computer modeling, which allows better definitions for the county evacuation zones.

Effective this year, evacuation zones are based on a lettering system, with A, B, C, D, E, and F Zones. The Zone A designation (area marked in red) indicates an area that is prone to experience flooding first, with a storm such as a nor'easter, a severe summer thunderstorm, or a CAT 1 hurricane event. Areas prone to flooding are likely to flood during these routine events in a Level A Evacuation Zone. A Level C Evacuation Zone (area highlighted in yellow) indicates that flooding, based on tropical cyclone storm surge modeling, could be expected with a higher-intensity storm, such as a hurricane event with a magnitude of CAT 2 or CAT 3. Additional levels of water may be surging on top of the mean high tide of the rivers, streams, creeks, tributaries and marsh waters subject to tidal rise. This would result in the overtopping of their banks and reclamation of floodplain areas that would normally be dryer during most of the year. This request for Planned Unit Development (PUD) zoning modification does not conflict with the hazards of the area; hurricane storm surge and/or flooding.

Continued on page 4

³ <http://maps.coj.net>; Evacuation Zone Layer for above referenced parcels; retrieved July 10, 2014





**RE: Requested Review of the Wright-BHK PUD Modification Request, Ordinance 2014-531
(Associated Ordinance #2009-149-E) Page 4**

The proposed change would not increase density in the CHHA (defined as the area below the elevation of the Category-1 storm surge zone by the Florida Legislature).⁴

It is noted these are not new observations by the Division of Emergency Preparedness and the Jacksonville Fire and Rescue Department.⁵

Excerpt from October 2008 letter on Impact of "Semi-annual Land Use Amendment requested for Arnold Road West of Pecan Park Road"

.....Fire and Rescue Services:

The Jacksonville Fire and Rescue Department has reviewed the scope of development proposed through the Land Use Amendment Process. The proposed density of the development will impact the provision of fire and rescue services to the area. Currently three fire stations serve the vicinity of the proposed development through Fire Stations 34, 16 and 35. The response time to residents and businesses in the proposed development area may take as long as 8 to 14 minutes depending what location within the development originates the call for services. Response time in that vicinity will be reduced at such time when proposed Fire Station 47 is constructed at the intersection of Lannie Road and Lem Turner Road. There is no timetable for a construction start date at this time.

Continued on page 5

⁴ www.leg.state.fl.us/ Florida Statute 163.3178, section 1 (h), definition of Coastal High Hazard Area, retrieved July 14, 2014

⁵ Division of Emergency Preparedness letter of October 14, 2008; Re: Impact of Semi-Annual Land Use Amendment for Arnold Road West of Pecan Park Road; retrieved August 6, 2014



FIRE & RESCUE DEPARTMENT



**RE: Requested Review of the Wright-BHK PUD Modification Request, Ordinance 2014-531
(Associated Ordinance #2009-149-E) Page 5**

As of this date, Fire Station 47 does not exist and there is no capital improvement budget allocation to remedy the challenges to life safety, property and insurance issues inherent to this PUD modification.

Finally, it is recommended that residents of this development be provided a site-specific, all hazards preparedness plan that considers all of its geographic factors, natural hazards and vulnerabilities, including, but not limited to, storm surge, flooding, hurricane wind, and wildland/urban interface fire hazards and the structural fire hazards attendant to an area with severely limited fire and rescue services.

Sincerely,

Steven Woodard, Director
Emergency Preparedness Division

Enclosures:

<http://maps.coj.net/hydrantproximity>; Fire Station and Hydrant Proximity Map

<http://maps.coj.net> Flood Zones and Evacuation Zone Maps for Referenced Parcels 019609-0000; 019576-0000; 019577-0050; 019577-0100; 019577-0200; and 019600-0060

www.leg.state.fl.us/ Florida Statute 163.3178, section 1 (h), definition of Coastal High Hazard Area

Division of Emergency Preparedness letter of October 14, 2008; Re: Impact of Semi-Annual Land Use Amendment for Arnold Road West of Pecan Park Road



FIRE & RESCUE DEPARTMENT



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(Associated Ordinance #2009-149-E) Page 5**

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Sincerely,

A handwritten signature in black ink, appearing to read "Steven Woodard", with a long horizontal line extending to the right.

Steven Woodard, Director
Emergency Preparedness Division

Enclosures:

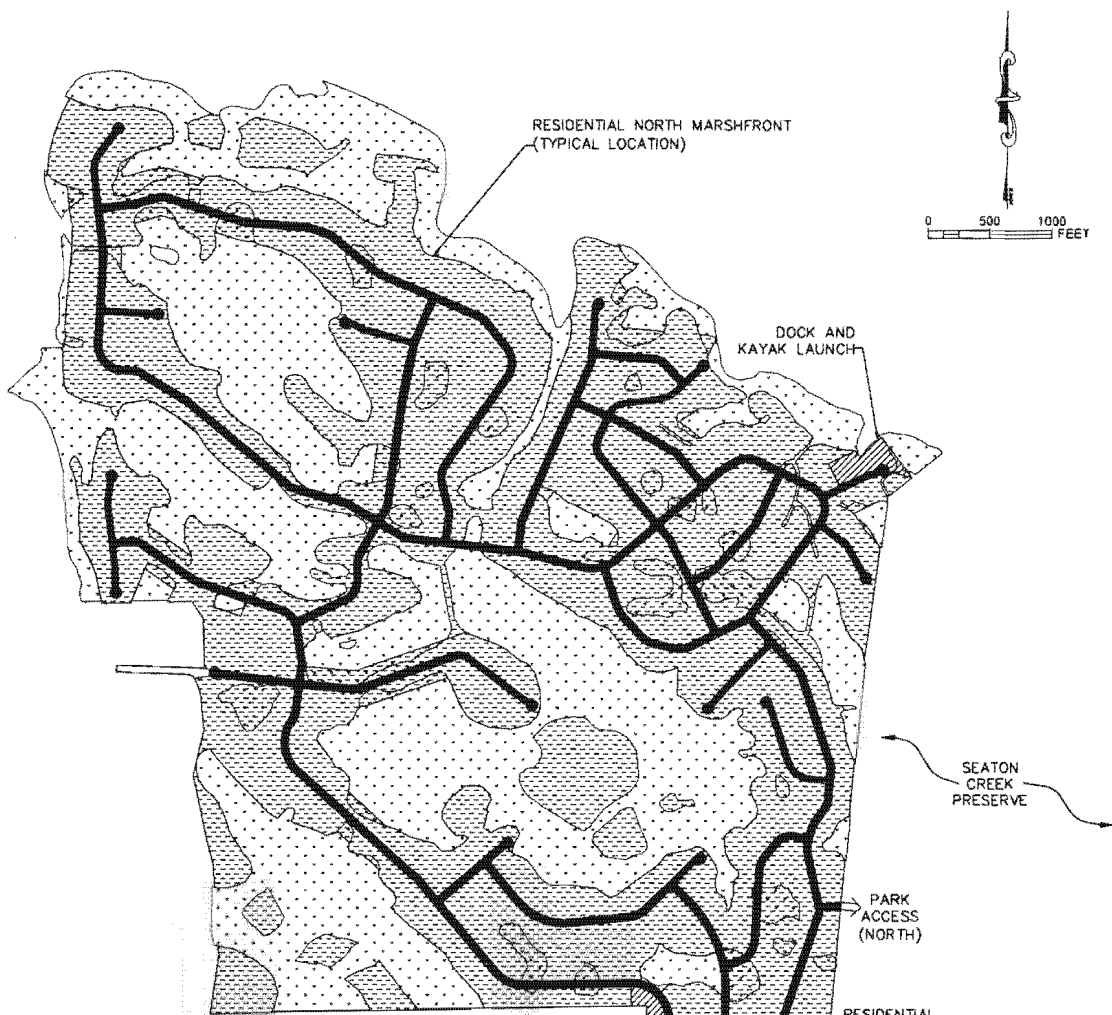
<http://maps.coj.net/hydrantproximity>; Fire Station and Hydrant Proximity Map

<http://maps.coj.net> Flood Zones and Evacuation Zone Maps for Referenced Parcels 019609-0000; 019576-0000; 019577-0050; 019577-0100; 019577-200; and 019600-0060

www.leg.state.fl.us/ Florida Statute 163.3178, section 1 (h), definition of Coastal High Hazard Area

Division of Emergency Preparedness letter of October 14, 2008; Re: Impact of Semi-Annual Land Use |
Amendment for Arnold Road West of Pecan Park Road





USE	ACREAGE	% OF TOTAL LANDS	MAX DENSITY
SINGLE FAMILY RESIDENTIAL (INCLUDES PORTIONS OF ACTIVE OPEN SPACE)	645±	49%	MAX GROSS DENSITY 1 UNIT/ACRE OVERALL, 1200 UNITS TOTAL
ACTIVE OPEN SPACE	MIN 150 SQ FT PER DWELLING UNIT	INCLUDED IN RESIDENTIAL ACREAGE	N/A
PASSIVE OPEN SPACE	570±	43%	N/A
PUBLIC AND PRIVATE RIGHTS-OF-WAY	104±	8%	N/A
MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES AT GROUND LEVEL	N/A	50% OF DEVELOPED LOTS; OVERALL PROJECT IS LESS THAN ONE PRIMARY RESIDENTIAL UNIT PER GROSS ACRE	N/A
TOTAL	1,311.05		

LEGEND:

-  RECREATION
-  RESIDENTIAL
-  WETLANDS

NOTE:

WETLAND LINES ARE APPROXIMATE AND SUBJECT TO CHANGE. LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE.

**WRIGHT-BHK, PUD
RESIDENTIAL**

JUNE 30, 2014

SOUTHWEST TRACT
INCLUDES AMENITY CENTER
(EXACT LOCATION TO BE
DETERMINED DURING DESIGN)



WEST & COMPANY, LLC
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

1548 THE GREENS WAY, SUITE 5
JACKSONVILLE BEACH, FLORIDA 32250
PHONE: (904) 477-2391

FIRE STATION AND

Go

Measurement

Legend

Layers

Basemap



Larrie Rd

Arnold Rd

Fire Hydrant (1 of 17)

Hydrant #: 126020

Address: 2199 BARNSTORMER RD

[Zoom to](#)

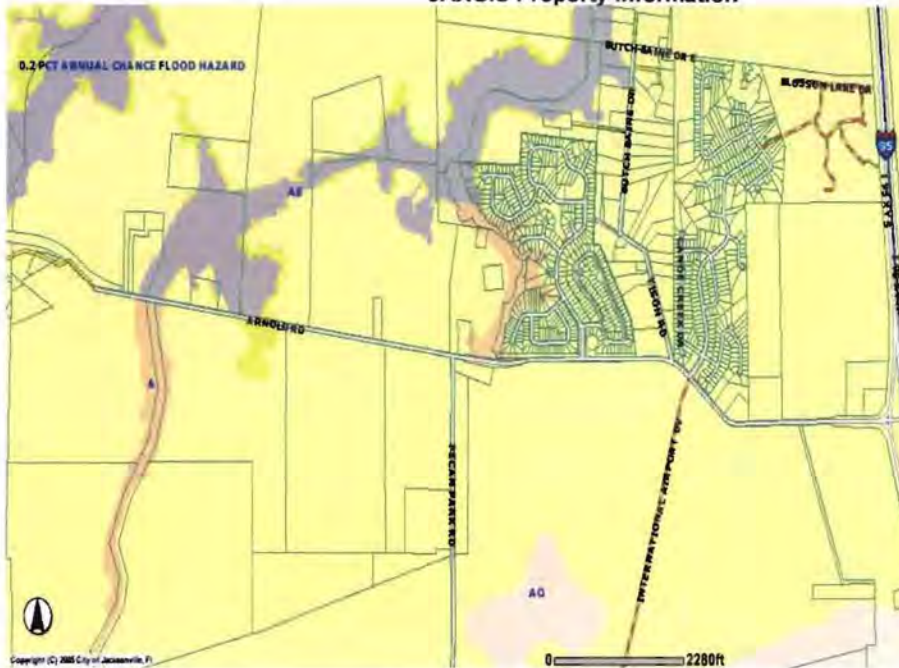
Jacksonville
Int'l



Esri, HERE, DeLorme, USGS,

WRIGHT.BHK PUD FIRE STATION AND HYDRANT PROXIMITY MAP

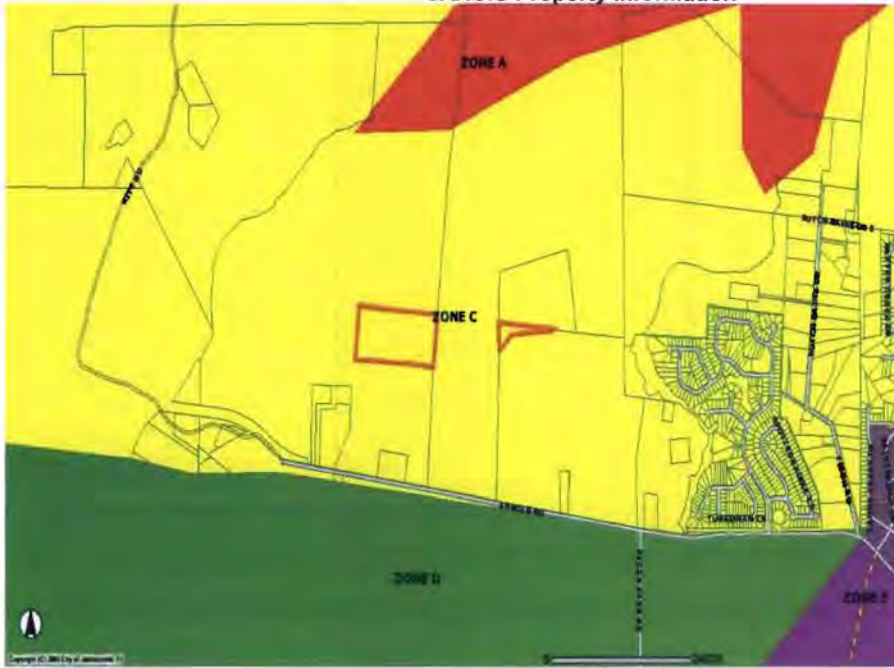
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite Zone	JEDC Zone
019600 0060	WRIGHT WILLIAM G	0 PECAN PARK RD JACKSONVILLE 32218	100	25.6	1339700727	6202	42-1N-26E 25.60 CHARLES SETON GRANT PT RECD O/R 13397-727 BEING	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE	Not in AshSite Zone	Not in Enterpr Zone

WRIGHT.BHK PD FLOOD ZONE

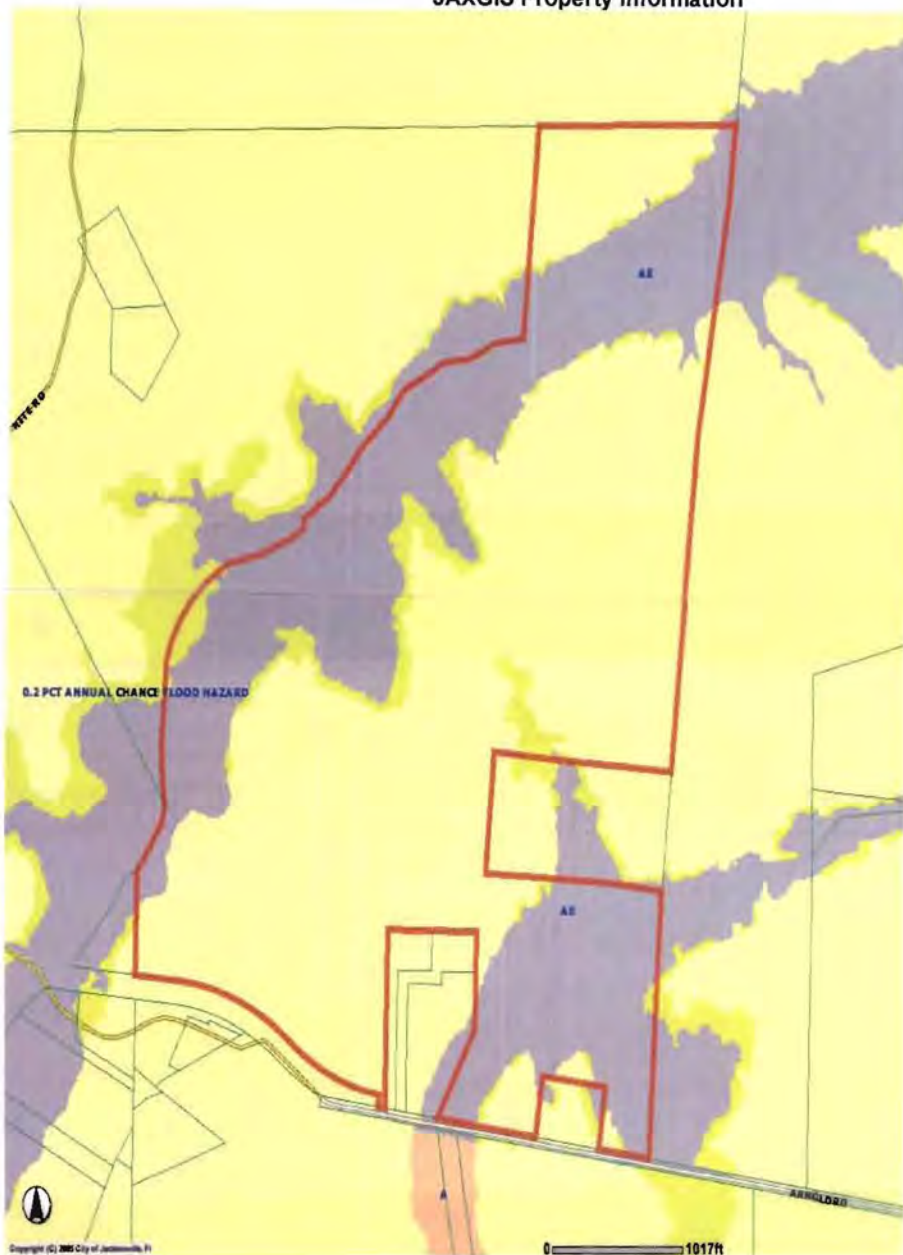
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite Zone	JEDC Zone
019600 0060	WRIGHT WILLIAM G	0 PECAN PARK RD JACKSONVILLE 32218	100	25.6	1339700727	6202	42-1N-26E 25.60 CHARLES SETON GRANT PT RECD Q/R 13397-727 BEING	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE	Not in AshSite Zone	Not in Enterpri Zone

WRIGHT.BHK PUD.EVAC ZONE

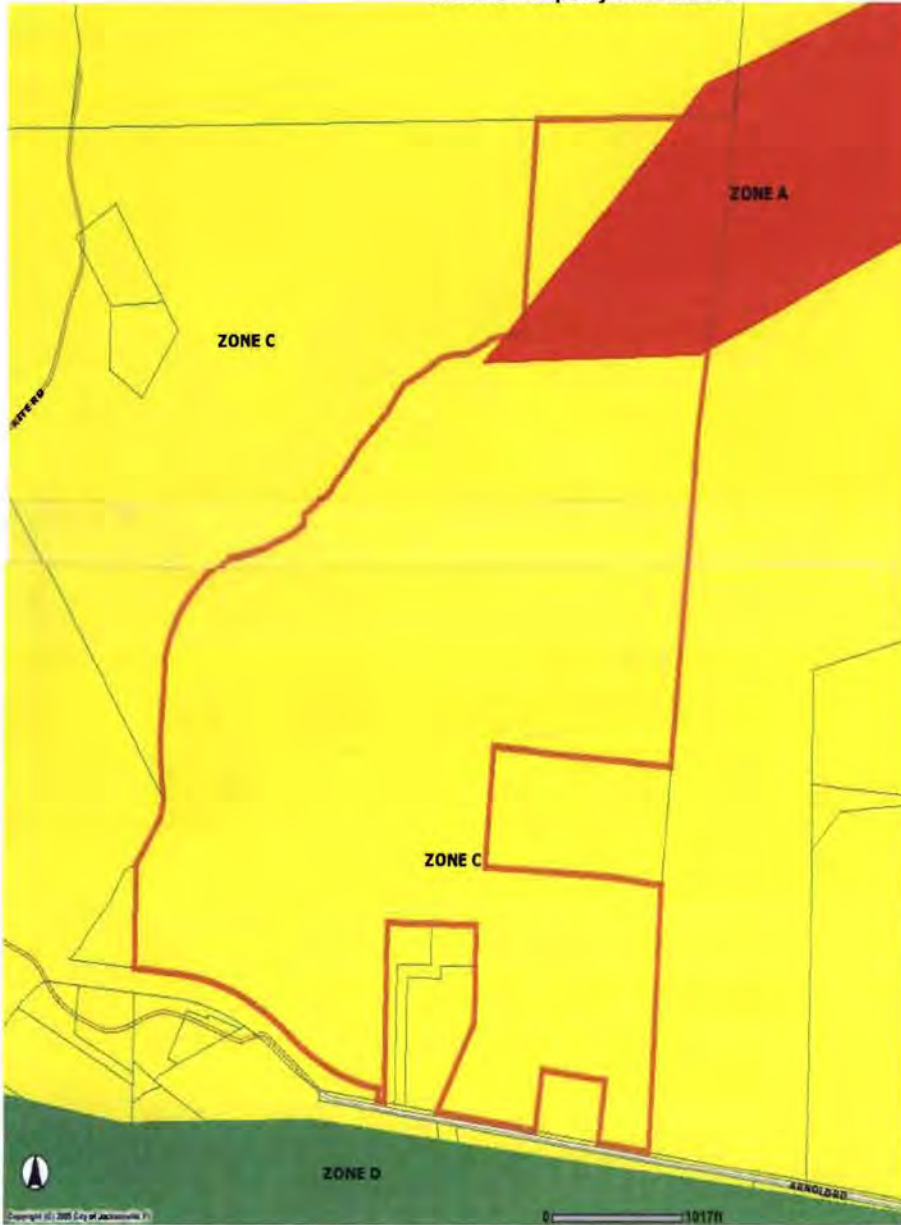
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone
019576 0000	WRIGHT WILLIAM G	0 ARNOLD RD JACKSONVILLE 32218	100	373.21	1382802429	6202	1-40 39-1N-26E 349 64 TISONS S/D PT CHARLES SETON GRANTS PT LOT 2,3,4 RECD O/R 13397-727	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE FLOODWAY

WRIGHT.BHK PUD.FLOOD AND FLODWAY ZONE

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone
019576 0000	WRIGHT WILLIAM G	0 ARNOLD RD JACKSONVILLE 32218	100	373.21	1382802429	6202	1-40 39-1N-26E 349.64 TISON'S S/D PT CHARLES SETON GRANTS PT LOT 2,3,4 RECD O/R 13397-727	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE FLOODWAY

WRIGHT.BHK PUD.EVAC ZONE A AND C

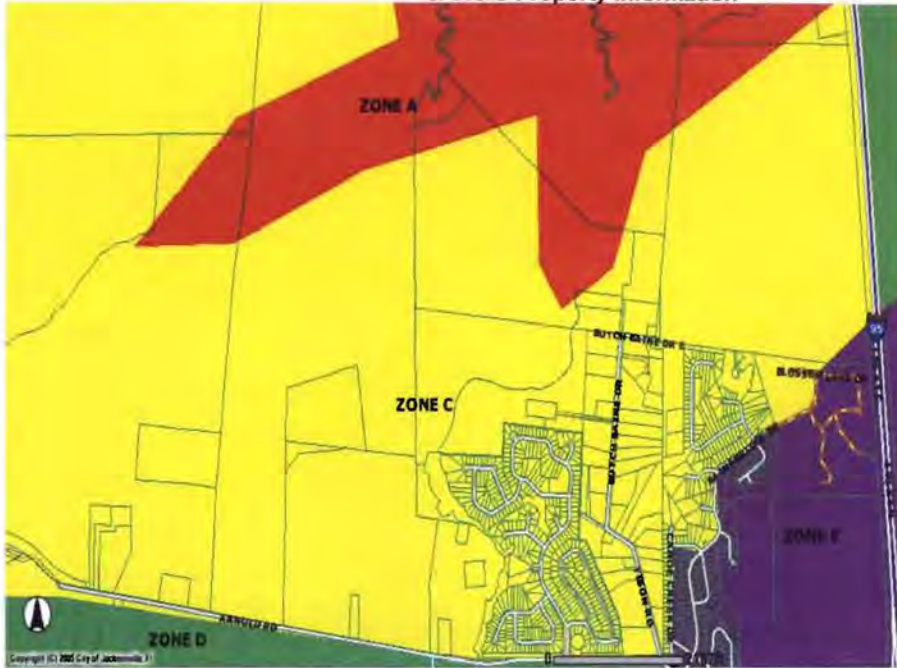
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite
019609 0000	WRIGHT WILLIAM G	0 LANNIE RD JACKSONVILLE 32218	100	919.05	1585800876	6135	6-70 39-1N-26E 919.05 D O OGILVIE ESTATE S/D PT LOT 5,PT CHARLES SETON	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE AE FLOODWAY	Not in AshSite Zone

WRIGHT.BHK PD FLOOD ZONE.FLOODWAY

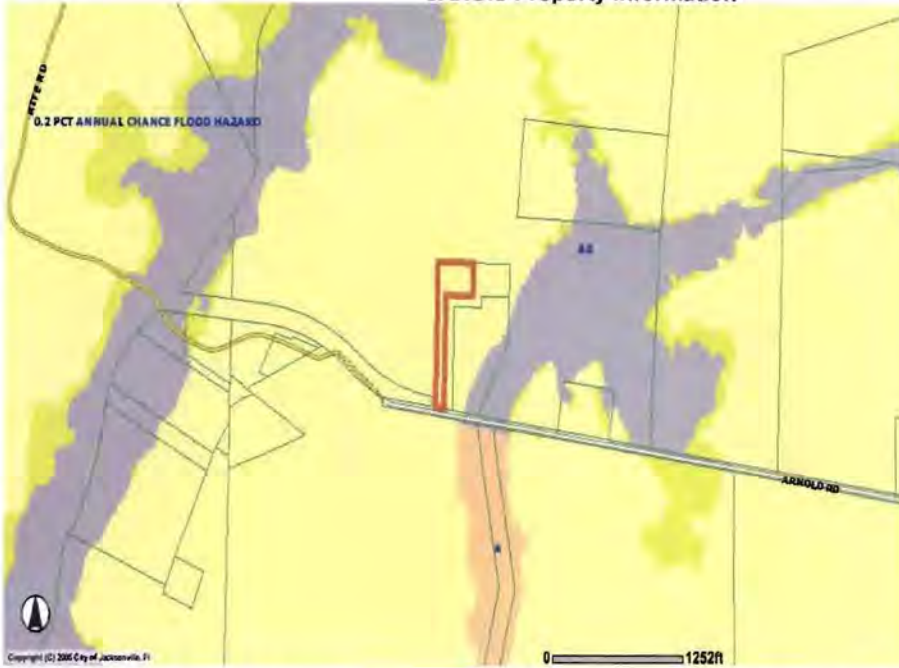
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite
019609 0000	WRIGHT WILLIAM G	0 LANNIE RD JACKSONVILLE 32218	100	919.05	1585800876	6135	6-70 39-1N-26E 919.05 D O OGILVIE ESTATE S/D PT LOT 5, PT CHARLES SETON	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE AE FLOODWAY	Not in AshSite Zone

WRIGHT.BHK PUD.EVAC ZONE A AND C

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	C/H Zo
019577 0200	GRICE JAMES M JR	2595 ARNOLD RD JACKSONVILLE 32218	100	3.5	0903300601	6211	1-150 39-1N-26E 3.5 TISON S/D PT SETON GRANT PT LOT 3 RECD O/R 9033- 601,603	NA	Not in AshSite Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist: 6	NA	NA	JL/ He (1)

WRIGHT.BHK PUD.NO FLOOD ZONE

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Ci Ht Zo
019577 0200	GRICE JAMES M JR	2595 ARNOLD RD JACKSONVILLE 32218	100	3.5	0903300601	6211	1-150 39-1N-26E 3.5 TISON S/D PT SETON GRANT PT LOT 3 RECD O/R 9033- 601.603	NA	Not in AshSite Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist: 6	NA	NA	JU/ He (1)

WRIGHT.BHK PUD.EVAC ZONE C

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Ci HI Zc
019577 0100	WRIGHT WILLIAM G	2593 ARNOLD RD JACKSONVILLE 32218	100	4.04	1673800355	6211	1-150 39-1N-26E 4.05 TISON S/D PT SETON GRANT PT LOT 3 RECD O/R 6894-305 EX PT RECD	NA	Not in AshSite Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist: 6	NA	NA	Ji/ He (1:

WRIGHT.BHK PUD.NO FLOOD ZONE

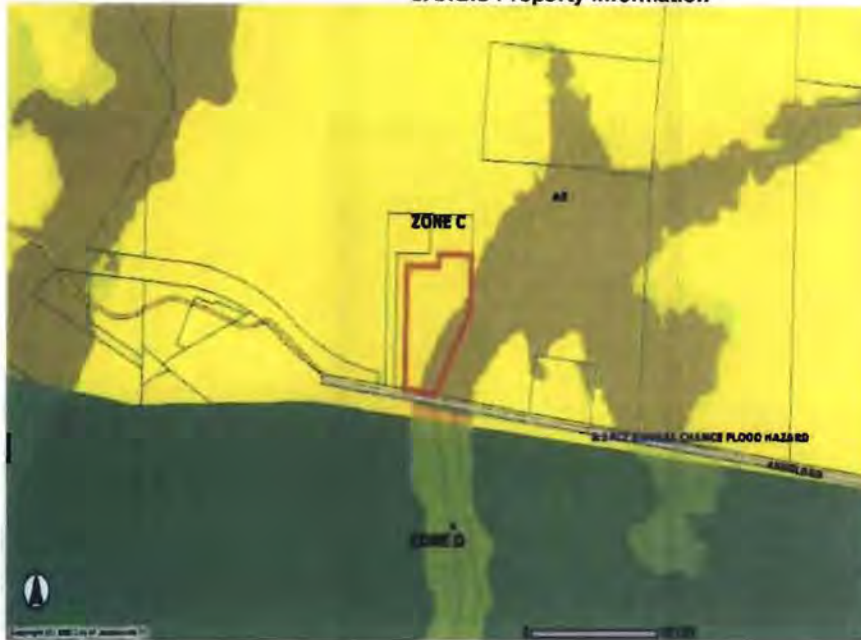
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JEDC Zone	Evacuation Zone	CPAC	Noise Zone	APZ	Ci Hl Zc
019577 0100	WRIGHT WILLIAM G	2593 ARNOLD RD JACKSONVILLE 32218	100	4.04	1673800355	6211	1-150 39-1N-26E 4.05 TISON S/D PT SETON GRANT PT LOT 3 RECD O/R 6894-305 (EX PT RECD	NA	Not in AshSite Zone	Not in Enterprise Zone	ZONE C	N/A / Planning Dist: 6	NA	NA	JL/ He (1:

WRIGHT.BHK PUD.EVAC ZONE

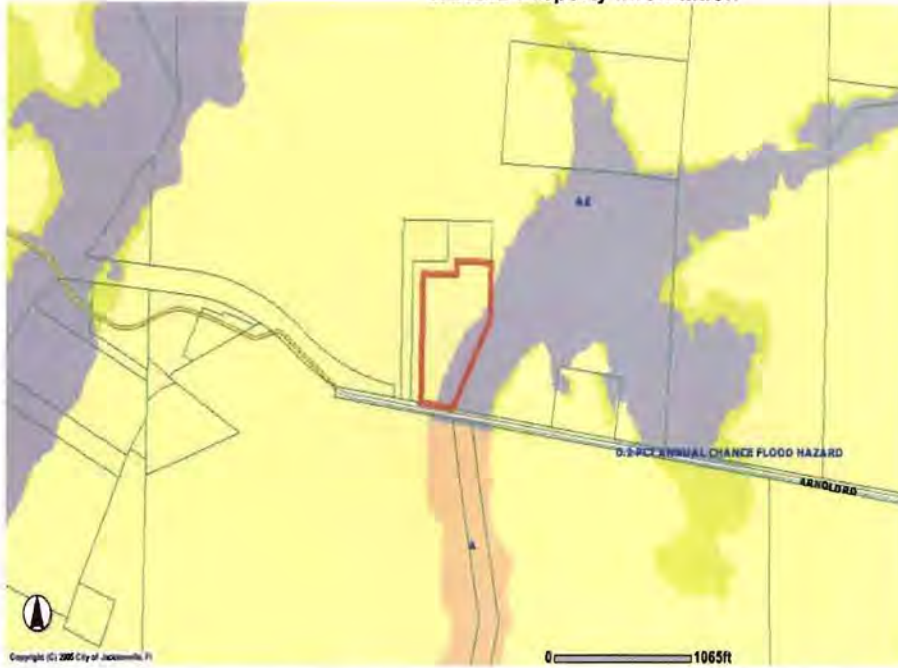
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JED Zone
019577 0050	WRIGHT WILLIAM G	2591 ARNOLD RD JACKSONVILLE 32218	24500	8.5	0689601322	6211	1-150 39-1N-26E TISON S/D PT SETON GRANT PT LOT 3 RECD O/R 6696-1322(EX PT	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE	Not in AshSite Zone	Not i Ente Zone

WRIGHT.BHK PUD.EVAC ZONE C

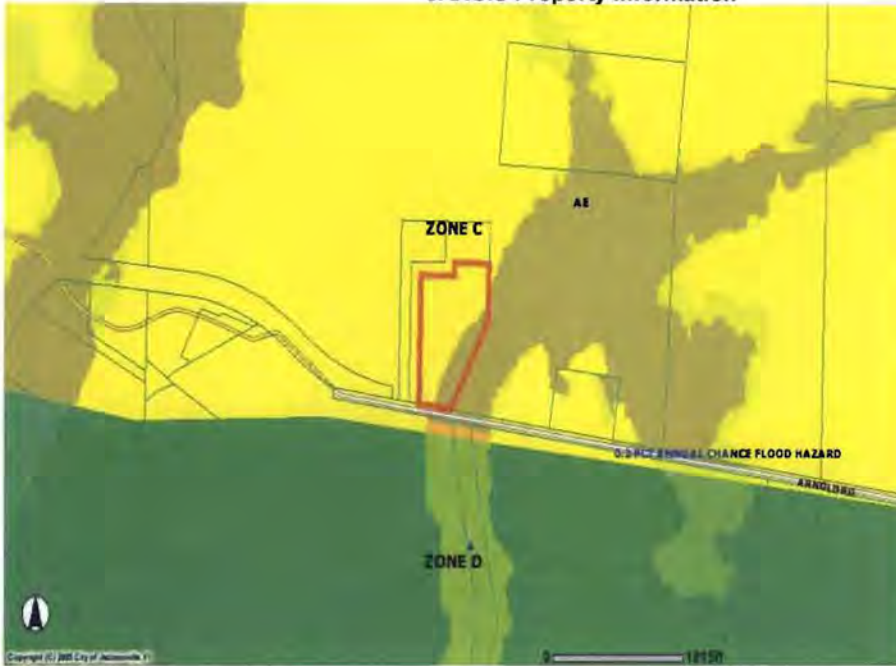
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JED Zone
019577 0050	WRIGHT WILLIAM G	2591 ARNOLD RD JACKSONVILLE 32218	24500	8.5	0669601322	6211	1-150 39-1N- 26E 7.150 TISON S/D PT SETON GRANT PT LOT 3 RECD O/R 6696- 1322/EX PT	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE	Not in AshSite Zone	Not i Ente Zone

WRIGHT.BHK PD FLOOD ZONE

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite	JED Zone
019577 0050	WRIGHT WILLIAM G	2591 ARNOLD RD JACKSONVILLE 32218	24500	8.5	0669601322	6211	1-150 39-1N-26E 7.150 TISON S/D PT SETON GRANT PT LOT 3 RECD O/R 6696-1322(EX PT	0.2 PCT ANNUAL CHANCE FLOOD HAZARD AE	Not in AshSite Zone	Not i Ente Zone

WRIGHT.BHK PUD.EVAC ZONE C

Select Year: 2014 ▼ Go

The 2014 Florida Statutes

[Title XI](#) [Chapter 163](#) [View Entire Chapter](#)
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS INTERGOVERNMENTAL PROGRAMS

163.3178 Coastal management.—

(1) The Legislature recognizes there is significant interest in the resources of the coastal zone of the state. Further, the Legislature recognizes that, in the event of a natural disaster, the state may provide financial assistance to local governments for the reconstruction of roads, sewer systems, and other public facilities. Therefore, it is the intent of the Legislature that local government comprehensive plans restrict development activities where such activities would damage or destroy coastal resources, and that such plans protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.

(2) Each coastal management element required by s. [163.3177\(6\)\(g\)](#) shall be based on studies, surveys, and data; be consistent with coastal resource plans prepared and adopted pursuant to general or special law; and contain:

(a) A land use and inventory map of existing coastal uses, wildlife habitat, wetland and other vegetative communities, undeveloped areas, areas subject to coastal flooding, public access routes to beach and shore resources, historic preservation areas, and other areas of special concern to local government.

(b) An analysis of the environmental, socioeconomic, and fiscal impact of development and redevelopment proposed in the future land use plan, with required infrastructure to support this development or redevelopment, on the natural and historical resources of the coast and the plans and principles to be used to control development and redevelopment to eliminate or mitigate the adverse impacts on coastal wetlands; living marine resources; barrier islands, including beach and dune systems; unique wildlife habitat; historical and archaeological sites; and other fragile coastal resources.

(c) An analysis of the effects of existing drainage systems and the impact of point source and nonpoint source pollution on estuarine water quality and the plans and principles, including existing state and regional regulatory programs, which shall be used to maintain or upgrade water quality while maintaining sufficient quantities of water flow.

(d) A component which outlines principles for hazard mitigation and protection of human life against the effects of natural disaster, including population evacuation, which take into consideration the capability to safely evacuate the density of coastal population proposed in the future land use plan element in the event of an impending natural disaster. The Division of Emergency Management shall manage the update of the regional hurricane evacuation studies, ensure such studies are done in a consistent manner, and ensure that the methodology used for modeling storm surge is that used by the National Hurricane Center.

(e) A component which outlines principles for protecting existing beach and dune systems from human-induced erosion and for restoring altered beach and dune systems.

(f) A redevelopment component which outlines the principles which shall be used to eliminate inappropriate and unsafe development in the coastal areas when opportunities arise.

(g) A shoreline use component that identifies public access to beach and shoreline areas and addresses

the need for water-dependent and water-related facilities, including marinas, along shoreline areas. Such component must include the strategies that will be used to preserve recreational and commercial working waterfronts as defined in s. [342.07](#).

(h) Designation of coastal high-hazard areas and the criteria for mitigation for a comprehensive plan amendment in a coastal high-hazard area as defined in subsection (8). The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Application of mitigation and the application of development and redevelopment policies, pursuant to s. [380.27\(2\)](#), and any rules adopted thereunder, shall be at the discretion of local government.

(i) A component which outlines principles for providing that financial assurances are made that required public facilities will be in place to meet the demand imposed by the completed development or redevelopment. Such public facilities will be scheduled for phased completion to coincide with demands generated by the development or redevelopment.

(j) An identification of regulatory and management techniques that the local government plans to adopt or has adopted in order to mitigate the threat to human life and to control proposed development and redevelopment in order to protect the coastal environment and give consideration to cumulative impacts.

(k) A component which includes the comprehensive master plan prepared by each deepwater port listed in s. [311.09\(1\)](#), which addresses existing port facilities and any proposed expansions, and which adequately addresses the applicable requirements of paragraphs (a)-(k) for areas within the port and proposed expansion areas. Such component shall be submitted to the appropriate local government at least 6 months prior to the due date of the local plan and shall be integrated with, and shall meet all criteria specified in, the coastal management element. "The appropriate local government" means the municipality having the responsibility for the area in which the deepwater port lies, except that where no municipality has responsibility, where a municipality and a county each have responsibility, or where two or more municipalities each have responsibility for the area in which the deepwater port lies, "the appropriate local government" means the county which has responsibility for the area in which the deepwater port lies. Failure by a deepwater port which is not part of a local government to submit its component to the appropriate local government shall not result in a local government being subject to sanctions pursuant to ss. [163.3167](#) and [163.3184](#). However, a deepwater port which is not part of a local government shall be subject to sanctions pursuant to s. [163.3184](#).

(3) Expansions to port harbors, spoil disposal sites, navigation channels, turning basins, harbor berths, and other related inwater harbor facilities of ports listed in s. [403.021\(9\)](#); port transportation facilities and projects listed in s. [311.07\(3\)\(b\)](#); intermodal transportation facilities identified pursuant to s. [311.09\(3\)](#); and facilities determined by the state land planning agency and applicable general-purpose local government to be port-related industrial or commercial projects located within 3 miles of or in a port master plan area which rely upon the use of port and intermodal transportation facilities may not be designated as developments of regional impact if such expansions, projects, or facilities are consistent with comprehensive master plans that are in compliance with this section.

(4) Improvements and maintenance of federal and state highways that have been approved as part of a plan approved pursuant to s. [380.045](#) or s. [380.05](#) shall be exempt from the provisions of s. [380.27\(2\)](#).

(5) The appropriate dispute resolution process provided under s. [186.509](#) must be used to reconcile inconsistencies between port master plans and local comprehensive plans. In recognition of the state's commitment to deepwater ports, the state comprehensive plan must include goals, objectives, and policies that establish a statewide strategy for enhancement of existing deepwater ports, ensuring that priority is given to water-dependent land uses. As an incentive for promoting plan consistency, port facilities as defined in s. [315.02\(6\)](#) on lands owned or controlled by a deepwater port as defined in s. [311.09\(1\)](#), as of the

effective date of this act shall not be subject to development-of-regional-impact review provided the port either successfully completes an alternative comprehensive development agreement with a local government pursuant to ss. 163.3220-163.3243 or successfully enters into a development agreement with the state land planning agency and applicable local government pursuant to s. 380.032 or, where the port is a department of a local government, successfully enters into a development agreement with the state land planning agency pursuant to s. 380.032. Port facilities as defined in s. 315.02(6) on lands not owned or controlled by a deepwater port as defined in s. 311.09(1) as of the effective date of this act shall not be subject to development-of-regional-impact review provided the port successfully enters into a development agreement with the state land planning agency and applicable local government pursuant to s. 380.032 or, where the port is a department of a local government, successfully enters into a development agreement with the state land planning agency pursuant to s. 380.032.

(6) Each port listed in s. 311.09(1) and each local government in the coastal area which has spoil disposal responsibilities shall provide for or identify disposal sites for dredged materials in the future land use and port elements of the local comprehensive plan as needed to assure proper long-term management of material dredged from navigation channels, sufficient long-range disposal capacity, environmental sensitivity and compatibility, and reasonable cost and transportation. The disposal site selection criteria shall be developed in consultation with navigation and inlet districts and other appropriate state and federal agencies and the public. For areas owned or controlled by ports listed in s. 311.09(1) and proposed port expansion areas, compliance with the provisions of this subsection shall be achieved through comprehensive master plans prepared by each port and integrated with the appropriate local plan pursuant to paragraph (2)(k).

(7) Each county shall establish a county-based process for identifying and prioritizing coastal properties so they may be acquired as part of the state's land acquisition programs. This process must include the establishment of criteria for prioritizing coastal acquisitions which, in addition to recognizing pristine coastal properties and coastal properties of significant or important environmental sensitivity, recognize hazard mitigation, beach access, beach management, urban recreation, and other policies necessary for effective coastal management.

(8)(a) A proposed comprehensive plan amendment shall be found in compliance with state coastal high-hazard provisions if:

1. The adopted level of service for out-of-county hurricane evacuation is maintained for a category 5 storm event as measured on the Saffir-Simpson scale; or
2. A 12-hour evacuation time to shelter is maintained for a category 5 storm event as measured on the Saffir-Simpson scale and shelter space reasonably expected to accommodate the residents of the development contemplated by a proposed comprehensive plan amendment is available; or
3. Appropriate mitigation is provided that will satisfy subparagraph 1. or subparagraph 2. Appropriate mitigation shall include, without limitation, payment of money, contribution of land, and construction of hurricane shelters and transportation facilities. Required mitigation may not exceed the amount required for a developer to accommodate impacts reasonably attributable to development. A local government and a developer shall enter into a binding agreement to memorialize the mitigation plan.

(b) For those local governments that have not established a level of service for out-of-county hurricane evacuation by July 1, 2008, by following the process in paragraph (a), the level of service shall be no greater than 16 hours for a category 5 storm event as measured on the Saffir-Simpson scale.

(c) This subsection shall become effective immediately and shall apply to all local governments. No later than July 1, 2008, local governments shall amend their future land use map and coastal management element to include the new definition of coastal high-hazard area and to depict the coastal high-hazard area on the future land use map.

History.—s. 7, ch. 85-55; s. 8, ch. 86-191; s. 24, ch. 87-224; s. 7, ch. 93-206; s. 899, ch. 95-147; s. 11, ch. 96-320; s. 65, ch.

99-251; s. 2, ch. 2005-157; s. 2, ch. 2006-68; s. 4, ch. 2009-85; s. 44, ch. 2010-102; s. 14, ch. 2011-139; ss. 7, 80, ch. 2012-96; s. 6, ch. 2012-99.

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FIRE & RESCUE DEPARTMENT



October 14, 2008

Ms. Helena Parola, Planner
Comprehensive Planning Section; PDD
128 East Forsyth Street, Suite 700
Florida Theatre Building
Jacksonville, FL 32202

RE: Requested Review of Impact of Semi-annual Land Use Amendment requested for Arnold Road West of Pecan Park Road

Dear Ms. Parola:

The Emergency Preparedness Division and the Jacksonville Fire and Rescue Department have reviewed the proposed zoning amendment for the 17.60 acres of property located on Arnold Road, west of Pecan Park Road, and have the following comments:

Property 019571-0000, 019575-0100 and 019609-0000

This request for amendment to change a land use classification on the Future Land Use Map Series. The purpose is to accommodate the proposed development of commercial/ retail, hotel, golf course, and residential uses. Silviculture uses on property are to continue until development is proposed during the PUD application process.

Parcel 019571-0000:

This parcel consists of 229.743 acres. The northern half of the parcel is in the Coastal High Hazard Area (CHHA), also known as the Category 1 evacuation/storm surge zone. The southern half of the parcel is in a Category 5 evacuation/storm surge zone¹. The northern side of the parcel is in an AE special hazard flood zone, also known as the 100-year floodplain. The southern side of the parcel is in an "X" zone, bisected by a ribbon of A/AE special flood hazard area.² Planned Unit Development (PUD) zoning is consistent with the flooding hazards of the area outside of the Coastal High Hazard Area (CHHA). **According to the maps furnished by the Planning and Development Department, the area proposed for the commercial, retail, golf course and residential uses are not proposed within the CHHA, adjacent to the project area.** As presented, this proposed change will not increase density in the CHHA, which is defined as the Category 1 storm surge zone.

The impact of placing infrastructure within the Special Flood Hazard Area should be mitigated through design and construction techniques appropriate to the hazards of the area.

Continued on pg. 2



FIRE & RESCUE DEPARTMENT



RE: **Requested Review of Impact of Semi-annual Land Use Amendment requested for Arnold Road West of Pecan Park Road – pg. 2**

Parcel 019575-0100:

This parcel consists of 590.928 acres. The upper northern portion of the parcel is in the CHHA, also known as the Category 1 evacuation/storm surge zone. The northwestern portion is in a Category 3 evacuation/storm surge zone. The southern half of the parcel is in a Category 5 evacuation/storm surge zone and the southwestern portion of the parcel is a Category 4 evacuation/storm surge zone¹. The northern boundary of the parcel is in an AE and X5 special hazard flood zone, also known as the 100-year floodplain. The southern side of the parcel is in an "X" zone, with islands of A and AO zones interspersing the parcel.² Planned Unit Development (PUD) zoning is consistent with the flooding hazards of the area outside of the CHHA. **According to the maps furnished by the Planning and Development Department, the area proposed for the commercial, retail, golf course and residential uses are not proposed within the CHHA, adjacent to the project area.** As presented, this proposed change will not increase density in the CHHA, which is defined as the Category 1 storm surge zone.

The impact of placing infrastructure within the Special Flood Hazard Area should be mitigated through design and construction techniques appropriate to the hazards of the area.

Parcel 019609-0000:

This parcel consists of 919.049 acres. The upper northern portion of the parcel is in the CHHA, also known as the Category 1 evacuation/storm surge zone. The northwestern portion is in a Category 3 evacuation/storm surge zone. The southern half of the parcel is in a Category 5 evacuation/storm surge zone¹. The northern portion of the parcel is in an AE and X5 special hazard flood zone, also known as the 100-year floodplain. The southern side of the parcel is primarily in an "X" zone, with islands of A and AO zones interspersing the parcel.² Planned Unit Development (PUD) zoning is consistent with the flooding hazards of the area outside of the CHHA. **According to the maps furnished by the Planning and Development Department, the area proposed for the commercial, retail, golf course and residential uses are not proposed within the CHHA, adjacent to the project area.** As presented, this proposed change will not increase density in the Coastal High Hazard Area (CHHA), which is defined as the Category 1 storm surge zone.

The impact of placing infrastructure within the Special Flood Hazard Area should be mitigated through design and construction techniques appropriate to the hazards of the area.

Continued on page 3



FIRE & RESCUE DEPARTMENT



Requested Review of Impact of Semi-annual Land Use Amendment requested for Arnold Road West of Pecan Park Road – pg. 3

Department of Fire and Rescue:

Fire and Rescue Services:

The Jacksonville Fire and Rescue Department has reviewed the scope of development proposed through the Land Use Amendment Process. The proposed density of the development will impact the provision of fire and rescue services to the area. Currently three fire stations serve the vicinity of the proposed development through Fire Stations 34, 16 and 35. The response time to residents and businesses in the proposed development area may take as long as 8 to 14 minutes depending what location within the development originates the call for services. Response time in that area will be reduced at such time when proposed Fire Station 47 is constructed in the vicinity of Lannie Road and Lem Turner Road. There is no timetable for a construction start date at this time.

If there are any questions regarding these comments please contact our office at 904-630-2472.

Sincerely,

A handwritten signature in black ink, appearing to read "Martin Senterfitt", is written over a light blue circular stamp.

Martin Senterfitt, Division Chief
Emergency Preparedness Division

1. 1998 Storm Surge Atlas, Vol. 2, Duval County, NEFRG; Plate 4
2. City of Jacksonville GIS; www.coj.net

MS/lad



Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # N/A Staff Sign-Off/Date N/A / N/A

Filing Date N/A Number of Signs to Post N/A

Hearing Dates:

1st City Council N/A Planning Commission N/A

Land Use & Zoning N/A 2nd City Council N/A

Neighborhood Association EDEN GROUP

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 664 Application Status FILED COMPLETE

Date Started 06/30/2014 Date Submitted 06/30/2014

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				
Map				
Map				
Map				

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

PLEASE SEE ATTACHED WRITTEN DESCRIPTION.

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**
1311.05 Acres @ \$10.00 /acre: \$13,120.00
- 3) Plus Notification Costs Per Addressee**
33 Notifications @ \$7.00 /each: \$231.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$15,000.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

PUD LEGAL DESCRIPTION

Wright - BHK PUD

6/30/14

PARCEL A:

A PORTION OF LOTS 2, 3 AND 4 AND A PORTION OF TWO UNNUMBERED LOTS, SUBDIVISION OF PART OF THE TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 150 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, LYING IN AND BEING A PORTION OF SECTION 39, CHARLES SETON GRANT, AND A PORTION OF SECTION 42, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PECAN PARK ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 81°39'27" WEST, ALONG SAID CENTERLINE OF ARNOLD ROAD, 3786.44 FEET TO THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12700, PAGE 746 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 03°21'01" EAST, ALONG LAST SAID LINE, 33.13 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ARNOLD ROAD AND THE POINT OF BEGINNING; THENCE NORTH 81°39'27" WEST, ALONG LAST SAID LINE, 424.03 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8427, PAGE 2182 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 08°20'33" EAST, ALONG LAST SAID LINE, 361.50 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 81°39'27" WEST, ALONG LAST SAID LINE, 482.00 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 08°20'33" WEST, ALONG LAST SAID LINE, 361.50 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD; THENCE NORTH 81°39'27" WEST, ALONG LAST SAID LINE, 804.18 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2675.00 FEET, AN ARC DISTANCE OF 557.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°50'16" WEST, 556.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°52'06" WEST, 704.53 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2825.00 FEET, AN ARC DISTANCE OF 598.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°56'14" WEST, 597.36 FEET TO ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1600.00 FEET, AN ARC DISTANCE OF 303.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°45'11" WEST, 303.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°10'58" WEST, 339.20 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL

RECORDS 7530, PAGE 30 OF SAID CURRENT PUBLIC RECORDS, SAID POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE NORTHERLY, ALONG SAID WESTERLY LINE OF OFFICIAL RECORDS 12700, PAGE 746, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 03°21'01" EAST, 1608.28 FEET; COURSE NO. 2: NORTH 05°46'20" EAST, 2821.59 FEET; COURSE NO. 3: NORTH 09°27'20" EAST, 1430.00 FEET; COURSE NO. 4: NORTH 05°41'50" EAST, 488.57 FEET; THENCE SOUTH 89°32'33" WEST, 1485.85 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8536, PAGE 91 OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE WEST LINE OF SAID SECTION 42; THENCE SOUTH 06°08'32" WEST, ALONG LAST SAID LINE, 1360 FEET, MORE OR LESS, TO THE CENTERLINE OF HOUSTON CREEK; THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHERLY, SOUTHEASTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF HOUSTON CREEK, A DISTANCE OF 6065 FEET, MORE OR LESS, TO THE AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7530, PAGE 30 OF SAID CURRENT PUBLIC RECORDS, SAID POINT LYING NORTH 00°15'58" EAST, 875 FEET, MORE OR LESS, FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 00°15'58" WEST, ALONG LAST SAID LINE, 875 FEET, MORE OR LESS, TO SAID REFERENCE POINT "A", AND TO CLOSE.

CONTAINING 392 ACRES, MORE OR LESS.

TOGETHER WITH: PARCEL "D1"

A PORTION OF SECTION 42, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND A PORTION OF SECTIONS 37 AND 38, CHARLES SETON GRANT, AND SECTION 46, MARY SMITH GRANT, TOWNSHIP 2 NORTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PECAN PARK ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 81°39'27" WEST, ALONG SAID CENTERLINE OF ARNOLD ROAD, 3786.44 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12700, PAGE 746, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 03°21'01" EAST, ALONG SAID SOUTHERLY PROLONGATION, AND ALONG LAST SAID LINE, 1641.40 FEET; THENCE NORTH 05°46'20" EAST, ALONG LAST SAID LINE, 2821.59 FEET; THENCE NORTH 09°27'20" EAST, ALONG LAST SAID LINE, 1430.00 FEET; THENCE NORTH 05°41'50" EAST, ALONG LAST SAID LINE, 488.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 05°41'50" EAST, ALONG LAST SAID LINE, 2811.43 FEET; THENCE NORTH 08°07'20" EAST, ALONG LAST SAID LINE, 1413.50 FEET TO A POINT HEREAFTER REFERRED TO AS REFERENCE POINT "A"; RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°32'33" WEST, 1485.85 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 7539,

PAGE 308, SAID PUBLIC RECORDS; THENCE NORTH 06°08'32" EAST, ALONG LAST SAID LINE, 4107.55 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 90°00'00" WEST, ALONG LAST SAID LINE AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10744, PAGE 2470, SAID PUBLIC RECORDS, A DISTANCE OF 5315 FEET, MORE OR LESS, TO THE CENTERLINE OF BEAR BRANCH; THENCE NORTHEASTERLY, NORTHERLY, NORTHWESTERLY, WESTERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID BEAR BRANCH, 2020 FEET, MORE OR LESS TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 13397, PAGE 727, SAID PUBLIC RECORDS; THENCE SOUTH 89°21'19" EAST, ALONG LAST SAID LINE, 250 FEET, MORE OR LESS TO THE MARSHES OF SAID BEAR BRANCH; THENCE NORTHERLY, NORTHWESTERLY, NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY, ALONG SAID MARSHES, 3350 FEET, MORE OR LESS, TO THE MARSHES OF THOMAS CREEK; THENCE EASTERLY, SOUTHEASTERLY, NORTHEASTERLY, NORTHERLY, SOUTHERLY AND SOUTHWESTERLY, ALONG SAID MARSHES, 12,760 FEET, MORE OR LESS, TO A POINT LYING NORTH 51°55'26" EAST, 510 FEET MORE OR LESS FROM AFORESAID REFERENCE POINT "A"; THENCE SOUTH 51°55'26" WEST, ALONG AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 12700, PAGE 746, SAID PUBLIC RECORDS, A DISTANCE OF 510 FEET, MORE OR LESS TO SAID REFERENCE POINT "A" AND TO CLOSE.

TOGETHER WITH: PARCEL "D2":

A PORTION SECTIONS 39 AND 42, CHARLES SETON GRANT, TOWNSHIP 1 NORTH, RANGE 26 EAST, AND A PORTION OF SECTION 38, CHARLES SETON GRANT, TOWNSHIP 2 NORTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PECAN PARK ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 81°39'27" WEST, ALONG SAID CENTERLINE OF ARNOLD ROAD, 3786.44 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 12700, PAGE 746, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 03°21'01" EAST, ALONG SAID SOUTHERLY PROLONGATION, AND ALONG LAST SAID LINE, 1641.40 FEET; THENCE NORTH 05°46'20" EAST, ALONG LAST SAID LINE, 2821.59 FEET; THENCE NORTH 09°27'20" EAST, ALONG LAST SAID LINE, 1430.00 FEET; THENCE NORTH 05°41'50" EAST, ALONG LAST SAID LINE, 488.57 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8536, PAGE 91, SAID PUBLIC RECORDS; THENCE SOUTH 89°32'33" WEST, ALONG LAST SAID LINE, 1485.85 FEET TO A WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13397, PAGE 727, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE NORTH 06°08'32" EAST, ALONG LAST SAID LINE, 4107.55 FEET TO A SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13397, PAGE 727, SAID PUBLIC RECORDS, AND A POINT HEREINAFTER REFERRED TO AS

REFERENCE POINT "B"; RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 89°32'33" WEST, ALONG THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 8536, PAGE 91, SAID PUBLIC RECORDS, A DISTANCE OF 3678.48 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10353, PAGE 193, SAID PUBLIC RECORDS; THENCE NORTHERLY AND NORTHWESTERLY, ALONG LAST SAID LINE, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: COURSE NO. 1: NORTH 09°03'38" EAST, 480.37 FEET; COURSE NO. 2: NORTH 12°04'20" WEST, 181.77 FEET; COURSE NO. 3: NORTH 01°17'24" EAST, 302.76 FEET; COURSE NO. 4: NORTH 02°47'46" WEST, 262.93 FEET; COURSE NO. 5: NORTH 15°24'16" WEST, 230.93 FEET; COURSE NO. 6: NORTH 11°14'58" WEST, 532.34 FEET; COURSE NO. 7: NORTH 14°17'42" EAST, 366.22 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 8: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 138.53 FEET, AN ARC DISTANCE OF 49.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°03'54" EAST, 49.21 FEET; COURSE NO. 9: NORTH 06°09'54" WEST, 225.37 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 10: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 347.41 FEET, AN ARC DISTANCE OF 107.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°03'56" WEST, 107.50 FEET; COURSE NO. 11: NORTH 23°57'59" WEST, 64.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 97.13 FEET, AN ARC DISTANCE OF 68.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°03'49" WEST, 66.75 FEET; COURSE NO. 12: NORTH 64°09'40" WEST, 5.78 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 88°02'50" WEST, 658 FEET, MORE OR LESS, TO THE CENTERLINE OF BEAR BRANCH; THENCE NORTHERLY, ALONG SAID CENTERLINE, 66 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10877, PAGE 2116, SAID PUBLIC RECORDS; THENCE SOUTH 88°02'50" EAST, ALONG LAST SAID LINE, 750 FEET, MORE OR LESS, TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 01°57'10" EAST, 400.00 FEET; THENCE NORTH 30°00'03" WEST, ALONG LAST SAID LINE, 176.79 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 88°02'50" WEST, ALONG LAST SAID LINE, 840 FEET, MORE OR LESS TO THE CENTERLINE OF BEAR BRANCH; THENCE NORTHERLY, NORTHWESTERLY, NORTHEASTERLY AND SOUTHWESTERLY, ALONG SAID CENTERLINE OF BEAR BRANCH, 840 FEET, MORE OR LESS, TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 13397, PAGE 727, SAID PUBLIC RECORDS AND A POINT LYING NORTH 90°00'00" WEST, 5315 FEET, MORE OR LESS, FROM AFORESAID REFERENCE POINT "B"; THENCE NORTH 90°00'00" EAST, ALONG LAST SAID LINE, 5315 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B" AND TO CLOSE.

Property Ownership Affidavit

Date: JANUARY 3, 2014

Jacksonville City Council
117 West Duval Street, 4th Floor
Jacksonville, Florida 32202

Jacksonville Planning & Development
Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

To Whom It May Concern:

I, William G. Wright, hereby certify that I am the Owner of the property described in the attached legal description (Exhibit 1), in connection with filing applications for amendment to the comprehensive plan and rezoning, submitted to the Jacksonville Planning & Development Department.


William G. Wright

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 3RD day of JANUARY, 2014, by William G. Wright.


Notary Signature



Personally Known OR Produced Identification
Type of Identification Produced _____

Property Ownership Affidavit
2595 Arnold Road

Date: 1/6/14

Jacksonville City Council
117 West Duval Street, 4th Floor
Jacksonville, Florida 32202

Jacksonville Planning & Development
Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

To Whom It May Concern:

We hereby certify that we are the Owner of the property described in the attached legal description (Exhibit 1), in connection with filing applications for amendment to the comprehensive plan and rezoning, submitted to the Jacksonville Planning & Development Department.

James M. Grice, Jr.
James M. Grice, Jr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of January, 2014, by James M. Grice, Jr.

Joyce L. Shaffer
Notary Signature

Personally Known OR Produced Identification _____
Type of Identification Produced _____



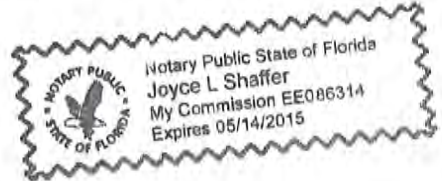
Jaci Owens Grice
Jaci Owens Grice

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of January, 2014, by Jaci Owens Grice.

Joyce L. Shaffer
Notary Signature

Personally Known OR Produced Identification _____
Type of Identification Produced _____



Agent Authorization

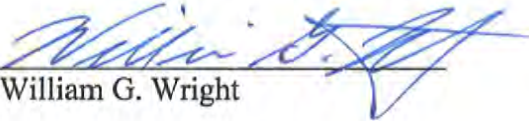
Date: JANUARY 3, 2014

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

Re: Agent Authorization for **Wright Property**

To Whom It May Concern:

You are hereby notified that the undersigned is the owner of property more specifically described in the attached Exhibit 1. I hereby authorize Thomas O. Ingram, Esq. of Akerman LLP to act as agent regarding applications for zoning, amendments to the comprehensive plan, concurrency, and other development-related applications for the above-referenced property. I authorize him to file these applications and such other documents as may be necessary or appropriate for such applications.


William G. Wright

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 3RD day of JANUARY, 2014, by William G. Wright.




Notary Signature

Personally Known OR Produced Identification _____
Type of Identification Produced _____

Agent Authorization

Date: 1/6/14

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

Re: Agent Authorization for **Grice Property, 2595 Arnold Road**

To Whom It May Concern:

You are hereby notified that the undersigned is the owner of property more specifically described in the attached Exhibit 1. We hereby authorize Thomas O. Ingram, Esq. of Akerman LLP to act as agent regarding applications for zoning, amendments to the comprehensive plan, concurrency, and other development-related applications for the above-referenced property. We authorize him to file these applications and such other documents as may be necessary or appropriate for such applications.

James M. Grice, Jr.
James M. Grice, Jr.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of January, 2014, by **James M. Grice, Jr.**

Joyce L. Shaffer
Notary Signature

Personally Known OR Produced Identification
Type of Identification Produced _____



Jaci Owens Grice
Jaci Owens Grice

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 6th day of January, 2014, by **Jaci Owens Grice.**

Joyce L. Shaffer
Notary Signature

Personally Known OR Produced Identification
Type of Identification Produced _____

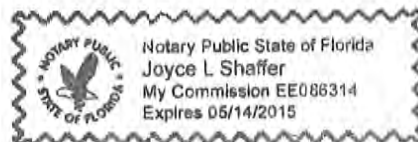


EXHIBIT C

Binding Letter

Date: 1/6/14

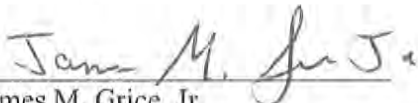
City of Jacksonville
Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: **2595 Arnold Road, Grice Property**

To Whom It May Concern:

You are hereby advised that the undersigned, owner of the above-referenced property, being more particularly described in the attached PUD application, agrees to bind its successors 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. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,


James M. Grice, Jr.

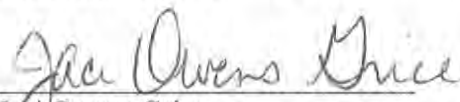

Jaci Owens Grice

EXHIBIT C

Binding Letter

Date: JANUARY 3, 2014

City of Jacksonville
Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Wright Property

To Whom It May Concern:

You are hereby advised that the undersigned, owner of the above-referenced property, being more particularly described in the attached PUD application, agrees to bind its successors 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. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,


William G. Wright

Wright-BHK PUD
Written Description
July 14, 2014

This application is to modify the existing PUD and agricultural zoning for an approximately 1,311 acre parcel located north of Arnold Road, west of Pecan Park Road and east of Lannie Road. An approximately 919 acre tract of this project is currently part of an approved residential PUD known as Palmetto Bay, which was approved in 2009 for 1,499 single family residential units, 200,000 square feet of commercial uses, 500 hotel rooms and 100,000 square feet of office uses. The southerly 392 acre portion of this project is part of a companion land use amendment application to designate it for uses consistent with the Low Density Residential land use category. All of the property is currently in silviculture, with the exception of three homes near Arnold Road.

The proposed zoning consists of single family residential uses and ancillary uses, recreation and open space areas. Such uses provide an appropriate transition between the more intense light industrial uses approved to the west and south, the Nassau River system to the north, and the new parkland to the east known as the Seaton Creek Preserve. The project will have an overall residential density of less than one unit per acre.

This project is located approximately 9 to 11 minutes from River City Marketplace, one of the major retail centers in north Florida. The project is also approximately 20 minutes' drive from downtown Jacksonville,¹ which has an employment base of over 50,000.² Recent investments by the private and public sectors in this area include the JIA North Access Road (new State Road 243), an approximately \$45 Million improvement to extend International Airport Drive northwards from Duval Road to Arnold Road/Pecan Park Road. This new road is in the Florida Department of Transportation work plan for construction in 2016 and 2017³. Together with Pecan Park Road to the east, it will connect this area and I-95 to I-295.

The Wright-BHK project is partially within the JIA Community Redevelopment Area, a 14,245 acre area created to stimulate development and fund infrastructure. The establishment of this Community Redevelopment Area has been a success, with taxable values in 2012 of \$760 Million. Major employers in the area include Coach Leatherware, Biomet Microfixation, Ring Power, and numerous industries related to the Jacksonville International Airport. Tax increment revenues from this Community Redevelopment Area have been used to fund the construction of Airport Center Drive and Max Leggett Parkway, and are to partially fund the JIA North Access Road.

¹ Source – Google Maps.

² Source – Downtown Vision, Inc. -

<http://www.downtownjacksonville.org/DoingBusinessDowntownJacksonville/DemographicsAndStatistics.aspx>

³ <http://www2.dot.state.fl.us/fmsupportapps/workprogram/WorkProgram.aspx>
<http://www2.dot.state.fl.us/fmsupportapps/workprogram/Support/WPItemRept.ASPX?RF=WP&D=02&C=D=72&FY=FALSE|FALSE|FALSE|FALSE|FALSE|FALSE&ITM=209399~6&RP=ITEM>

As discussed above, most of this project is within the Palmetto Bay Regional Activity Center, designated as such by the City under Ordinance 2009-148-E. Future Land Use Element Policy 4.3.14 provides:

The Palmetto Bay Regional Activity Center, which is a 1760 +/- acre Multi-Use Area on the Future Land Use Map, shall allow the following land use categories" Community/General Commercial (CGC) for 200,000 square feet of commercial uses and 500 hotel rooms, Residential-Professional-Institutional (RPI) for 100,000 square feet of office uses, Low Density Residential (LDR) for 1499 single family residential units (there will be no increase in residential units in the CHHA), Recreation and Open Space for an eighteen hole golf course and other amenities, and at least 400 acres of Conservation (CSV) for jurisdictional wetlands consistent with the Multi-Use (MU) Land Use Category.

The project is intended as a single family residential community having a variety of lot sizes and types, together with supporting recreational and institutional uses, and open space.

1. Site Plan Summary

The proposed Site Plan is attached. Construction of residential single-family areas and related amenities would occur around a central road connecting to Arnold Road. Neighborhood parks would be located within walking distance of developments within the project. A passive recreation area and kayak launch adjacent to Thomas Creek would be provided at the northeasterly corner of the project for public use, commensurate with development of the residential portion of the project in this area. This kayak launch would assist in making this part of the Timucuan National Archeological and Historic Preserve accessible for public use. It would complement the Thomas Creek access point off of Ethel Road that is a few miles west of the project, and enhance access by water to the area of the Seaton Creek Preserve. One or more amenity centers would be developed within the project, which would include areas for active recreation. Such recreation is anticipated to be included in a combination of an amenity center and neighborhood-scale parks. Notwithstanding the areas shown on the Site Plan as recreation, recreation areas may occur in areas designated as Residential. It is anticipated that the primary amenity center would be located within the Southwest Tract.

The adjacent Seaton Creek Preserve is approximately two miles long, north to south, and has an entrance and parking area for the public at its southern end. Should the City desire for additional access points to the park to be created as this project is developed, two potential connection points have been identified, one in the Residential South area and one in the Residential North area. These connection points may be deed restricted to limit their use to public access to the park for passive recreation purposes and related management excluding their use for silvicultural operations. The general location of these connection points are shown on the Site Plan, and the exact location (or the City's determination that such a connection is not appropriate) shall be determined not later than the date the City approves engineering plans approval for horizontal construction in the area of the respective connection points as shown on the Site Plan.

The Site Plan contains a development table as follows:

Use	Acreage	% of Total Lands	Max. Density
Single Family Residential	645 +/- (less Active Open Space)	49%	max gross density 1 unit/acre overall, 1200 units total
Active Open Space	1 acre per 100 dwelling units (= 12 acres assuming full buildout of 1200 units)	(w/in residential areas)	n/a
Passive Open Space	570 +/-	43%	n/a
Public and private rights-of-way	104 +/-	8%	n/a
Maximum coverage of buildings and structures at ground level	n/a	50% of developed lots; overall project is less than one primary residential unit per gross acre.	n/a
Total	1,311.05	100%	n/a

2. Uses and Performance Standards

a. The following uses are allowed within the development areas of the project:

1. Single family dwellings.
2. Accessory uses subject to the performance standards and development criteria under Part 4, including accessory use criteria for height and setbacks of accessory structures under section 656.403. Notwithstanding anything in Part 4 to the contrary, heat pumps and similar HVAC equipment may be located in a required side or rear yard provided that such equipment is not less than three (3) feet from the property line. Screened enclosures shall not constitute "buildings" or "structures" for purposes of calculating maximum lot coverage.
3. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code (March 2014).
4. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4. Recreational amenity centers may have a maximum building height of 50 feet.

5. Country clubs meeting the performance standards and development criteria set forth in Part 4.
6. Home occupations meeting the performance standards and development criteria set forth in Part 4.
7. RV and boat storage areas owned and managed by a homeowners' association for use by its residents.
8. Detached Accessory Dwelling Units, on lots having a lot area of at least 8,000 square feet, provided that such units must remain under common lot ownership with the primary residence on the lot and be located outside of minimum yards required for residential dwelling units (not the reduced yard requirements applicable for certain accessory uses). Such detached accessory dwelling units shall be considered part of the same dwelling unit as the primary home on the lot for purposes of calculating the allowed number of dwelling units in this PUD. Such detached accessory dwelling units may be up to two stories in height and may exceed the height of the primary dwelling unit if the primary dwelling unit is one story in height.
9. Wireless communications towers, subject to Part 15 and applicable state and federal laws, provided that such towers shall be located at least 2,000 feet south of the northerly PUD boundary.
10. Within that area shown as the Southwest Tract, animals other than household pets (including horses and poultry) meeting the minimum setback requirements, lot sizes and other performance standards and development criteria for animals other than household pets set forth in Part 4.

b. Permissible uses by exception:

1. Cemeteries and mausoleums but not funeral homes or mortuaries.
2. Schools meeting the performance standards and development criteria set forth in Part 4.
3. Borrow pits subject to the regulations contained in Part 9.
4. Day care centers meeting the performance standards and development criteria set forth in Part 4.
5. Animals other than household pets meeting the performance standards and development criteria set forth in Part 4, in areas where not permitted by right.

6. Within the South Residential District (including the Southwest Tract) only, churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4 and with a minimum lot size of two acres.
- c. **Architectural Requirements for Residential Uses.** All single family residences other than detached accessory dwelling units and other than residences existing on the property on the date this PUD is adopted shall comply with the following architectural requirements:
1. **Front façade.** The front façade of all primary residential structures shall be faced with stucco, masonry, hardiboard or similar durable materials, and shall not include vinyl siding.
 2. **Size.** The interior of single family residences other than detached accessory dwelling units shall contain enclosed, conditioned space of not less than 1,700 square feet.
 3. **Garages.** All residences other than detached accessory dwelling units shall include a garage capable of accommodating two automobiles, and may be part of the residential structure or detached on the same lot as the residence.
 4. **Roofs.** All roofs for primary residential structures shall have a minimum pitch of 3:12 (vertical to horizontal).
 5. **Covenants and Restrictions.** Except for individual lots containing one acre or more within the Southwest Tract, all single family residential lots shall be subject to reciprocal neighborhood covenants and restrictions governing the design and maintenance of homes, landscaping and fencing, including regulation by an homeowners association's architectural control committee.
- d. **Minimum lot requirements.** For residential dwellings, the minimum lot requirements are as follows:
1. **Residential North** (generally shown on Site Plan): the area as generally shown as the Residential North area shall meet the following requirements except as provided for the Residential North (Marshfront) lots described in subsection 2 below:
 - a. Minimum Width⁴: 60 feet

⁴ Lot width or "width" used with reference to lots in this PUD is the horizontal distance between side lot lines measured at the building restriction line and parallel with the street right-of-way.

- b. Minimum Area: 6,000 square feet
 - c. Minimum Depth: 100 feet
 - d. Minimum Frontage: 20 feet
 - e. Maximum lot coverage by all buildings and structures: 45 percent, except that lots having a Detached Accessory Dwelling Unit may have a maximum lot coverage of 50 percent.
 - f. Minimum yard requirements: The minimum yard requirements for residential dwellings are as follows:
 - Front: 20 feet, except 15 feet for unenclosed front porches and side opening garages
 - Second Front Yard (if any): 10 feet
 - Side: 5 feet
 - Rear: 10 feet
 - g. Maximum height of structures: 40 feet
2. **Residential North (Marshfront).** Lots having frontage on a Salt Marsh wetland shall be developed in accordance with the following criteria.
- a. Minimum Width: 75 feet
 - b. Minimum Area: 11,000 square feet
 - c. Minimum Depth: 100 feet minimum, 150 feet minimum (average)
 - d. Minimum Frontage: 20 feet
 - e. Maximum lot coverage by all buildings and structures: 30 percent.
 - f. Minimum yard requirements: The minimum yard requirements for all uses and structures are as follows:
 - Front: 20 feet, except 15 feet for unenclosed front porches and side opening garages
 - Second Front Yard (if any): 10 feet
 - Side: 10 feet
 - Rear: 30 feet
 - g. Maximum height of structures: 40 feet

3. **Residential South** (generally shown on Site Plan, which includes the Southwest Tract):

- a. Minimum lot width: Up to 300 lots (25% of the total allowable lots in the project) may be a minimum of 50 feet; the remainder minimum 60 feet
- b. Minimum lot area: 5,000 square feet (50 foot lots); 6,000 square feet (remainder)
- c. Minimum lot frontage: 20 feet
- d. Maximum lot coverage by all buildings and structures: 50 percent
- e. Minimum yard requirements:

The minimum yard requirements for all primary uses within this district are as follows:

Front: 20 feet, except 15 feet for unenclosed front porches and side opening garages

Second Front Yard (if any): 10 feet

Side: 5 feet

Rear: 10 feet

- f. Maximum height of structures: 35 feet
 - g. Within the **Southwest Tract**, up to fifteen (15) homes, including the existing three homes, may be located on minimum one-acre lots and may be served by well and septic until such time that each is required to connect to central water and sewer service under the policies of the JEA. Otherwise, residential lots within the Southwest Tract shall meet the minimum requirements for the Residential South district as set forth in (a)-(f) above and be served by centralized water and sewer utilities.
- e. **Silvicultural Uses.** The property contains extensive areas of pine plantation. These areas of the property may continue in active silvicultural uses until such time as each is developed, respectively. Nothing in this PUD is intended to prohibit the continued management of the property in silviculture, including replanting of harvested areas.
- f. **Signage.** An entry feature may be placed at the project entrance on Arnold Road, and which may contain a monument sign with an advertising display area of up to ten feet in height and forty (40) square feet in area per side. Individual subdivisions may have signs in accordance with section 656.1308 (April 2014),

which allows each subdivision to have up to two signs up to 24 square feet in area. Such signs may be externally illuminated. All other signage shall be allowed within the project provided that such signs and the uses with which they are associated are consistent with Chapter 656, Part 13, Jacksonville Ordinance Code (June 2014).

3. Other Required Information in PUD Written Description, § 656.341(c)(2)ii

A. Description of where PUD differs from usual application of Zoning Code. This PUD provides for a mixture of minimum lot widths and sizes, minimum architectural criteria, and a different set of permitted uses, all of which would not be achievable under conventional zoning districts. Maximum residential heights are proposed to be five feet higher than RLD zoning districts to allow architects and homebuilders additional flexibility in the architectural character of the area, particularly as to larger homes. Minimum street frontage requirements are proposed to allow for lots to be designed and platted around preserved wetlands areas while meeting the other minimum lot width and area requirements. Other criteria are proposed to address the needs of a master-planned residential community, such as standards for the entry feature and amenity centers, and to address the existence of the existing homes onsite.

B. Project Team.

Developer: BHK Capital, LLC
attn: Michael E. Braren
James Hissam
Robert Kennelly
1548 The Greens Way, Suite 6
Jacksonville Beach, FL 32250
(904) 309-9977

Agent: Thomas O. Ingram, Esq.
Akerman LLP
50 N. Laura Street, Suite 3100
Jacksonville, FL 32202
(904) 798-3700
thomas.ingram@akerman.com

Project Planning:

Susan West
West & Company, LLC
1548 The Greens Way, Suite 5
Jacksonville Beach, FL 32250
(904) 477-2391

C. Quantitative Data. See Site Plan Summary above.

- D. Approximate dates when construction of phases are to be initiated and completed. The timing of development is ultimately determined based on market demand; however, development of subdivision lots within the project is anticipated to occur in multiple phases over the next fifteen years, with engineering work to continue in 2015 and initial physical development on or about 2016 (again, subject to market). Development is expected to occur in one or more pods as the road system is developed from south to north, though it is possible that some of the project's northerly areas will be developed before all of the southerly areas are developed. These timeframes are approximate and may vary without the need to modify this PUD.
- E. Continued operation and maintenance of areas and functions not provided, operated or maintained by the City. Centralized electrical, water and wastewater utilities would be operated by JEA or its successor(s). Any roads, amenity centers, stormwater management areas, and/or recreation areas which are not dedicated or conveyed to the City would be operated and maintained by a property owners' association or community development district established for one or more areas of the PUD.

4. PUD Review Criteria, § 656.341(d)

- A. Consistency with Comprehensive Plan. The Future Land Use Map designation of the subject property is a combination of Multi-Use (part of the Palmetto Bay RAC) and Low Density Residential. The Multi-Use land use category as applicable to the Palmetto Bay RAC (pre-2010; see Ord. 2010-400-E) allows single family residential uses on this property. In addition to single family uses on the property, there will be open space areas and the potential for limited institutional uses on the property, such as schools, churches and day care centers. A companion application to amend the land use designation of the southerly 392 acres to Low Density Residential is being considered with this application.
- B. Consistency with the Concurrency Management System. All development within this project shall be subject to the concurrency and mobility management system.
- C. Allocation of Residential Land Use. The amount of residential uses is within the projected holding capacity in the background data and analysis contained in the Future Land Use Element.
- D. Internal Compatibility/Vehicular Access. The uses proposed within the Property are compatible with each other. Access to the Property is via Arnold Road.
- E. External Compatibility/Intensity of Development. The proposed project is consistent with the existing and planned uses of the surrounding properties, and will not have any avoidable or undue adverse impact on existing or planned surrounding uses. The lands to the east (Seaton Creek Preserve) are managed in a combination of passive recreation and silviculture. Lands to the west are in silvicultural and residential uses.

Lands to the south and southwest are designated for light industrial uses. Each of the proposed uses are considered compatible, except that any utility sites (including cell towers) shall be buffered from incompatible uses in accordance with the Zoning Code. No other buffering from adjacent uses is required. Access is proposed to occur via Arnold Road.

Prescribed Burning on Adjacent Properties. Like many developments in the Jacksonville area (including Bartram Park, Nocatee, OakLeaf Plantation, Cecil Commerce Center, and South Ponte Vedra), the proposed development will be near preserved forested areas which are managed or which could be managed through use of prescribed burns. The following notice is being included in this PUD to provide notice to future landowners and tenants within the project concerning the use of prescribed burning in the vicinity. Such notice shall be substantially included in the regulations of any homeowners' association that includes properties within 1000 feet of the easterly boundary of the PUD:

The Florida Forest Service, the St. Johns River Water Management District, and the City of Jacksonville own and/or manage forest sites adjacent to and near the lands within the Wright-BHK PUD project, including the Seaton Creek Preserve and Four Creeks State Forest. Part of the management of these publicly owned forest sites may include using the forest management tool of prescribed burning for resource enhancement and to reduce the potential impacts of wildfires. Prescribed burning will create smoke, which may temporarily impact the neighborhood and surrounding areas. However, such efforts are necessary to the management of these forests for wildlife, resource protection and recreational uses. All homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush, dead leaves or landscaping near homes where such homes are adjacent to forest areas. Please consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forest areas.

F. Recreation/Open Space. At least 10 percent of the Property will be passive open space, which would include any areas used for retention. At least one acre of recreation open space would be provided for each 100 dwelling units developed within the project, commensurate with issuance of certificates of occupancy within the project.

G. Impact on Wetlands. Any wetlands impacts will be permitted and mitigated in accordance with the requirements of the St. Johns River Water Management District and/or the U.S. Army Corps of Engineers, as applicable.

H. Listed Species Regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street Parking & Loading Requirements. Parking shall be provided in accordance with Part 6 of the Zoning Code.

J. Sidewalks, Trails and Bikeways. Sidewalks will be provided in accordance with the requirements of the Comprehensive Plan. A separated multi-use path may be provided in lieu of bike lanes on collector road facilities.

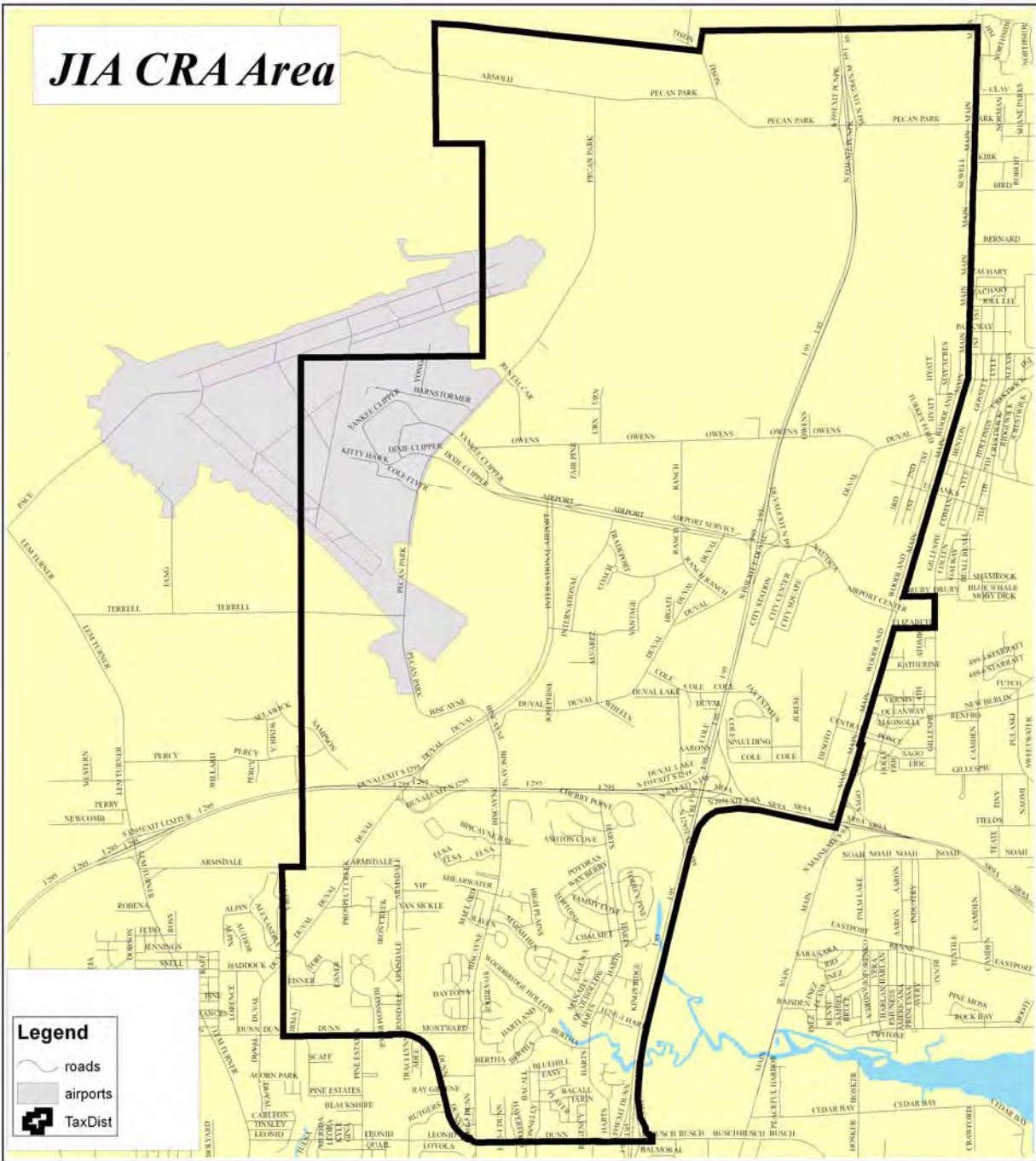
K. Stormwater Retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

L. Utilities. Utilities will be provided by JEA.

Other Information Requested by the Planning and Development Department: N/A

Existing Site Characteristics. The Property is generally flat and is in intensive silvicultural use, predominantly as pine plantation. The fringe areas surrounding the northerly boundary transition to salt marsh. Houston Creek traverses a portion of the property.

Exhibit A – Map of JIA Community Redevelopment Area (source: OED website)



JIA COMMUNITY REDEVELOPMENT AREA

North Jacksonville is one of the fastest growing areas of Jacksonville and home to the Jacksonville International Airport Community Redevelopment Area (JIA CRA). The goal of the JIA CRA is to increase the city's tax base by creating employment opportunities and recruiting businesses that enhance the image of the area. More specifically, the JIA CRA is a mechanism to stimulate development and fund infrastructure improvements within the 14,245-acre area.

[Click here for a map of the JIA CRA](#)

The JIA CRA Continues to Grow with Recent Developments

- Taxable values for the CRA for 2012 were at \$760 million.
- River City Market Place continues to grow adding new tenants to the center including anchors Super Wal-mart, Lowes, Gander Mountain and Hollywood Theatres, as well as dozens of national tenants and restaurants.
- Jackson–Shaw purchased Tradeport Business Park and is focused on expanding additional development opportunities.
- Coach Leatherwear completed a \$33 million expansion.

Major Employers in the JIA CRA

Armor Holdings	Majestic Realty
Biomet Microfixation, Inc.	Patterson Logistics Services
Braddock Metallurgical	Priority Mail Center
Coach Leatherware	Ring Power
Cintas	River City Marketplace
Dick Gore's RV World	Sally Beauty Distribution
Eagle Freight Services	SK Forwarding
Enkei International, Inc.	Smurfit Stone Container Corp.
Glasfloss Industries	Summit Electrical Contractors
Household Corporation	Team Air Express
Jackson-Shaw, Inc.	Turbo Action Performance, Inc.
Jacksonville Aviation Authority	Walter G. Thompson
Key Controls	Walter Lorenz Surgical

Other links

[The EDEN Group's 16th Annual Report](#)
[The EDEN Group's 15th Annual Report](#)

JIA CRA BOARD OF DIRECTORS

The JIA CRA board serves as an advisory board to the Office of Economic Development. The board members meet quarterly to review progress of the area and recommend policy.

MEMBERS:

Chair: Mr. Michael D. Stewart, District 4
Director, External Affairs, JAA

Vice-Chair: Mr. Lowry A. Daniels (Lad), District 3
Director, Daniels and Associates, Inc.

Mr. Warren T. Alvarez, District 6
Retired Dairy Farmer

Mr. Daniel A. Becton, District 7
President, Planogramming Solutions

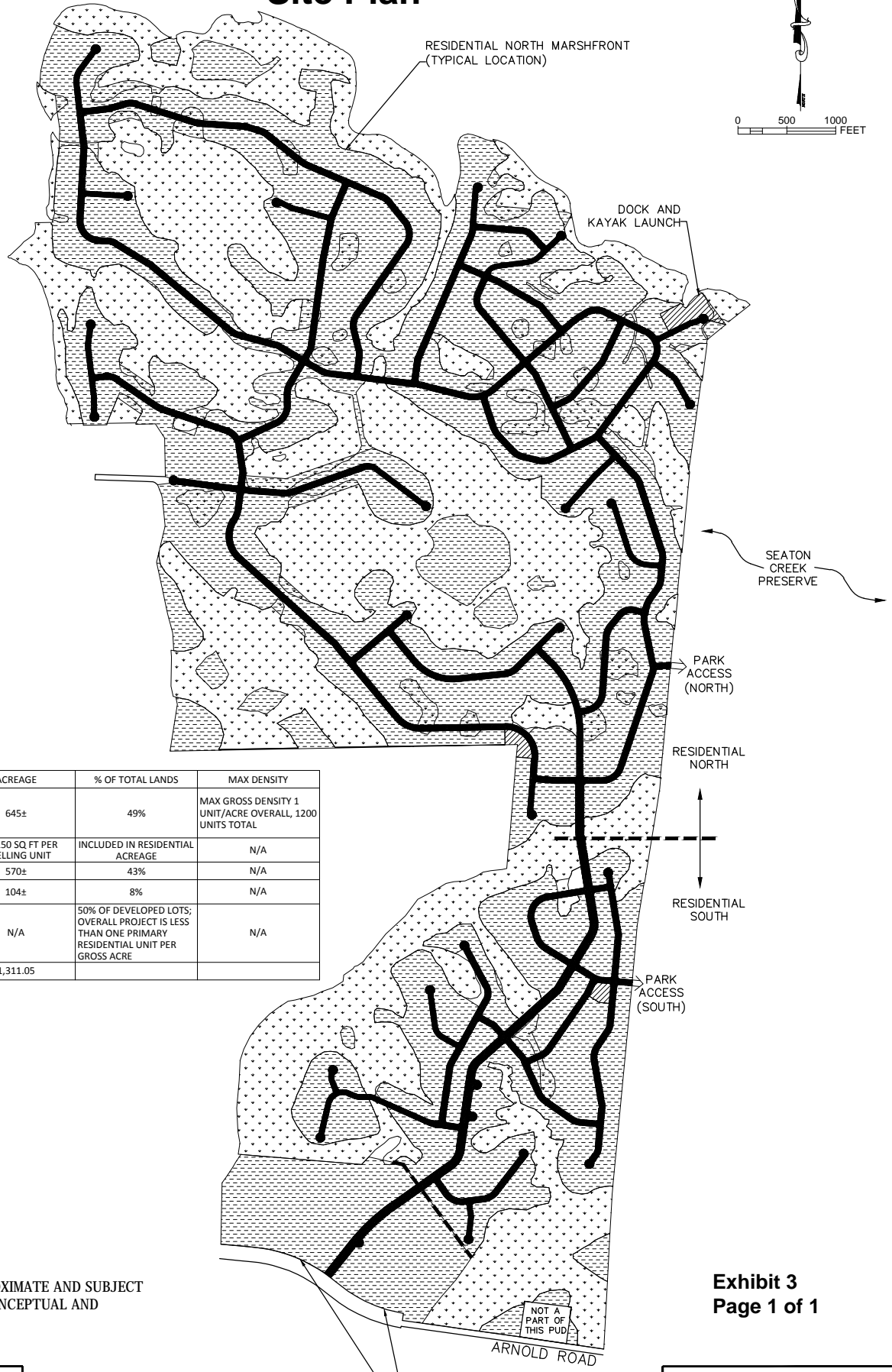
Mr. Calvin L. Burney, District 5
Director of Planning & Development

Dr. Christopher Scuderi, District 1
University of Florida, New Berlin Family Medicine

Mr. Stephen C. Swann, District 2
Applied Technology & Management, Inc.

For more information on the JIA CRA, please contact Joe Whitaker at (904) 630-1624 or josephw@coj.net.

Site Plan



USE	ACREAGE	% OF TOTAL LANDS	MAX DENSITY
SINGLE FAMILY RESIDENTIAL (INCLUDES PORTIONS OF ACTIVE OPEN SPACE)	645±	49%	MAX GROSS DENSITY 1 UNIT/ACRE OVERALL, 1200 UNITS TOTAL
ACTIVE OPEN SPACE	MIN 150 SQ FT PER DWELLING UNIT	INCLUDED IN RESIDENTIAL ACREAGE	N/A
PASSIVE OPEN SPACE	570±	43%	N/A
PUBLIC AND PRIVATE RIGHTS-OF-WAY	104±	8%	N/A
MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES AT GROUND LEVEL	N/A	50% OF DEVELOPED LOTS; OVERALL PROJECT IS LESS THAN ONE PRIMARY RESIDENTIAL UNIT PER GROSS ACRE	N/A
TOTAL	1,311.05		

- LEGEND:**
- RECREATION
 - RESIDENTIAL
 - WETLANDS

NOTE:
WETLAND LINES ARE APPROXIMATE AND SUBJECT TO CHANGE. LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE.

Exhibit 3
Page 1 of 1

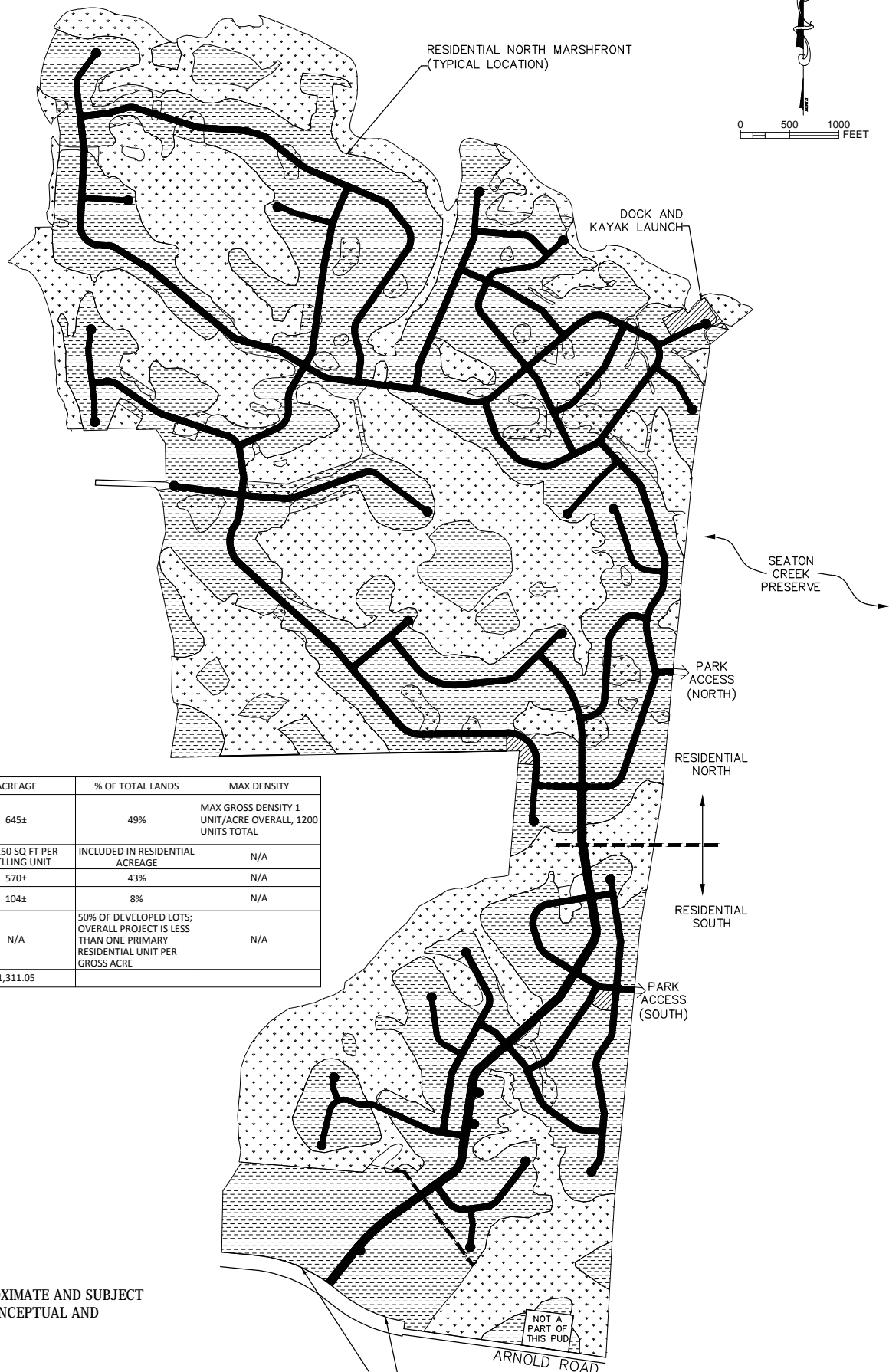
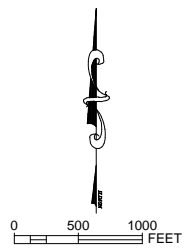
WRIGHT-BHK, PUD
RESIDENTIAL

JUNE 30, 2014

SOUTHWEST TRACT
INCLUDES AMENITY CENTER
(EXACT LOCATION TO BE
DETERMINED DURING DESIGN)

WEST & COMPANY, LLC
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

1548 THE GREENS WAY, SUITE 5
JACKSONVILLE BEACH, FLORIDA 32250
PHONE: (904) 477-2391



USE	ACREAGE	% OF TOTAL LANDS	MAX DENSITY
SINGLE FAMILY RESIDENTIAL (INCLUDES PORTIONS OF ACTIVE OPEN SPACE)	645±	49%	MAX GROSS DENSITY 1 UNIT/ACRE OVERALL, 1200 UNITS TOTAL
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TOTAL	1,311.05		

- LEGEND:**
- RECREATION
 - RESIDENTIAL
 - WETLANDS

NOTE:
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**WRIGHT-BHK, PUD
 RESIDENTIAL**

JUNE 30, 2014

SOUTHWEST TRACT
 INCLUDES AMENITY CENTER
 (EXACT LOCATION TO BE
 DETERMINED DURING DESIGN)

WEST & COMPANY, LLC
 CIVIL & ENVIRONMENTAL ENGINEERING SERVICES
 1548 THE GREENS WAY, SUITE 5
 JACKSONVILLE BEACH, FLORIDA 32250
 PHONE: (904) 477-2391

THIS DOCUMENT PREPARED
BY AND RETURN TO:

THOMAS M. JENKS, ESQUIRE
PAPPAS METCALF JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FL 32202

TRUSTEE'S DEED

THIS INDENTURE made effective July 13, 2006, by and between **WILLIAM G. WRIGHT**, a Trustee of the E. A. Ogilvie Trust, as created by that certain Trust Agreement dated October 13, 1986 (the "Grantor"), whose mailing address is 2591 Arnold Road, Jacksonville, Florida 32218, and **WILLIAM G. WRIGHT**, individually (the "Grantee") whose mailing address is 2591 Arnold Road, Jacksonville, Florida 32218.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, its successors and assigns, forever, the real property located in Duval County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof ("Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever

SUBJECT, HOWEVER, to easements, covenants, restrictions, limitations and conditions of record, provided however, this reference to such matters shall not operate to reimpose the same, taxes accruing subsequent to December 31, 2005, and applicable zoning ordinances;

AND Grantor does hereby agree to defend the title to the Property against the lawful claims of all parties, claiming by, through or under Grantor but against none other;

The Grantor further covenants that the Property does not constitute homestead property.

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

Christina E. Parrish
Print Name: Christina E. Parrish

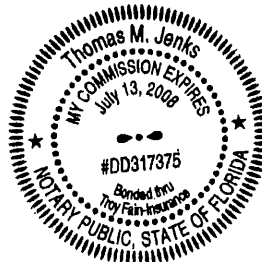
William G. Wright
William G. Wright, as Trustee

Thomas M. Jenks
Print Name: Thomas M. Jenks

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

The foregoing instrument was sworn to and subscribed before me this 13 day of July, 2006, by **WILLIAM G. WRIGHT**, as Trustee for E. A. Ogilvie Trust, as created by that certain Trust Agreement dated October 13, 1986, on behalf of the Trust.

Thomas M. Jenks
(Print Name Thomas M. Jenks)
NOTARY PUBLIC, State of Florida
Commission # _____
My Commission Expires: _____
Personally known
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____



PARCEL 1

EXHIBIT A

PARCEL "A":

ALL OF LOT 12 OF THE SUBDIVISION OF PART OF THE DAVID O. OGILVIE ESTATE, AS RECORDED IN PLAT BOOK 6, PAGE 70, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF LOT 10 OF THE SUBDIVISION OF PART OF THE WILLIAM A. OGILVIE ESTATE, AS RECORDED IN PLAT BOOK 9, PAGE 10, SAID CURRENT PUBLIC RECORDS, AND A PORTION OF LOT 2 AND ALL OF LOT 5, OF THE W. M. GIBSON GRANT, AS RECORDED IN PLAT BOOK 6, PAGE 73, SAID CURRENT PUBLIC, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEASTERLY CORNER OF SAID LOT 12, ALSO BEING THE SOUTHWESTERLY CORNER OF LOT 3, SAID SUBDIVISION OF PART OF THE DAVID O. OGILVIE ESTATE; THENCE NORTH 88°00'13" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 12, A DISTANCE OF 5725.00 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 12; THENCE NORTH 00°48'47" EAST, ALONG LAST SAID LINE, 954.23 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 10; THENCE SOUTH 76°59'35" WEST, ALONG LAST SAID LINE, 615.14 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 8127, PAGE 848, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 14°46'25" WEST, ALONG LAST SAID LINE, 646.29 FEET TO THE NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 8127, PAGE 848; THENCE NORTH 76°41'50" EAST, ALONG LAST SAID LINE, 668.52 FEET TO THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 6264, PAGE 299, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 12°52'50" WEST, ALONG LAST SAID LINE, 1777.87 FEET TO THE SOUTH BOUNDARY OF LOT 11, AS SHOWN ON SAID SUBDIVISION OF PART OF THE WILLIAM A. OGILVIE ESTATE; THENCE NORTH 80°24'57" EAST, ALONG LAST SAID LINE, 3693.37 FEET TO THE WESTERLY BOUNDARY OF LOT 15 OF SAID DAVID O. OGILVIE ESTATE; THENCE SOUTH 11°23'19" EAST, ALONG LAST SAID LINE, 637.34 FEET TO THE SOUTHERLY BOUNDARY OF SAID LOT 15; THENCE SOUTH 89°26'32" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY BOUNDARY OF LOT 4, SAID SUBDIVISION OF PART OF THE DAVID O. OGILVIE ESTATE, 2504.29 FEET TO THE EASTERLY BOUNDARY OF AFORESAID LOT 12; THENCE SOUTH 00°53'06" WEST, ALONG LAST SAID LINE, 3493.17 FEET TO THE POINT OF BEGINNING.

CONTAINING 499.58 ACRES, MORE OR LESS

TOGETHER WITH:

PARCEL 2

A parcel of land being a part of Tract "A" as shown on Survey of the KENNETH D. OGILVIE ESTATE by W. L. Yancey dated January 25, 1947 and being part of the Charles Seton Grant, Section 38, Township 2 North, Range 26 East, Duval County, Florida and being more particularly described as follows: Commence for a point of reference at a lightwood stake marking the Southeast corner of lands described in Deed Book 1002, page 57 of the current public records of said County; thence North 1°20'00" West along the East line of said lands 1296.0 feet to the South line of said Tract "A" and the point of beginning; thence continue North 1°20'00" West 1400 feet to the Northeast corner of lands described in said Official Records Volume 1002, page 57; thence North 28°46'43" East 1081.27 feet; thence East 342 feet, more or less, to the marsh of Thomas Creek; thence meander said marsh in a Southeasterly, Northerly and Southeasterly direction 3709 feet, more or less, to the East line of said Tract "A"; thence South 4°30' West along said East line 1318 feet, more or less, to the South line of said Tract "A" which bears East 2985 feet from the point of beginning; thence West along said South line 2985 feet to the point of beginning.

A parcel of land being a part of Tract "A" as shown on Survey of the KENNETH D. OGILVIE ESTATE by W. L. Yancey dated January 25, 1947 and being part of the MARY SMITH GRANT, Section 46, Township 2 North, Range 26 East and part of the CHARLES SETON GRANT, Section 38, Township 2 North, Range 26 East, Duval County, Florida, and being more particularly described as follows: Commence for a point of reference at a lightwood stake marking the Southeast corner of lands described in Deed Book 1002, page 57 of the current public records of said County; then North 1 degree 20 minutes 00 seconds West along the East line of said lands 2696 feet to the Northeast corner of said lands and the point of beginning; then North 28 degrees 46 minutes 43 seconds East 1081.27 feet; thence East 342 feet, more or less, to the marsh of Thomas Creek; thence meander the marsh of Thomas Creek in a Northerly and Westerly direction and meander the marsh of Bear Branch and a southerly direction a distance of 6875 feet, more or less, to its intersection with the North line of lands described in said Deed Book 1002, page 57; thence East along said North line 2538 feet, more or less, to the point of beginning.

A PARCEL OF LAND BEING PART OF LANDS DESCRIBED IN DEED BOOK 22 PAGE 462 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING PART OF THE CHAS. SETON GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 26 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FOR A POINT OF BEGINNING AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN SAID DEED BOOK 22 PAGE 462; THENCE EAST, ALONG THE NORTH LINE OF SAID LANDS, 2310 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH ALONG THE EAST LINE OF SAID LANDS 1344 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN DEED BOOK 1459 PAGE 108 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WEST, ALONG THE WESTERLY PROLONGATION OF SAID NORTH LINE, 2146 FEET, MORE OR LESS TO BEAR BRANCH AND THE WEST LINE OF LANDS DESCRIBED IN SAID DEED BOOK 22 PAGE 462; THENCE IN A NORTHERLY DIRECTION ALONG THE MEANDERINGS OF SAID BRANCH 1367 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3

Part of the Charles Seton Grant, Township 1 North and 2 North, Range 26 East, as more particularly described in OR Book 2644, page 490, of the current public records of Duval County, Florida, except that portion lying in Section 42, Township 1 North, Range 26 East.

Parcel 1 - Part of Lot 4, Tyson's subdivision of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East, lying and being North of Arnold Road, except parts in City drainage easement (recorded in OR Book 2515, page 613 and OR Book 2639, page 451 of the current public records of Duval County, Florida); and part of Lot 3, Tyson's subdivision of the Charles Seton Grant; except parts in the above described City drainage easement; except that portion of said Lot 3 lying and being South of Arnold Road and East of the above described City drainage easement; and except the following described property:

A part of Lot 3, Tyson's Subdivision as recorded in Plat Book 1, page 150 of the former public records of Duval County, Florida and being a part of lands described in official records Volume 96, page 534 of the current public records of Duval County, Florida being more particularly described as follows: Commence for a point of beginning at the Northwesterly corner of lands described in official records Volume 4308, page 978 of the current public records of said county, thence North $01^{\circ}22'00''$ East along the Northerly prolongation of the Westerly line of said lands described in official records Volume 4308, page 978 a distance of 313.12 feet, thence North $71^{\circ}26'19''$ East 200.41 feet, thence South $76^{\circ}37'35''$ East 404.69 feet, thence South $71^{\circ}09'42''$ East 261.41 feet to the Northwesterly line, as now established by this description, of Arnold Road (a private road), thence South $65^{\circ}52'35''$ West along the Northwesterly Line of said Arnold Road 681.94 feet, thence South $53^{\circ}45'40''$ West 60.72 feet to a point on the Northeasterly Line of said lands described in official records Volume 4308, page 978 of the current public records of said county, thence North $55^{\circ}17'49''$ West along said Northeasterly line 203.39 feet to the point of beginning;

Parcel 2 - Part of the Charles Seton Grant, Section 39, Township 1 North, Range 26 East, as more particularly described in OR Book 2914, page 608, of the current public records of Duval County, Florida.

Parcel 3 - Part of Lot 2, Tyson's subdivision of the Charles Seton Grant, Township 1 North, Range 26 East, as more particularly described in Deed Book 16, page 212, of the official public records of Duval County, Florida.

Parcel 4 - Part of Lot 2 of the Charles Seton Grant, Township 1 North, Range 26 East, as more particularly described in OR Book 404, page 294, of the current public records of Duval County, Florida.

Parcel 5 - Part of the Charles Seton Grant, Township 1 North and 2 North, Range 26 East, as more particularly described in OR Book 2644, page 490 of the current public records of Duval County, Florida, except that portion lying in Section 37, Township 2 North, Range 26 East.

A part of Lot 3, Tyson's Subdivision as recorded in Plat Book 1, page 150 of the former public records of Duval County, Florida and being a part of lands described in Official Records Volume 96, page 534 of the current public records of Duval County, Florida, being more particularly described as follows: Commence for a point of beginning at the Northwesterly corner of lands described in Official Records Volume 4308, page 978 of the current public records of said county, thence North 01°22'00" East along the Northerly prolongation of the Westerly line of said lands described in Official Records Volume 4308, page 978 a distance of 313.12 feet, thence North 71°26'19" East 200.41 feet, thence South 76°37'35" East 404.69 feet, thence South 71°09'42" East 261.41 feet to the Northwesterly line, as now established by this description, of Arnold Road (a private road), thence South 65°52'35" West along the Northwesterly line of said Arnold Road 681.94 feet, thence South 53°45'40" West 60.72 feet to a point on the Northeasterly line of said lands described in Official Records Volume 4308, page 978 of the current public records of said county, thence North 55°17'49" West along said Northeasterly line 203.39 feet to the point of beginning.

THIS IS A CORRECTIVE DEED FOR THE DEED RECORDED IN OFFICIAL RECORDS VOLUME 6264, PAGE 302, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

THIS DEED CORRECTS A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF THE ORIGINAL RECORDED DEED.

THIS CORRECTIVE DEED IS EXEMPT FROM THE DOCUMENTARY STAMP TAX AS REQUIRED IN CHAPTER 201 OF THE FLORIDA STATUTES.

LESS & EXCEPT:

A PARCEL OF LAND BEING A PART OF LOT 3 TISON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE FOR A POINT OF REFERENCE AT A 1/2 INCH SQUARE IRON PIN MARKING THE INTERSECTION OF THE CENTERLINE OF PECAN PARK ROAD, AS NOW ESTABLISHED WITH THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 82°00'00" WEST ALONG THE CENTERLINE OF SAID ARNOLD ROAD 5472.90 FEET; THENCE NORTH 28°40'47" EAST, 35.27 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF ARNOLD ROAD WITH THE WEST LINE OF A 150 FOOT DRAINAGE RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2999 PAGE 676 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 28°40'47" EAST ALONG SAID DRAINAGE RIGHT OF WAY 618.39 FEET; THENCE NORTH 1°10'07" EAST, 592.87 FEET; THENCE NORTH 88°49'53" WEST, 687.77 FEET; THENCE SOUTH 1°10'07" WEST, 1093.16 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID ARNOLD ROAD; THENCE SOUTH 82°00'00" EAST ALONG SAID NORTH RIGHT OF WAY LINE 405.0 FEET TO THE POINT OF BEGINNING.

A PART OF LOT 3, TYSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING PART OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 96 PAGE 534 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FOR A POINT OF REFERENCE AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4308 PAGE 978 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 55°17'49" EAST ALONG THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS VOLUME 4308 PAGE 978, A DISTANCE OF 203.39 FEET TO THE NORTHERLY LINE OF ARNOLD ROAD (A PRIVATE ROAD); THENCE NORTH 53°45'40" EAST ALONG SAID NORTHERLY LINE OF ARNOLD ROAD 60.72 FEET; THENCE NORTH 65°52'35" EAST ALONG THE NORTHERLY LINE OF SAID ARNOLD ROAD 149.34 FEET TO THE POINT OF BEGINNING; THENCE NORTH 66°46'54" WEST 86.74 FEET; THENCE NORTH 27°58'59" EAST 332.16 FEET; THENCE SOUTH 73°16'45" EAST 162.65 FEET; THENCE NORTH 17°35'16" EAST 22.40 FEET; THENCE SOUTH 71°09'42" EAST 261.41 FEET TO THE NORTHERLY LINE OF SAID ARNOLD ROAD; THENCE SOUTH 65°52'35" WEST ALONG SAID NORTHERLY LINE OF ARNOLD ROAD 532.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO:

A STRIP OF LAND FOR USE AS AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES BEING PART OF LOT 3, TYSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE FOR A POINT OF REFERENCE AT THE WESTERLY TERMINATION OF THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY AS DESCRIBED IN DEED BOOK 537 PAGE 293 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY); THENCE SOUTH 80°32'07" EAST ALONG THE CENTERLINE OF SAID ARNOLD ROAD 256.94 FEET; THENCE NORTH 46°29'43" WEST 58.95 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SAID ARNOLD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 46°29'43" WEST 135.62 FEET; THENCE NORTH 51°32'49" WEST 428.09 FEET; THENCE SOUTH 65°52'35" WEST 145.25 FEET; THENCE NORTH 71°09'42" WEST 339.08 FEET; THENCE NORTH 76°37'35" WEST 165.44 FEET TO THE POINT OF TERMINATION. IT IS THE INTENT OF THIS DESCRIPTION THAT THE SIDELINES OF THE EASEMENT BEGIN AT THE RIGHT OF WAY LINE OF SAID ARNOLD ROAD.

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING AND BEING A PART OF LOT 3, TYSON'S SUBDIVISION, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4308, PAGE 978; THENCE NORTH 01°22'00" EAST, ALONG THE WEST LINE OF SAID LOT 3, TYSON'S SUBDIVISION, A DISTANCE OF 413.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 22 MINUTES 00 SECONDS EAST, ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 150.47 FEET; THENCE SOUTH 84 DEGREES 04 MINUTES 53 SECONDS EAST, A DISTANCE OF 339.62 FEET TO POINT OF CURVATURE OF A CURVE TURNING TO THE RIGHT CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1600.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 960.18 FEET, THROUGH A CENTRAL ANGLE OF 34°23'02", SAID ARC BEING SUBTENDED BY CHORD BEARING OF SOUTH 66 DEGREES 53 MINUTES 21 SECONDS EAST WITH A CHORD LENGTH OF 945.84 FEET TO POINT OF REVERSE CURVATURE OF A CURVE TURNING TO THE LEFT CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1450.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 780.94 FEET, THROUGH A CENTRAL ANGLE OF 30°51'30", SAID ARC BEING SUBTENDED BY CHORD BEARING OF SOUTH 65 DEGREES 07 MINUTES 35 SECONDS EAST WITH A CHORD LENGTH OF 771.54 FEET TO THE INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 09 DEGREES 26 MINUTES 40 SECONDS WEST DEPART FROM SAID RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO POINT OF CURVATURE OF A CURVE TURNING TO THE RIGHT CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1600.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 861.72 FEET, THROUGH A CENTRAL ANGLE OF 30°51'30", SAID ARC BEING SUBTENDED BY CHORD BEARING OF NORTH 65 DEGREES 07 MINUTES 35 SECONDS WEST WITH A CHORD LENGTH OF 851.35 FEET TO POINT OF REVERSE CURVATURE OF A CURVE TURNING TO THE LEFT CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1450.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 870.17 FEET, THROUGH A CENTRAL ANGLE OF 34°23'02", SAID ARC BEING SUBTENDED BY CHORD BEARING OF NORTH 66 DEGREES 53 MINUTES 21 SECONDS WEST WITH A CHORD LENGTH OF 857.17 FEET; THENCE NORTH 84 DEGREES 04 MINUTES 53 SECONDS WEST, A DISTANCE OF 327.67 FEET TO THE POINT OF BEGINNING.

A PORTION OF LOTS 2 AND 4, TISON'S S. DIVISION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 26 EAST AS RECORDED IN PLAT BOOK 1, PAGE 150, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE CHARLES SETON GRANT, SECTION 37, TOWNSHIP 2 NORTH, RANGE 26 EAST, SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PECAN PARK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 81°37'43" WEST, ALONG SAID CENTERLINE OF ARNOLD ROAD, 2548.09 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11585, PAGE 2153, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 00°54'52" EAST, ALONG SAID SOUTHERLY PROLONGATION, 33.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARNOLD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°54'52" EAST, ALONG SAID WESTERLY BOUNDARY AND ALONG THE NORTHERLY PROLONGATION THEREOF, 3122.18 FEET; THENCE NORTH 75°50'18" EAST, 1234.21 FEET; THENCE SOUTH 07°43'35" EAST; 1140.14 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6679, PAGE 339, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 85°30'50" EAST, ALONG SAID NORTHERLY BOUNDARY, 836.79 FEET TO EASTERLY BOUNDARY OF THOSE LANDS DESIGNATED PARCEL 4 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 6264, PAGE 303, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°25'41" WEST, ALONG SAID EASTERLY BOUNDARY, 1918.89 FEET TO AN ANGLE POINT IN SAID BOUNDARY, SAID POINT HERENAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE NORTH 81°37'43" WEST, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF ARNOLD ROAD, 1235.65 FEET; THENCE NORTH 03°20'41" EAST, 1606.44 FEET; THENCE NORTH 05°46'00" EAST, 2021.59 FEET; THENCE NORTH 09°27'00" EAST, 1430.00 FEET; THENCE NORTH 05°41'30" EAST, 3300.00 FEET; THENCE NORTH 08°07'00" EAST, 1413.50 FEET; THENCE NORTH 51°55'06" EAST, 510 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE MARSHES OF THOMAS CREEK; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE, 5110 FEET, MORE OR LESS TO THE CENTER OF THREAD OF HOUSTON CREEK; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY FOLLOWING THE MEANDERINGS OF SAID CENTERLINE OF THREAD OF HOUSTON CREEK, 2320 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF THOSE LANDS DESIGNATED PARCEL 4 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 6264, PAGE 303, SAID PUBLIC RECORDS, SAID POINT LYING NORTH 01° 02'11" WEST, 2715 FEET, MORE OR LESS, FROM THE AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 01°02'11" EAST, ALONG LAST SAID LINE, 2715 FEET, MORE OR LESS TO SAID REFERENCE POINT "A" TO CLOSE.

A PARCEL OF LAND, BEING A PART OF THE CHARLES SETON GRANT, IN SECTIONS 39 AND 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE WEST LINE OF LANDS DESCRIBED IN DEED BOOK "U", PAGE 828 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE NORTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD, (A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS CURRENTLY ESTABLISHED), AND RUN THENCE NORTH 00°46'20" EAST, ALONG THE AFORESAID WEST LINE OF SAID DEED BOOK "U", PAGE 828 OF SAID FORMER PUBLIC RECORDS, A DISTANCE OF 1,774.25 FEET, TO THE NORTHWEST CORNER OF AFORESAID LANDS DESCRIBED IN DEED BOOK "U", PAGE 828, SAID POINT ALSO LYING ON THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTH LINE OF AFORESAID LANDS DESCRIBED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 COURSE No. 1: NORTH 85°59'55" WEST, A DISTANCE OF 899.29 FEET, TO A POINT;
 COURSE No. 2: NORTH 84°59'10" WEST, A DISTANCE OF 231.43 FEET, TO A POINT; RUN THENCE SOUTH 00°46'20" WEST, A DISTANCE OF 1,694.30 FEET, TO A POINT, ON THE NORTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD; RUN THENCE SOUTH 81°46'15" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD, A DISTANCE OF 1,138.29 FEET, TO A POINT ON THE AFORESAID WEST LINE OF LANDS DESCRIBED AND RECORDED IN DEED BOOK "U", PAGE 828 OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,955,564 SQUARE FEET, OR 44.87 ACRES, MORE OR LESS, IN AREA.

TOGETHER WITH:

PARCEL 4

A PARCEL OF LAND, BEING A PART OF THE CHARLES SETON GRANT, IN SECTIONS 39 AND 42, TOWNSHIP 1 NORTH, RANGE 26 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF LANDS DESCRIBED IN DEED BOOK "U", PAGE 828 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE NORTHERLY RIGHT OF WAY LINE OF ARNOLD ROAD, (A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS CURRENTLY ESTABLISHED), AND RUN THENCE NORTH 00°46'20" EAST, ALONG THE AFORESAID WEST LINE OF SAID DEED BOOK "U", PAGE 828 OF SAID FORMER PUBLIC RECORDS, A DISTANCE OF 1,774.25 FEET, TO THE NORTHWEST CORNER OF AFORESAID LANDS DESCRIBED IN DEED BOOK "U", PAGE 828, SAID POINT ALSO LYING ON THE SOUTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTH LINE OF AFORESAID LANDS DESCRIBED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 COURSE No. 1: NORTH 85°59'55" WEST, A DISTANCE OF 899.29 FEET, TO A POINT;
 COURSE No. 2: NORTH 84°59'10" WEST, A DISTANCE OF 231.43 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG THE SOUTH LINE OF AFORESAID LANDS DESCRIBED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: NORTH 84°59'10" WEST, A DISTANCE OF 268.37 FEET, TO A POINT;
 COURSE No. 2: NORTH 84°16'39" WEST, A DISTANCE OF 499.79 FEET, TO A POINT;
 COURSE No. 3: NORTH 83°40'19" WEST, A DISTANCE OF 841.35 FEET, TO A POINT;
 COURSE No. 4: NORTH 86°33'45" WEST, A DISTANCE OF 899.54 FEET, TO THE SOUTHWEST CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE NORTH 00°50'40" EAST, ALONG THE WEST LINE OF SAID LANDS DESAND RECORDED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, A DISTANCE OF 731.91 FEET, TO THE NORTHWEST CORNER OF AFORESAID LANDS; RUN THENCE, ALONG THE NORTH LINE OF SAID LANDS DESCRIBED AND RECORDED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:
 COURSE No. 1: SOUTH 84°41'10" EAST, A DISTANCE OF 495.75 FEET, TO A POINT;
 COURSE No. 2: SOUTH 85°55'08" EAST, A DISTANCE OF 578.95 FEET, TO A POINT;
 COURSE No. 3: SOUTH 85°30'47" EAST, A DISTANCE OF 612.32 FEET, TO A POINT;
 COURSE No. 4: SOUTH 84°51'20" EAST, A DISTANCE OF 475.00 FEET, TO A POINT;
 COURSE No. 5: SOUTH 85°04'45" EAST, A DISTANCE OF 274.40 FEET, TO A POINT;
 COURSE No. 6: SOUTH 83°57'00" EAST, A DISTANCE OF 288.85 FEET, TO A POINT;
 COURSE No. 7: SOUTH 85°39'22" EAST, A DISTANCE OF 755.15 FEET, TO A POINT ON THE CENTERLINE OF A 150 FOOT WIDE DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS VOLUME 2999, PAGE 689, (OUTFALL DITCH "D", PARCEL "D"), OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE CENTERLINE OF THE AFORESAID 150 FOOT WIDE DRAINAGE EASEMENT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:
 COURSE No. 1: SOUTH 71°45'16" WEST, A DISTANCE OF 99.45 FEET, TO A POINT;
 COURSE No. 2: SOUTH 85°48'16" WEST, A DISTANCE OF 421.94 FEET, TO A POINT;
 COURSE No. 3: SOUTH 84°27'16" WEST, A DISTANCE OF 247.96 FEET, TO A POINT;
 COURSE No. 4: SOUTH 43°23'26" WEST, A DISTANCE OF 307.76 FEET, TO A POINT; RUN THENCE SOUTH 00°46'20" WEST, A DISTANCE OF 353.27 FEET, TO A POINT ON THE SOUTH LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN DEED BOOK "AK", PAGE 431 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 1,039,301 SQUARE FEET, OR 44.52 ACRES, MORE OR LESS, IN AREA.

LESS & EXCEPT:

A PORTION OF LOTS 2 AND 4, TISON'S SUBDIVISION OF THE CHARLES SETON GRANT, SECTION 42, TOWNSHIP 1 NORTH, RANGE 28 EAST AS RECORDED IN PLAT BOOK 1, PAGE 150, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND A PORTION OF THE CHARLES SETON GRANT, SECTION 37, TOWNSHIP 2 NORTH, RANGE 28 EAST, SAID DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF PECAN PARK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 81°37'43" WEST, ALONG SAID CENTERLINE OF ARNOLD ROAD, 2548.09 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11585, PAGE 2153, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 00°54'52" EAST, ALONG SAID SOUTHERLY PROLONGATION, 33.28 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ARNOLD ROAD AND THE POINT OF BEGINNING; THENCE, CONTINUE NORTH 00°54'52" EAST, ALONG SAID WESTERLY BOUNDARY AND ALONG THE NORTHERLY PROLONGATION THEREOF, 3122.18 FEET; THENCE NORTH 75°50'18" EAST, 1234.21 FEET; THENCE SOUTH 07°43'35" EAST; 1140.14 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 6879, PAGE 339, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 85°30'50" EAST, ALONG SAID NORTHERLY BOUNDARY, 836.79 FEET TO EASTERLY BOUNDARY OF THOSE LANDS DESIGNATED PARCEL 4 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 6264, PAGE 303, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 00°25'41" WEST, ALONG SAID EASTERLY BOUNDARY, 1916.89 FEET TO AN ANGLE POINT IN SAID BOUNDARY, SAID POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE NORTH 81°37'43" WEST, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF ARNOLD ROAD, 1235.65 FEET; THENCE NORTH 03°20'41" EAST, 1606.44 FEET; THENCE NORTH 05°46'00" EAST, 2021.59 FEET; THENCE NORTH 09°27'00" EAST, 1430.00 FEET; THENCE NORTH 05°41'30" EAST, 3300.00 FEET; THENCE NORTH 08°07'00" EAST, 1413.50 FEET; THENCE NORTH 51°55'08" EAST, 510 FEET, MORE OR LESS, TO THE SOUTHWESTERLY LINE OF THE MARSHES OF THOMAS CREEK; THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY LINE, 5110 FEET, MORE OR LESS TO THE CENTER OF THREAD OF HOUSTON CREEK; THENCE SOUTHEASTERLY, SOUTHERLY, SOUTHWESTERLY, WESTERLY, AND NORTHWESTERLY FOLLOWING THE MEANDERINGS OF SAID CENTERLINE OF THREAD OF HOUSTON CREEK, 2320 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE AFORESAID EASTERLY BOUNDARY OF THOSE LANDS DESIGNATED PARCEL 4 AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 6264, PAGE 303, SAID PUBLIC RECORDS, SAID POINT LYING NORTH 01° 02'11" WEST, 2715 FEET, MORE OR LESS, FROM THE AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 01°02'11" EAST, ALONG LAST SAID LINE, 2715 FEET, MORE OR LESS TO SAID REFERENCE POINT "A" TO CLOSE.

WARRANTY DEED

This indenture made this 21st day of February, 2007 between William G. Wright, whose post office address is 2591 Arnold Rd, Jacksonville, Florida 32218, hereinafter GRANTOR and Kathy Kite, 2731 Arnold Road, Jacksonville, FL 32218, hereinafter as GRANTEE.

WITNESSETH, That said Grantor, for and in the consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Duval, State of Florida, to wit:

SEE EXHIBIT "A"

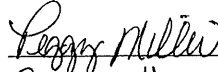
SUBJECT TO taxes for the year 2007 and thereafter; also subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Singular and plural are interchangeable as context requires."

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES



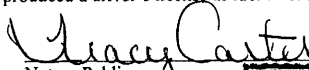
Peggy Miller



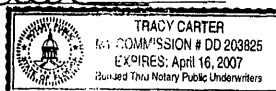
WILLIAM G WRIGHT

STATE OF FLORIDA COUNTY OF DUVAL

The forgoing instrument was acknowledged before me this 21st day of February 2007 by WILLIAM G WRIGHT who is () personally known to me or who has (X) produced a driver's license as identification.



Notary Public
My Commission Expires:
Certificate No:



RECORD AND RETURN TO: GRANTEE @ 2731 Arnold Road, Jacksonville, FL 32218

EXHIBIT "A"

A PART OF LOT 3, TYSON'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FOR A POINT OF BEGINNING AT THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4308 PAGE 978 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 1'22'00" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 413.0 FEET; THENCE SOUTH 84'04'53" EAST 327.68 FEET THE THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1,450.00 FEET; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE 565.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72'54'50" EAST 561.65 FEET; THENCE SOUTH 65'52'35" WEST 37.34 FEET; THENCE NORTH 71'09'42" WEST 261.41 FEET; THENCE SOUTH 17'35'16" WEST 22.40 FEET; THENCE NORTH 73'16'45" WEST 162.65 FEET; THENCE SOUTH 27'58'59" WEST 332.16 FEET; THENCE SOUTH 66'46'54" WEST 86.74 FEET ^{TO} THE THE NORTHWESTERLY LINE OF ARNOLD ROAD (A PRIVATE ROAD); THENCE SOUTH 65'52'35" WEST ALONG THE NORTHWESTERLY LINE OF SAID ARNOLD ROAD, 149.34 FEET TO AN ANGLE POINT; THENCE SOUTH 53'45'40" WEST ALONG SAID NORTHWESTERLY LINE 60.72 FEET TO THE NORTHEASTERLY LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS VOLUME 4308 PAGE 978; THENCE NORTH 55'17'49" WEST ALONG SAID NORTHEASTERLY LINE 203.39 FEET TO THE POINT OF BEGINNING.

*add
KH*

CONTAINING 4.21 ACRES, MORE OR LESS.

Name: JAMES M. GRICE, Jr.
 Address: 2829 Hidden Creek Dr.
 Jacksonville, Fl. 32226
 This Instrument Prepared by: Brenda C. Cravey
 Address: P.O. Box 235
 Callahan, Fl. 32011
 Property Appraiser Parcel Identification (Folio Number(s)): 19577-0100-4
 Grantor(s) S.S. #s: 590-24-4883; 592-26-3691

5 min: (904) 751-6799
 Blk: 9033
 Pg: 601 - 602
 Doc# 98193291
 Filed & Recorded
 08/10/98
 09:59:15 A.M.
 HENRY W. COOK
 CLERK CIRCUIT COURT
 DUVAL COUNTY, FL
 REC. \$ 10.50
 DEED .70

Book 9033 Pg 601

This Quit Claim Deed, Executed the day of August , 19 98 **by**
 JACK H. OWENS and DELORES W. OWENS
first party, to JAMES M. GRICE, JR. & JACI OWENS GRICE, his wife
whose post office address is 2829 HIDDEN CREEK DR.
 JACKSONVILLE, FL. 32226
second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$10.00 , in
 hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-
 claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and
 to the following described lot, piece or parcel of land, situate, lying and being in the County of
 DUVAL , State of FLORIDA , to-wit:

A PARCEL OF LAND BEING A PART OF LOT 3 , TISONS SUBDIVISION AS
 RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF
 DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED ON
 ATTACHED EXHIBIT "A" WHICH IS MADE A PART HEREOF.
 CONTAINING 2.49 ACRES, MORE OR LESS.

**To Have and to Hold, The same together with all and singular the appurtenances thereunto belonging or
 in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first
 party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.**

**In Witness Whereof, the said first party has signed and sealed these presents the day and year first above
 written.**


Signed, sealed and delivered in the presence of:
 Witness Signature (as to first Grantor)
William G. Wright
 Printed Name
 William G. Wright
 Witness Signature (as to first Grantor)
Rebecca A. Wright
 Printed Name
 Rebecca A. Wright
 Witness Signature (as to Co-Grantor, if any)
William G. Wright
 Printed Name
 William G. Wright
 Witness Signature (as to Co-Grantor, if any)
Rebecca A. Wright
 Printed Name
 Rebecca A. Wright

Jack H. Owens
 Grantor Signature
 JACK H. OWENS
 Printed Name
 2593 Arnold Rd.
 Post Office Address
 Jacksonville, Fl. 32218
Delores W. Owens
 Co-Grantor Signature (if any)
 DELORES W. OWENS
 Printed Name
 2593 Arnold Rd.
 Post Office Address
 Jacksonville, Fl. 32218

STATE OF FLORIDA)
 COUNTY OF Duval)

I hereby Certify that on this day, before me, an officer duly
 authorized to administer oaths and take acknowledgments, per-
 sonally appeared

JACK H. OWENS and DELORES W. OWENS
 known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they
 executed the same, and an oath was not taken. (Check one: Said person(s) is/are personally known to me. Said person(s) provided the
 following type of identification: _____

NOTARY RUBBER STAMP SEAL

 Sandra E. Grice
 MY COMMISSION # C0823482 EXPIRES
 January 8, 2000
 BONDED THRU TROY FARM INSURANCE, INC.

Witness my hand and official seal in the County and State last aforesaid this
30th day of July, A.D. 1998
Sandra E. Grice
 Notary Signature
 SANDRA E GRICE
 Printed Notary Signature

Exhibit "A"
PARCEL "A"

Book 9033 Pg 602

A PARCEL OF LAND BEING A PART OF LOT 3, TISONS SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FOR A POINT OF REFERENCE AT A 1/2 INCH SQUARE IRON PIN MARKING THE INTERSECTION OF THE CENTERLINE OF PECAN PARK ROAD, AS NOW ESTABLISHED WITH THE CENTERLINE OF ARNOLD ROAD (A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 82°00'00" WEST ALONG THE CENTERLINE OF SAID ARNOLD ROAD 5472.90 FEET; THENCE NORTH 28°40'47" EAST 35.27 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID ARNOLD ROAD WITH THE WEST LINE OF A 150 FOOT DRAINAGE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2999 PAGE 676 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 82°00'00" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID ARNOLD ROAD 324.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 82°00'00" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID ARNOLD ROAD 80.57 FEET; THENCE NORTH 1°10'07" EAST 1093.16 FEET; THENCE SOUTH 88°49'53" EAST 339.29 FEET; THENCE SOUTH 1°10'07" WEST 80.0 FEET; THENCE NORTH 88°49'53" WEST 259.29 FEET; THENCE SOUTH 1°10'07" WEST 1022.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES, MORE OR LESS

Return to: (enclose self-addressed stamped envelope)

5 min: (904) 751-6799

Name: JAMES M. GRICE, Jr.
Address: 2829 Hidden Creek Dr.
Jacksonville, Fl. 32226
This Instrument Prepared by: Brenda Cravey
Name: P.O. Box 235
Address: Callahan, Fl. 32011

Book 9033 Pg 603

Bk: 9033
Pg: 603 - 604
Doc# 98193292
Filed & Recorded
08/10/98
09:59:15 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED .70

Property Appraisal Parcel Identification
Folio Number(s): 19577-(0050)

Grantee(s) S.S. # (s)

590-24-4883; 592-26-3691

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the _____ day of August, 19 98, by
WILLIAM G. WRIGHT and REBECCA ANNE WRIGHT

hereinafter called the Grantor, to JAMES MARK GRICE, Jr. & JACI OWENS GRICE, his wife
whose post office address is 2829 Hidden Creek Drive
hereinafter called the Grantee. Jacksonville, FL. 32226

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives,
and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the Grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises,
releases, conveys and confirms unto the Grantee all that certain land, situate in DUVAL
County, State of FLORIDA, viz:

A PARCEL OF LAND BEING A PART OF LOT 3, TISONS SUBDIVISION AS
RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF
DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED ON
ATTACHED EXHIBIT "A" WHICH BY REFERENCE IS MADE A PART THEREOF.
CONTAINING 1.01 ACRES, MORE OR LESS.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee
simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants
the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said
land is free of all encumbrances, except taxes accruing subsequent to December 31, 197.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in the presence of:

Wayne McCaffrey
Witness Signature (as to first Grantor)

WAYNE MCCAFFREY
Printed Name

Sandra E. Grice
Witness Signature (as to first Grantor)

SANDRA E. GRICE
Printed Name

Wayne McCaffrey
Witness Signature (as to Co-Grantor, if any)

WAYNE MCCAFFREY
Printed Name

Sandra E. Grice
Witness Signature (as to Co-Grantor, if any)

SANDRA E. GRICE
Printed Name

STATE OF FLORIDA)
COUNTY OF Duval)

WILLIAM G. WRIGHT and REBECCA ANNE WRIGHT

known to me to be the person S described in and who executed the foregoing instrument, who acknowledged before me that they
executed the same, and an oath was not taken. (Check one: Said person(s) is/are personally known to me. Said person(s) provided the
following type of identification:

William G. Wright
Grantor Signature

WILLIAM G. WRIGHT
Printed Name

2591 ARNOLD RD.
Post Office Address

JACKSONVILLE, FL. 32218

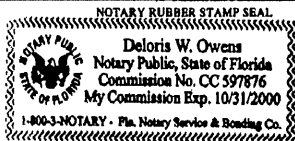
Rebecca Anne Wright
Co-Grantor Signature, (if any)

REBECCA ANNE WRIGHT
Printed Name

2591 ARNOLD RD.
Post Office Address

JACKSONVILLE, FL. 32218

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared



Witness my hand and official seal in the County and State last aforesaid
this 30th day of July, A.D. 19 98
Deloris W. Owens
Notary Signature
Deloris W. Owens
Printed Name

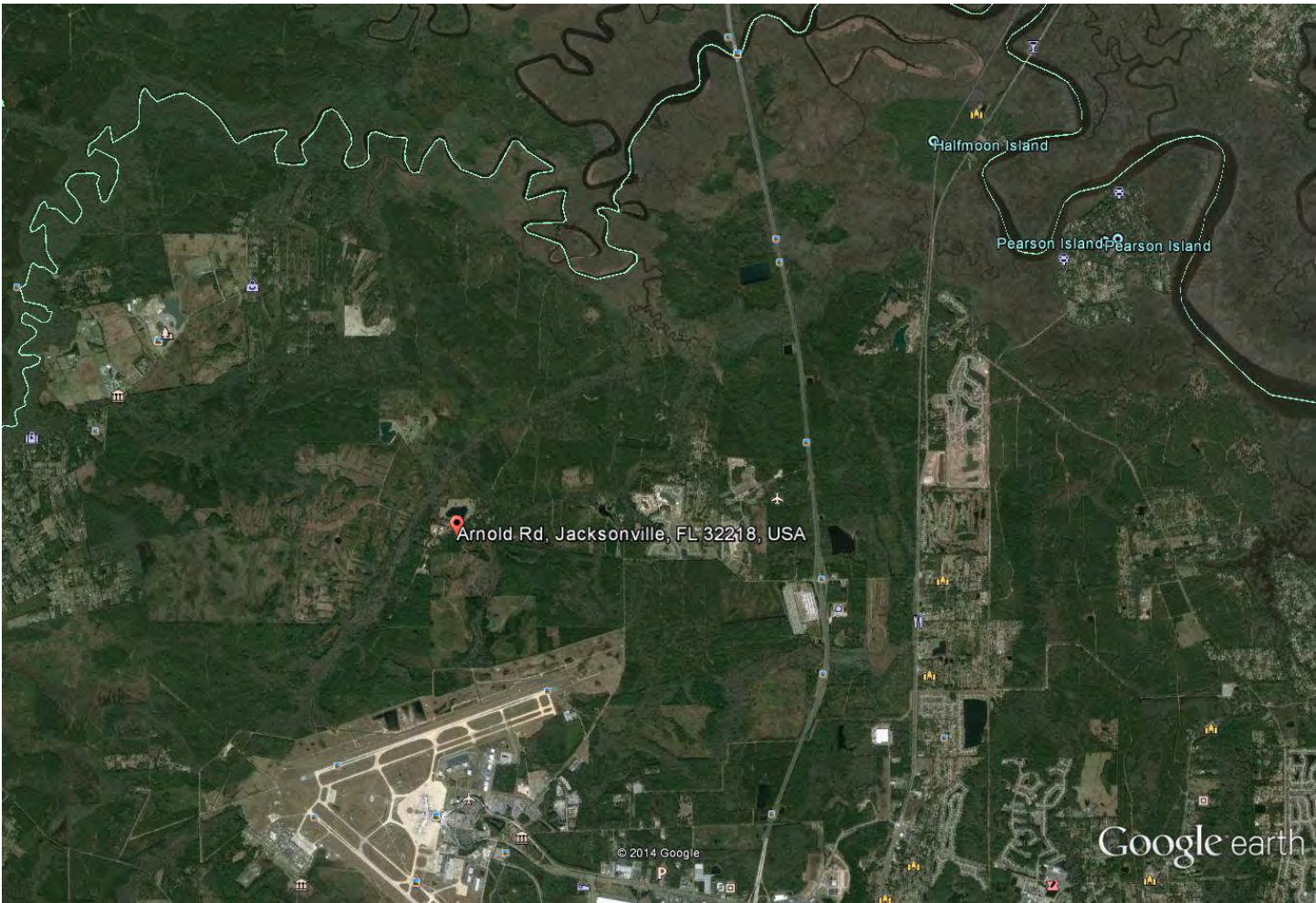
2

A PARCEL OF LAND BEING A PART OF LOT 3, TISONS SUBDIVISION AS RECORDED IN PLAT BOOK 1 PAGE 150 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE FOR A POINT OF REFERENCE AT A 1/2 INCH SQUARE IRON PIN MARKING THE INTERSECTION OF THE CENTERLINE OF PECAN PARK ROAD, AS NOW ESTABLISHED WITH THE CENTERLINE OF ARNOLD ROAD, A 66 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 82°00'00" WEST ALONG THE CENTERLINE OF SAID ARNOLD ROAD 5472.90 FEET; THENCE NORTH 28°40'47" EAST 170.0 FEET TO THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID ARNOLD ROAD WITH THE WEST LINE OF A 150 FOOT DRAINAGE RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2999 PAGE 676 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 82°00'00" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID ARNOLD ROAD 324.43 FEET; THENCE NORTH 1°10'07" EAST 852.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1°10'07" EAST 170.0 FEET; THENCE SOUTH 88°49'53" EAST 259.29 FEET; THENCE SOUTH 1°10'07" WEST 170.0 FEET; THENCE NORTH 88°49'53" WEST 259.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.01 ACRES, MORE OR LESS

Book 9033 Pg 604

"Exhibit "A"



Google earth



**Listed Wildlife and Habitat Assessment
Wright, Arnold Road Property
Jacksonville, Duval County, Florida**

Prepared for:

**BHK Capital, LLC
1548 The Greens Way, Ste 6
Jacksonville Beach, FL 32250**

Prepared by:

**LG² Environmental Solutions, Inc.
14785 Old St Augustine Rd., Suite 4
Jacksonville, Florida 32258**

March 21, 2014

1.0 INTRODUCTION

LG² Environmental Solutions, Inc. (LG²ES) has conducted a listed species and habitat assessment of the Pecan Park Road property. The purpose of this assessment was to assess the onsite habitats and determine the potential presence and extent of wildlife species listed as endangered, threatened or Species of Special concern by the Florida Fish and Wildlife Conservation Commission (FFWCC) and U.S. Fish and Wildlife Service (USFWS) within the project site. This report documents natural resources on-site including soil types, vegetation communities, and common and potentially occurring sensitive wildlife species. Sensitive wildlife species include fauna listed as endangered, threatened, or species of special concern (SSC) by federal and/or state regulatory agencies.

The project site (Pecan Park Road) is approximately 350 acres and is located northwest where Pecan Park Road turns into Arnold Road. Geographically, the site is located within the US Geological Survey (USGS) 7.5-minute *Italia* Quadrangle; Sections 39 & 42, Township 1 North, Range 26 East (Figure 1). The site is located northwest of Pecan Park Rd. The property is bordered to the north by undeveloped land, to the south by residential development and undeveloped land, to the east by undeveloped land, and to the west by undeveloped land (Figure 2).

2.0 METHODOLOGY

Prior to the site assessment, aerial orthophoto satellite images, U. S. Geological Survey (USGS) topographic maps, and U.S. Department of Agriculture (USDA) soil survey maps, were reviewed to determine potential natural resources on-site. The *Soil Survey of City of Jacksonville, Duval County, Florida* was consulted in an effort to evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1998). Databases from FFWCC (2013), the Florida Natural Areas Inventory (FNAI 2012), the bald eagle (*Haliaeetus leucocephalus*) nest locator (FFWCC 2012), and the USFWS Threatened & Endangered Species System (TESS) (USFWS 2012) were accessed to determine potential for sensitive species suitable habitat.

During the site assessment, pedestrian transects were conducted within each vegetative community. Within each transect, data collected included, but was not limited to, plant species, wildlife species, weather conditions, time assessment commenced and terminated, and any anthropogenic activity. All vegetative communities were identified according to the *Florida Land Use, Cover and Forms Classification System* (FLUCCS). Special attention was given to locate sensitive habitats known to support listed plant and wildlife species within the scope of this assessment area, with special attention on locating any onsite gopher tortoise burrows. These methods are consistent with recognized FFWCC survey guidelines for a general wildlife assessment.

3.0 NRCS & USDA SOIL SUREVEY

The *Soil Survey of City of Jacksonville, Duval County, FL* (USDA 1998) indicates seven soil types as occurring within the property (Figure 3).

Mascotte fine sand (38) – This series consists of nearly level, poorly drained soils. These soils formed in thick sandy and loamy marine sediments and are located in flatwoods. The soils are

moderately slowly permeable and moderately permeable. Generally, the high water table is at a depth of 6 to 18 inches. Slopes are linear and range from 0 to 2 percent.

Pelham fine sand (51) – This series consists of nearly level, poorly drained soils. These soils formed in thick deposits of sandy and loamy marine sediments and are located on flats. The soils are moderately permeable and moderately slowly permeable. Generally, the high water table is at a depth of less than 12 inches on flats and at or above the surface in depressions. Slopes are linear and range from 0 to 2 percent.

Sapelo fine sand (63) – This series consists of nearly level, poorly drained soils. These soils formed in thick loamy and sandy sediments and are located in flatwoods. The soils are moderately slowly permeable. Generally, the high water table is at a depth of 6 to 18 inches. Slopes are linear and range from 0 to 2 percent.

Surrency loamy fine sand, depressional (66) – This series consists of nearly level, very poorly drained soils. These soils formed in thick sandy and loamy marine sediments. They occur on flood plains and in depressions. The soils are moderately permeable and moderately slowly permeable. In areas on flood plains, the high water table generally is at or near the surface and the areas are subject to frequent flooding for brief periods. In areas in depressions, the high water table generally is at or above the soil surface for very long periods. Slopes are concave and range from 0 to 2 percent.

Yonges fine sandy loam (78) – This series consists of nearly level, poorly drained soils. These soils formed in sandy and loamy sediments and are located on flats. The soils are moderately permeable and moderately slowly permeable. Generally, the high water table is at a depth of less than 12 inches. Slopes are convex and range from 0 to 2 percent. The Yonges soils are fine-loamy, mixed thermic Typic Endoaqualfs.

Yulee clay, frequently flooded (79) – This series consists of nearly level, very poorly drained soils. These soils formed in thick clayey marine sediments. These soils are located on flood plains and in depressions. The soils are very slowly permeable. In areas in depressions, the high water table generally is at or above the surface for very long periods. In areas on flood plains, the high water table generally is at or near the surface and the areas are subject to frequent flooding for long periods. Slopes are concave and range from 0 to 2 percent.

Yulee clay, depressional (86) – This series consists of nearly level, very poorly drained soils. These soils formed in thick clayey marine sediments. These soils are located on flood plains and in depressions. The soils are very slowly permeable. In areas in depressions, the high water table generally is at or above the surface for very long periods. In areas on flood plains, the high water table generally is at or near the surface and the areas are subject to frequent flooding for long periods. Slopes are concave and range from 0 to 2 percent.

4.0 SITE VISIT SUMMARY

A site visit was conducted on March 07, 2014, to determine the natural resources on-site with emphasis on the presence of sensitive plant communities and listed wildlife species. No formal surveys per FFWCC guidelines for listed and sensitive species were conducted within the scope of this assessment.

The weather conditions during the site inspections consisted of partly cloudy skies, a westerly breeze of 5-7 knots, and an average high of 60°F. These conditions, along with time of day and season, as well as the scope of inspection, may have influenced the wildlife species observed. During the site visit, wildlife assessment guidelines provided by FFWCC were used. The presence of specific wildlife species was determined visually, audibly, or by evidence of tracks, scat, nests, burrows, or dens. General wildlife species observed were recorded and detailed in Section 4.2.

4.1 Observed Vegetative Communities

During the site assessment, LG²ES conducted a series of pedestrian transects throughout the subject property to determine the presence and extent of any State of Florida or Federally listed wildlife species. The location of any natural resource issue of concern, and any occurrences worth noting, were located utilizing sub-meter rated global positioning system technology (GPS) for later use in generating report graphics and recommendations. Below is a brief description of the habitat communities observed (Figure 4):

Pine Flatwoods (FLUCCS 411) – This vegetative community is composed of a canopy dominated by slash pine (*Pinus ellottii*). The subcanopy consists of wax myrtle (*Myrica cerifera*), loblolly bay (*Gordonia lasianthus*), bitter gallberry (*Ilex glabra*) and saw palmetto (*Serenoa repens*). The ground cover consists of braken fern (*Pteridium aquilinum*) and reindeer lichen (*Cladonia rangiferina*).



Pine- Mesic Oak (FLUCCS 414) – This vegetative community is composed of a canopy of slash pine in association with scattered red maple (*Acer rubrum*), sweet gum (*Liquidambar styraciflua*) and water oak (*Quercus nigra*). The subcanopy consists of bitter gallberry and saw palmetto.



Coniferous Plantations (FLUCCS 441) - This vegetative community is almost exclusively pine forests artificially generated by planting seedling stock or seeds. Dominant canopy vegetation is primarily a monoculture of slash pine. The subcanopy consists of wax myrtle, loblolly bay, bitter gallberry and saw palmetto. The ground cover consists of braken fern.



Stream & Lake Swamps (FLUCCS 615) - This community, often referred to as bottomland or stream hardwoods, is composed of a wide variety of predominantly hardwood species including red maple, bald cypress (*Taxodium distichum*), black gum (*Nyssa sylvatica* var. *biflora*), water oak, sweetgum, and sweet bay (*Magnolia virginiana*). The subcanopy consisted of fetterbush (*Lyonia lucida*) and scattered saw palmetto.



Mixed Wetland Hardwoods (FLUCCS 617) - This community is characterized by a mixture of hardwood tree species with an open to dense understory. Dominant vegetation includes slash pine, scattered bald cypress, sweet bay, loblolly bay, red maple, fetterbush, Virginia chain fern (*Woodwardia virginica*), and cinnamon fern (*Osmunda cinnamomea*).



4.2 Observed Wildlife Species

Observations for all wildlife were made visually, audibly, or by evidence of tracks, scat, nests, burrows, or dens. Observed wildlife and potentially occurring listed species are detailed in the following sub-sections. No evidence of any State and/or Federally listed wildlife species utilization of on-site natural resources was identified within the duration of the site assessment. During the course of the assessment, the following wildlife species were observed on site:

Species	Listing Status*
Invertebrate	
Garden spider (<i>Argiope aurantia</i>)	
Golden orb-weaver (<i>Nephila clavipes</i>)	
Spinybacked orbweaver (<i>Gasteracantha cancriformis</i>)	
Reptile	
Cuban brown anole (<i>Anolis sagrei sagrei</i>)	
Green anole (<i>Anolis carolinensis</i>)	
Florida box turtle (<i>Terrapene Carolina bauri</i>)	
Amphibian	
Oak toad (<i>Bufo quercicus</i>)	
Southern leopard frog (<i>Rana utricularia</i>)	
Southern toad (<i>Bufo terrestris</i>)	
Avian	
Black vulture (<i>Coragyps atratus</i>)	
Blue-gray gnatcatcher (<i>Polioptila caerulea</i>)	
Blue-jay (<i>Cyanocitta cristata</i>)	
Brown thrasher (<i>Toxostoma rufum</i>)	
Carolina wren (<i>Thryothorus ludovicianus</i>)	
Common nighthawk (<i>Chordeiles minor</i>)	
Mourning dove (<i>Zenaida macroura</i>)	
Northern cardinal (<i>Cardinalis cardinalis</i>)	
Northern mockingbird (<i>Mimus polyglottos</i>)	
Red-bellied woodpecker (<i>Melanerpes carolinus</i>)	
Red-shouldered hawk (<i>Buteo lineatus</i>)	
Pine warbler (<i>Dendroica pinus</i>)	
Sharp-shinned hawk (<i>Accipiter striatus</i>)	
Turkey vulture (<i>Cathartes aura</i>)	
Mammal	
Eastern gray squirrel (<i>Sciurus carolinensis</i>)	
Feral pig (<i>Sus scrofa</i>)	
Nine-banded armadillo (<i>Dasypus novemcinctus</i>)	
Raccoon (<i>Procyon lotor</i>)	
White-tailed deer (<i>Odocoileus virginianus</i>)	

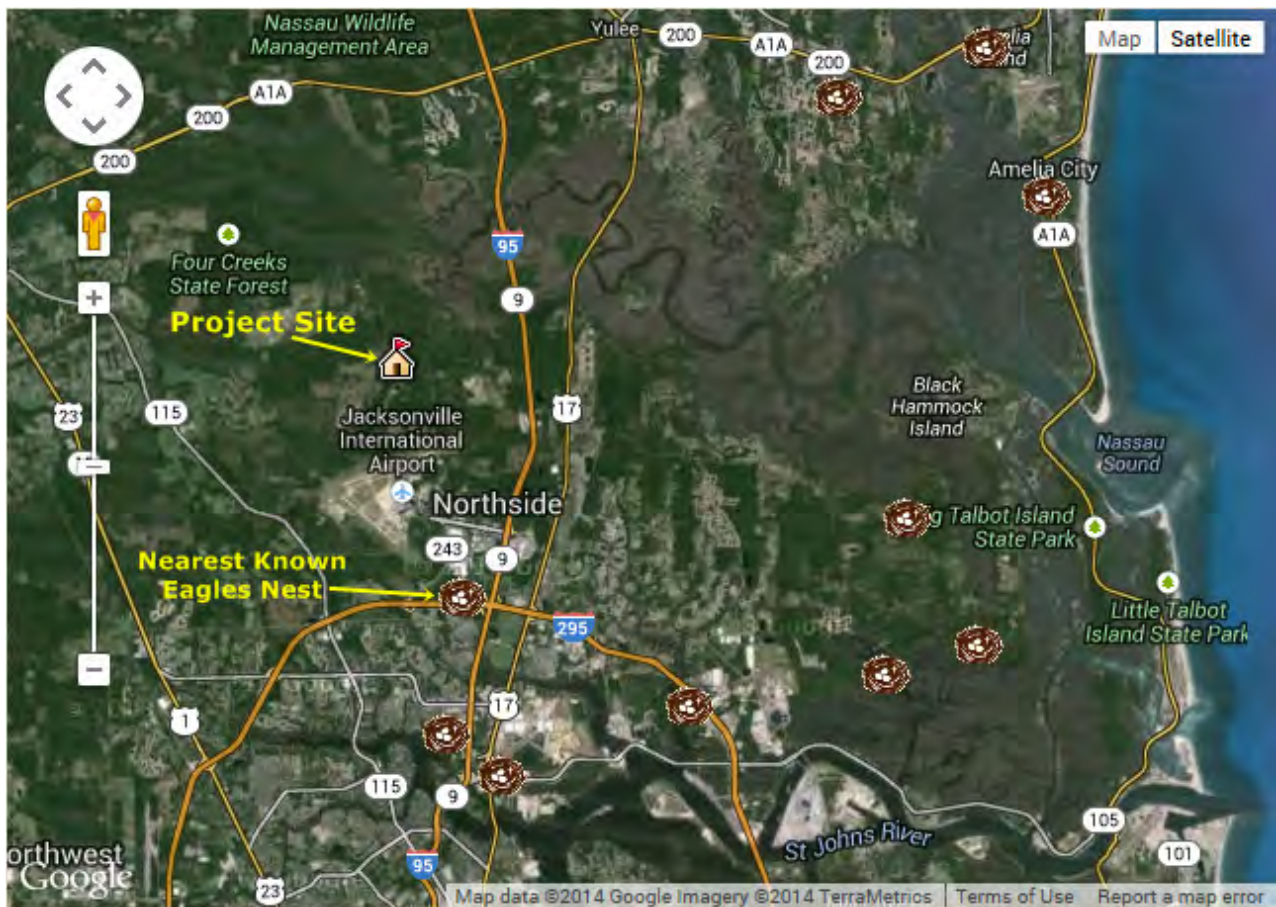
***Key**

- SSC – State of Florida Species of Special Concern
- ST – State of Florida Threatened
- FT – Federal Threatened
- FE – Federal Endangered

4.2.1 Sensitive Species and Supporting Habitats

Sensitive species are those species deemed Endangered (FE), Threatened (ST & FT), or Species of Special Concern (SSC) by the FFWCC or USFWS. During the wildlife survey, no species listed as endangered, threatened or Species of Special Concern were observed onsite. Included in this survey was a review for the gopher tortoise, listed as a threatened species by FFWCC. Although the property contains large areas of upland pine plantations and pine flatwoods, which have been known to support gopher tortoise burrows, the general topography, soils characteristics and onsite vegetation are not suitable for gopher tortoise burrow formation. Onsite seasonal high water levels within the upland soils range between 6 and 18 inches. No onsite gopher tortoise habitat was observed during the assessment.

Attention was also given during the scope of this assessment to investigate onsite habitats for nesting trees of the bald eagle. During site visits no eagles were witnessed utilizing the property and no nest trees were observed. An FFWCC database search for surrounding eagle nests showed the nearest eagle nest to be more than 5 miles south of the subject property (see below).



5.0 CONCLUSION & RECOMMENDATIONS

A large portion of the property, and surrounding properties, have been managed for silviculture activities. The remaining forested communities have been influenced by these silviculture activities in the form of trail roads and drainage ditches. Due to these influencing factors, large portions of the property are anticipated to support only common wildlife species.

The majority of wetlands on-site could be classified as contiguous (minus trail road crossings) and have the ability to be utilized as wildlife corridors. Although suitable habitat for wading bird foraging exists in portions of the on-site wetland areas, no wading bird rookeries or nests were observed. Characterized by large tracts of natural and undisturbed land, wildlife corridors may function as shelter, foraging habitat, nesting and breeding habitat, and cover during migration for many wildlife species. The flora within the upland areas have a limited potential to provide food, protection and nesting materials for wildlife other than common species due to the continuing silvicultural activity.

On March 07, 2014, LG²ES conducted a series of pedestrian transects over the subject property to determine the presence and extent of State of Florida and/or Federally listed wildlife species. No State and/or Federally listed species were observed onsite. Due to the nature of the proposed development and the current surrounding land use, impacts to sensitive flora and fauna are not anticipated. If a listed species nest or burrow are found on-site prior to construction, mitigation measures may be recommended by FWC or USFWS.

6.0 REFERENCES

FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) 1999. Florida Land Use Cover Classification System (FLUCCS) Third Edition: January 1999

FLORIDA FISH & WILDLIFE CONSERVATION COMMISSION (FFWCC) 2012. Wildlife Technology Services in the Division of Habitat and Species Conservation, Eagles Nest Locator by County, modified: December 12; online at <http://myfwc.com/eagle/eaglenests/Default.asp>

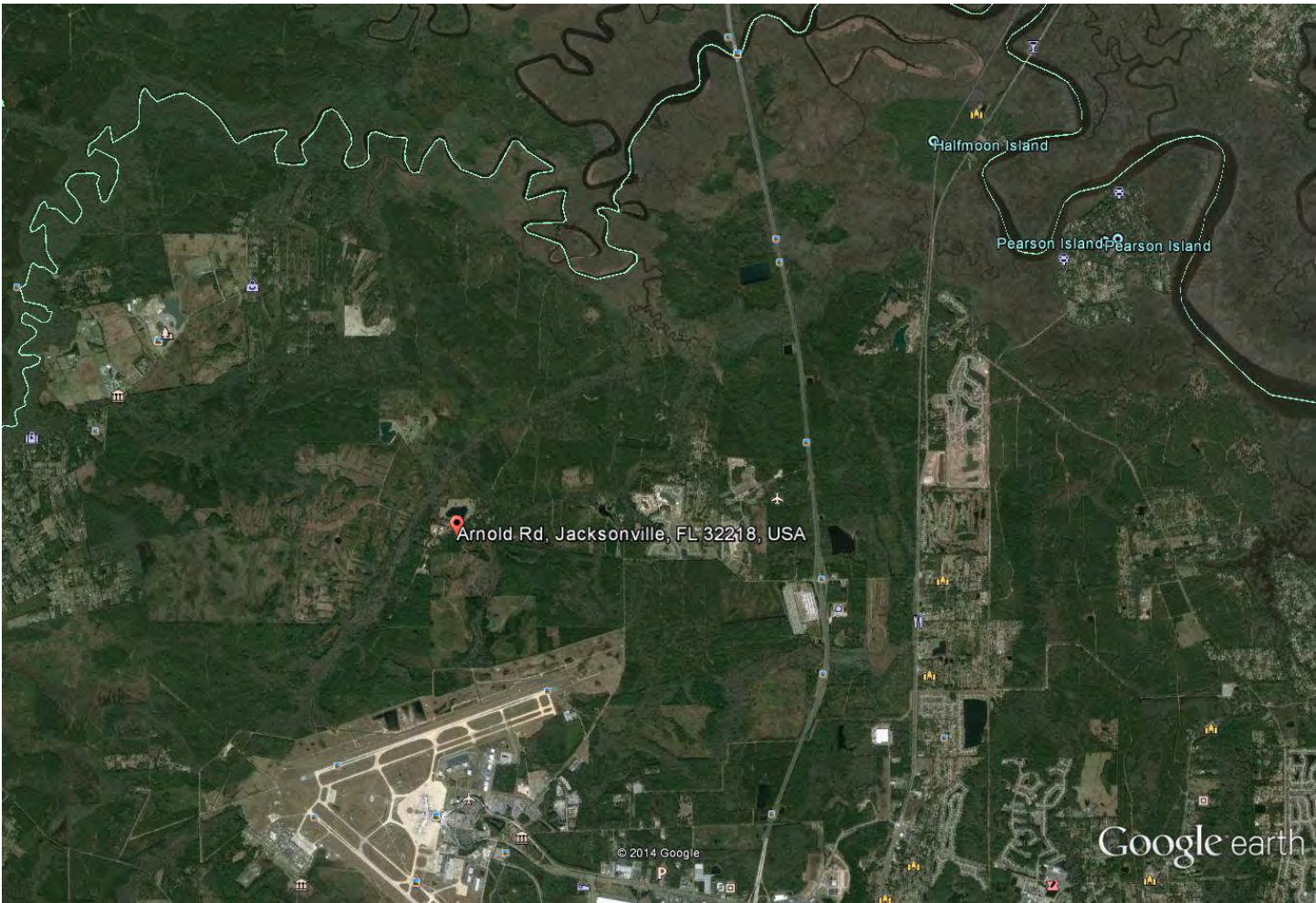
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DUVAL COUNTY, FLORIDA 2007. March, 2007 GIS Data Library DVD, ESRI Shapefiles and Compatible Formats

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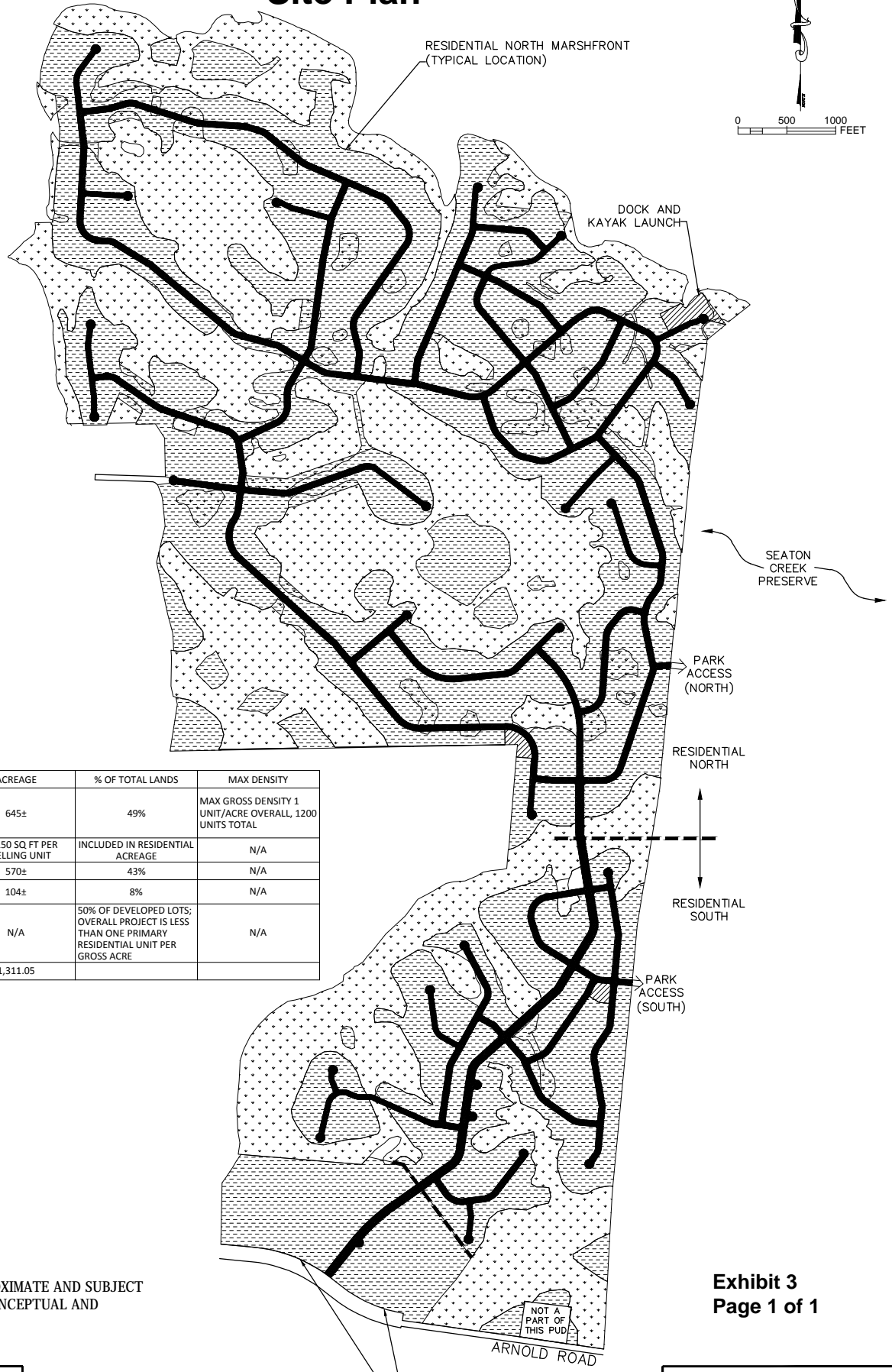
UNITED STATES FISH & WILDLIFE SERVICE (USFWS) 2012. Threatened & Endangered Species System (TESS); listings by state and territory as of October; online at http://ecos.fws.gov/tess_public/StartTESS.do



Google earth



Site Plan



USE	ACREAGE	% OF TOTAL LANDS	MAX DENSITY
SINGLE FAMILY RESIDENTIAL (INCLUDES PORTIONS OF ACTIVE OPEN SPACE)	645±	49%	MAX GROSS DENSITY 1 UNIT/ACRE OVERALL, 1200 UNITS TOTAL
ACTIVE OPEN SPACE	MIN 150 SQ FT PER DWELLING UNIT	INCLUDED IN RESIDENTIAL ACREAGE	N/A
PASSIVE OPEN SPACE	570±	43%	N/A
PUBLIC AND PRIVATE RIGHTS-OF-WAY	104±	8%	N/A
MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES AT GROUND LEVEL	N/A	50% OF DEVELOPED LOTS; OVERALL PROJECT IS LESS THAN ONE PRIMARY RESIDENTIAL UNIT PER GROSS ACRE	N/A
TOTAL	1,311.05		

- LEGEND:**
- RECREATION
 - RESIDENTIAL
 - WETLANDS

NOTE:
WETLAND LINES ARE APPROXIMATE AND SUBJECT TO CHANGE. LAYOUT IS CONCEPTUAL AND SUBJECT TO CHANGE.

Exhibit 3
Page 1 of 1

WRIGHT-BHK, PUD
RESIDENTIAL

JUNE 30, 2014

SOUTHWEST TRACT
INCLUDES AMENITY CENTER
(EXACT LOCATION TO BE
DETERMINED DURING DESIGN)

WEST & COMPANY, LLC
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