

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-535 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 2014-535 to Planned Unit Development.

Location: East side of Chaffee Road South between Falkland Road and McGirts Creek

Real Estate Number(s): 008951-3300

Current Zoning District: Planned Unit Development (PUD 2012-0057-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Neighborhood Commercial (NC)
Business Park (BP)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

City Council District: The Honorable Doyle Carter, District 12

Applicant/Agent: Ken LaPointe
13400 Sutton Park Drive, Suite 1402
Jacksonville, Florida 32224

Owner(s): K.J. LaPointe and Company
13400 Sutton Park Drive, Suite 1402
Jacksonville, Florida 32224

W.R. Howell Company
13400 Sutton Park Drive, Suite 1402
Jacksonville, Florida 32224

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2014-535** seeks to rezone approximately 5.82 acres of land from PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 21 single family lots. The minimum lot area and lot width are 60 feet and 6,600 square feet, respectively. The current PUD allows for business, professional and medical offices and self-storage units and was originally a part of the Glen Eagle PUD (1989-365). The Glen Eagle PUD is a mixed use development and allows Commercial Neighborhood uses and single family lots where the minimum lot width is 60 feet and lot area is 6,000 square. However the subdivision has been developed with an average lot size of 13,000 square feet.

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 Neighborhood Commercial (NC) and Business Park (BP) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2014C-010 (Ordinance 2014-534) that seeks to amend the portion of the site that is within the NC and BP land use categories to Low Density Residential (LDR). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2014c-010 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.

The uses provided herein shall be applicable to all LDR sites within the Suburban Area.

Principal Uses: Single family and Multi-family dwellings.

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Borrow pits; Animals other than household pets; Foster care homes; Drive through facilities in conjunction with a permitted use; Assisted living facilities and housing for the elderly, so long as said facilities are located within three miles of a hospital and on an arterial roadway; and Commercial retail sales and service establishments when the site is located at the intersection of roads classified as collector or higher on the Functional Highway Classification Map, however logical extensions and expansions of preexisting commercial retail sales and service establishments are exempt from the roadway classification and intersection requirements.

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.

(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, meets 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): Neighborhood Commercial (NC) and Business Park (BP). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2014C-010 (Ordinance 2014-534) that seeks to amend the portion of land that is within the NC and BP 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 contained herein, including:

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

F.L.U.E. 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.

F.L.U.E. 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.

F.L.U.E. 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.

F.L.U.E. 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. The CCAS #85645.0 / CDN #8673.001 / Mobility # 85945.1 has been approved for 21 single family homes.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a single-family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive

Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The streetscape: The proposed streetscape will be similar to the existing Glen Eagle subdivision which is to the east and south of the proposed development.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The maximum number of lots will not exceed 21 lots and is not required to provide an active recreation area.

The treatment of pedestrian ways: The development will provide sidewalks which comply with the Comprehensive Plan.

The use of topography, physical environment and other natural features: The site is flat without significant topography or other natural features.

Traffic and pedestrian circulation patterns: The proposed site plan shows a single cul-de-sac. Lot 8 will have vehicular access by Brodie Court, through the existing subdivision.

The use and variety of building setback lines, separations, and buffering: The development standards in the written description are similar to the standards in the adjacent Glen Eagle Subdivision.

The variety and design of dwelling types: The applicant has not included information on the architectural design, but it is expected the proposed dwellings will be similar to the existing dwellings in Glen Eagle Subdivision.

(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 an area where residential, office, commercial and institutional uses function as a mixed-use development. Single family development at this location complements the existing residential, office, commercial and institutional uses by increasing the housing options in the immediate area. The Glen Eagle PUD allows lots to be as small as 6,000 square feet, however a majority of the lots in the subdivision are a minimum of 13,000 square feet in area. **It it's the**

recommendation that the proposed lots be closer in size to the existing lots. The proposed lot size shall be a minimum of 100 feet in width and 11,500 square feet in area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single family dwelling
	LDR	PUD (89-365)	Single family dwellings Glen Eagle subdivision
South	NC	PUD (89-365)	Real Estate office
East	LDR	PUD (89-365)	Single family dwellings Glen Eagle subdivision
West	LDR	RR-Acre	Church of Christ
	NC	CO	World of Faith Church
	NC	PUD (08-935)	Proposed commercial neighborhood uses

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category as a single family development, which is not to exceed 21 lots. The PUD is appropriate at this location with the recommendation that the lot sizes be increased to be similar to the adjacent residential subdivision.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed site plan shows 20 lots will have access through the cul-de-sac from Chaffee Road South. One lot will access Brodie Court within the Glen Eagle Subdivision.

(7) Usable open spaces plazas, recreation areas.

Since the subdivision has less than 25 lots, it is not subject to the recreation requirements contained in Section 656.420, Zoning Code.

(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 not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

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

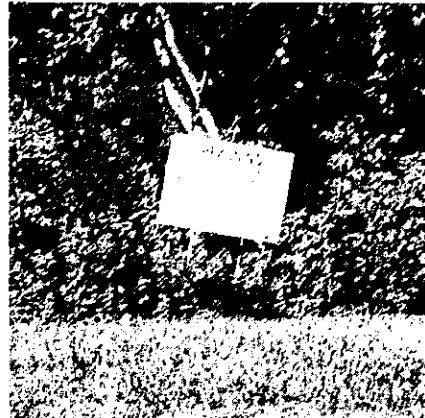
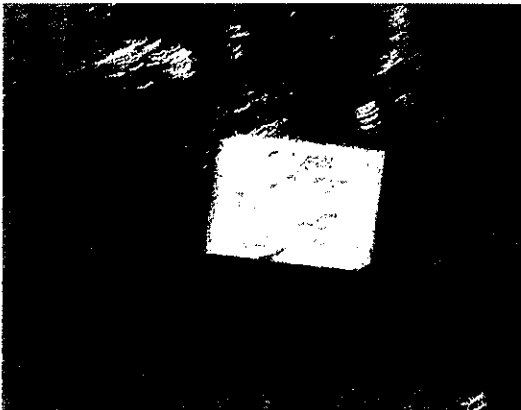
The site will be developed in accordance with Part 6 of the Zoning Code.

(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 22, 2014, the required Notice of Public Hearing sign was posted.

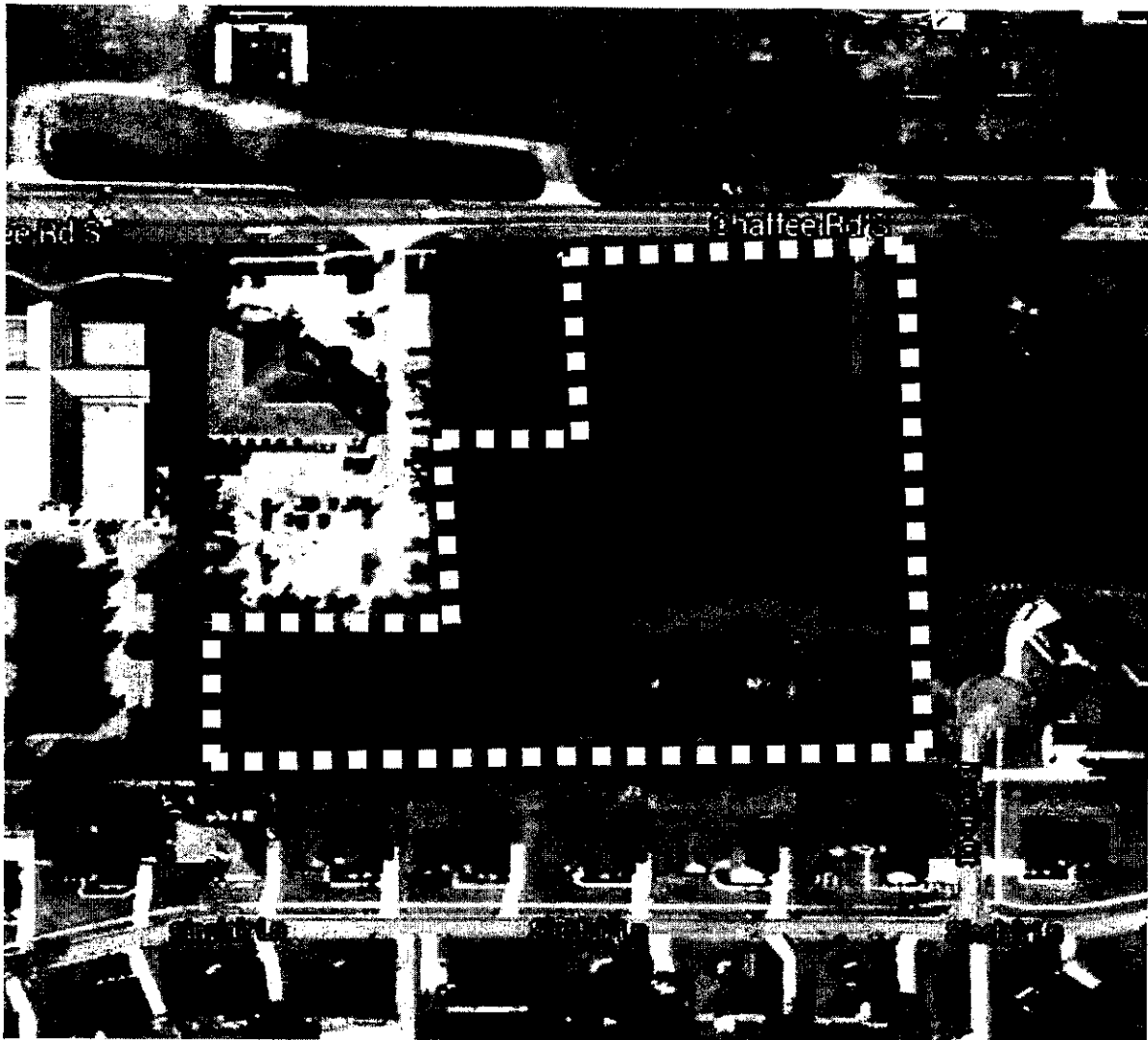


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-535 be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated October 17, 2013.
2. The subject property shall be developed in accordance with the original written description dated July 21, 2014.
3. The subject property shall be developed in accordance with the original site plan dated June 17, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated August 19, 2014 or as otherwise approved by the Planning and Development Department.

5. The minimum lot area shall be 11,500 square feet in area and 100 feet in width.
6. Houses abutting the east property line shall be one story in height.
7. The developer shall install and maintain prior to the construction of any single family house, a six (6) foot high, 95% opaque wood or vinyl fence along the east property line and along the north property line except for lot 8 as shown on the site plan





View of site from Brodie Court



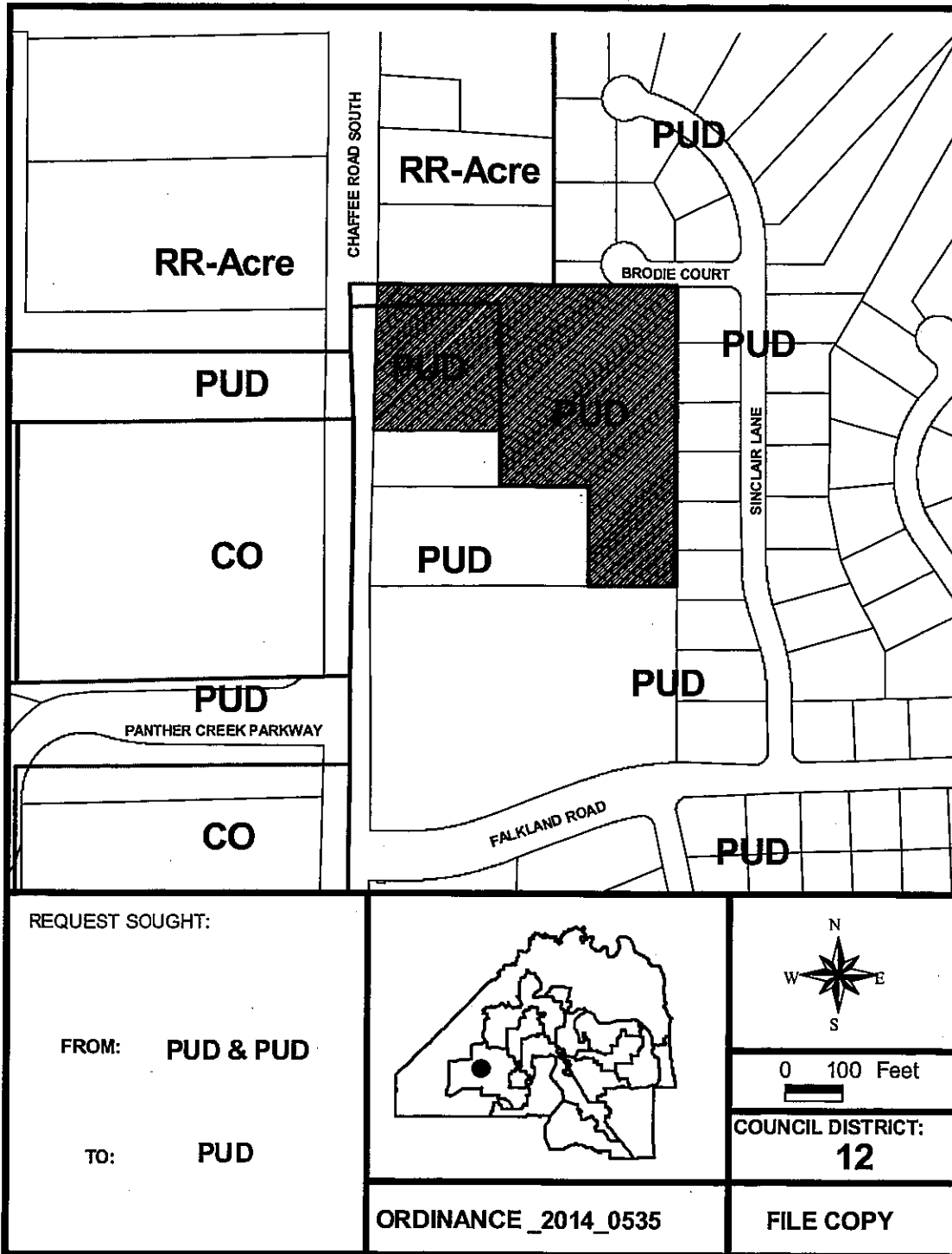
One lot will have access from Brodie Court inside Glen Eagle subdivision.



Typical house on Brodie Court.



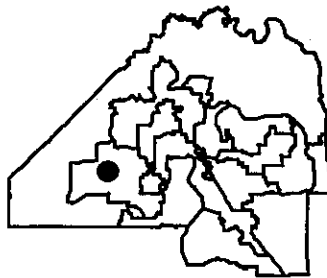
Typical house on Brodie Court.



REQUEST SOUGHT:

FROM: PUD & PUD

TO: PUD



0 100 Feet



COUNCIL DISTRICT:

12

ORDINANCE_2014_0535

FILE COPY

DEVELOPMENT SERVICES



August 19, 2014

MEMORANDUM

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King, Traffic Technician Senior

Subject: **Edinburgh Village PUD**
PUD R-2014-0535 fka R-2012-0057 fka R-1989-0365

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

1. Roadways shall meet the design standards in Section 3 of the Land Development Procedures Manual and Chapter 654 Code of Subdivision Regulations.
2. Provide 5 foot sidewalk along entire frontage of Chaffee Road South.
3. Signs, fences, walls and landscaping shall be located so that the horizontal line of sight at intersections is not obstructed. Monument location shown on Site Plan

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



MEMORANDUM

DATE: 08/25/2014

TO: Bruce Lewis
City Planner Supervisor

FROM: Soliman Peter Salem
City Planner II

SUBJECT: TRANSPORTATION REVIEW OF EDINBURGH VILLAGE PUD

Chaffee Road, from Crystal Springs Road to Normandy Boulevard, is the directly accessed functionally classified roadway. Chaffee Road is a 2-lane undivided class I minor arterial in this vicinity and is currently operating at an acceptable LOS C. Chaffee Road has a maximum daily service volume of 17,700 vpd and a 2013 daily traffic volume of 12,284 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 5.82 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 29 dwelling units. The current proposal is for 21 dwelling units which would generate a total of 250 vpd and does not exceed the amount of allowable trip generation for this property.

(ITE 210 Single Family – 21 Units)



Florida Department of Transportation

RICK SCOTT
GOVERNOR

2198 Edison Avenue
Jacksonville, FL 32204
Transmitted Electronically

ANANTH PRASAD, P.E.
SECRETARY

August 26, 2014

SUBJECT: *Edinburgh Village PUD Application*

Introduction

Edinburgh Village Planned Unit Development (PUD) is a proposed residential development located on Chaffee Road south of the I-10 and Chafee Road interchange in Jacksonville, Florida. This application is to change the future land use and zoning categories for 5.82 acres. Table 1 shows the current and requested future land use and zoning categories.

Table 1

	Current	Requested
Future Land Use Category	Neighborhood Commercial (NC) and Business Park (BP)	Neighborhood Commercial (NC) and Business Park (BP)
Zoning	Planned Unit Development (PUD) and Business Park (BP)	PUD Residential

Trip Generation

The proposed development will contain 21 single-family detached residential dwelling units. Table 2 shows the daily, AM peak hour, and PM peak hour trip generation according to ITE's *Trip Generation Manual, 9th Edition*.

Table 2

ITE Code	Land Use	Quantity	Unit	Period	Trip Generation
210	Single Family Residential	21	Dwelling Units	Daily	250
				AM Peak	24
				PM Peak	26

Impacts to State Roads

Table 3 shows the peak hour volumes and maximum level of service volumes for I-10 links from State Road 23 to Greenland Avenue in FDOT's 2013 Florida State Highway System Level of Service Report dated August 2014.

Table 3

Roadway	Segment	LOS Standard	Maximum Service Volume	2013 Peak Hour Volume	2013 LOS
I-10	SR 23 to Chaffee Road	D	10,060	4,005	B
	Chaffee Road to Greenland Avenue	D	10,060	4,545	B

Although Chaffee Road is not part of the state highway system, the I-10 interchange with Chaffee Road north of the Edinburgh Village PUD will receive most of the development's trips. The 2013 LOS Report shows that I-10 has sufficient capacity for the trips without compromising the LOS standard of D. This does analysis does not consider the traffic operations of the signals and ramps.

If you have any questions or concerns, please contact me at ameera.sayed@dot.state.fl.us or call (904) 360-5647.

Sincerely,


Ameera F. Sayeed AICP, GISP
District Two Growth and Development/Modeling Coordinator.

Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2014-0535 Staff Sign-Off/Date BEL / 07/18/2014

Filing Date 08/12/2014 Number of Signs to Post 2

Hearing Dates:

1st City Council 09/09/2014 Planning Commission 09/04/2014

Land Use & Zoning 09/16/2014 2nd City Council 09/23/2014

Neighborhood Association WEST JAX CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 629

Application Status PENDING

Date Started 05/14/2014

Date Submitted 05/14/2014

General Information On Applicant

Last Name	First Name	Middle Name
MCCULLER, JR.	E	OWEN

Company Name
SMITH HULSEY & BUSEY

Mailing Address
225 WATER STREET, SUITE 1800

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
904	904	MMCCULLER@SMITHHULSEY.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
RAICES	DOMINIC	

Company/Trust Name
PROFICIENT AUTO, INC.

Mailing Address
10057 103RD STREET

City	State	Zip Code
JACKSONVILLE	FL	32210

Phone	Fax	Email

Last Name	First Name	Middle Name
LAPOINTE	KEN	J

Company/Trust Name
K.J. LAPOINTE & COMPANY

Mailing Address

13400 SUTTON PARK DRIVE SOUTH, SUITE 1402

City JACKSONVILLE **State** FL **Zip Code** 32224

Phone 9047040067 **Fax** **Email** KJLDEVELOPMENT@GMAIL.COM

Last Name LAPOINTE **First Name** KEN **Middle Name** J

Company/Trust Name
K.J. LAPOINTE & COMPANY

Mailing Address
13400 SUTTON PARK DRIVE SOUTH, SUITE 1402

City JACKSONVILLE **State** FL **Zip Code** 32224

Phone 9047040067 **Fax** 9049926464 **Email** KJLDEVELOPMENT@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1997-300-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
012971 0000	12	4	PUD	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

2014C-008

Total Land Area (Nearest 1/100th of an Acre) 10.93

Development Number

Proposed PUD Name

AUTO TRANSPORT PUD

Justification For Rezoning Application

THERE IS NOT A DEMAND FOR COMMERCIAL OR BUSINESS PARK USES IN THIS LOCATION IN THE NEAR FUTURE NOR IN THE DISTANT FUTURE. THERE IS A STRONG DEMAND FOR SINGLE FAMILY RESIDENTIAL WITH LOT SIZES IN THE 60FT WIDE BY 110 FT DEEP RANGE. THE PROPERTY IS CONTIGUOUS TO A CURRENTLY EXISTING SINGLE FAMILY SUBDIVISION.

Location Of Property

General Location

WEST 103RD STREET

House #	Street Name, Type and Direction	Zip Code
10201	103RD ST	32210

Between Streets

CONNIE JEAN ROAD and BLAIR ROAD

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 8 1/2" 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
5.82 Acres @ \$10.00 /acre: \$60.00
- 3) Plus Notification Costs Per Addressee
45 Notifications @ \$7.00 /each: \$315.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,375.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

October 17, 2013

PARCEL "B", EDINBURGH VILLAGE, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 57, PAGES 78 AND 78A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTHERLY 114.86 FEET, OF THE WESTERLY 258.65 FEET, OF AFORESAID PARCEL "B". SAID LESS AND EXCEPT PARCEL BEING CONTIGUOUS TO THE EASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD AND THE NORTHERLY LINE OF PARCEL "A", EDINBURGH VILLAGE.

THE LANDS THUS DESCRIBED CONTAINS 253,532 SQUARE FEET or 5.82 ACRES, MORE OR LESS, IN AREA.

EXHIBIT A

Property Ownership Affidavit

Date: May 12, 2014

City of Jacksonville

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

Re: Ownership Certification

Gentleman:

I, Kenneth J. LaPointe hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Edinburgh Village,
submitted to the Jacksonville Planning and Development Department.

Kenneth J. LaPointe
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 12 day of
May (month), 2014 (year) by Kenneth LaPointe
who is personally known to me or has produced DL
as identification.

Amy Cochran
(Notary Signature)

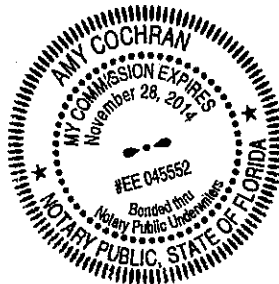


EXHIBIT A

Property Ownership Affidavit

Date: July 14, 2014

City of Jacksonville

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

Re: Ownership Certification

I, William R. Howell, hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1**, in connection with filing application(s) for Edinburgh Village LUA 2014 C-010 submitted to the Jacksonville Planning and Development Department.

William R. Howell
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 14th day of July (month), 2014 (year) by William R. Howell, who is personally known to me or has produced _____ as identification.

Felicia Trzonis
(Notary Signature)



EXHIBIT B

Agent Authorization

Date: July 14, 2014

City of Jacksonville

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

Re: Agent Authorization for the following site location:

1367 Chaffee Road South

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Kenneth J. LaPointe to act as agent to file application(s) for PUD No. 629/LUA 20140010 for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 14th day of July (month), 2014 (year) by William R. Howell, who is personally known to me or has produced _____ as identification.


(Notary Signature)



EXHIBIT C
Binding Letter

Date: May 12, 2014

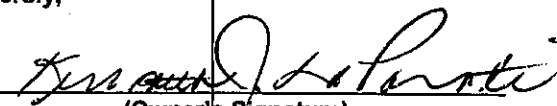
City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Edinburgh Village **PUD**

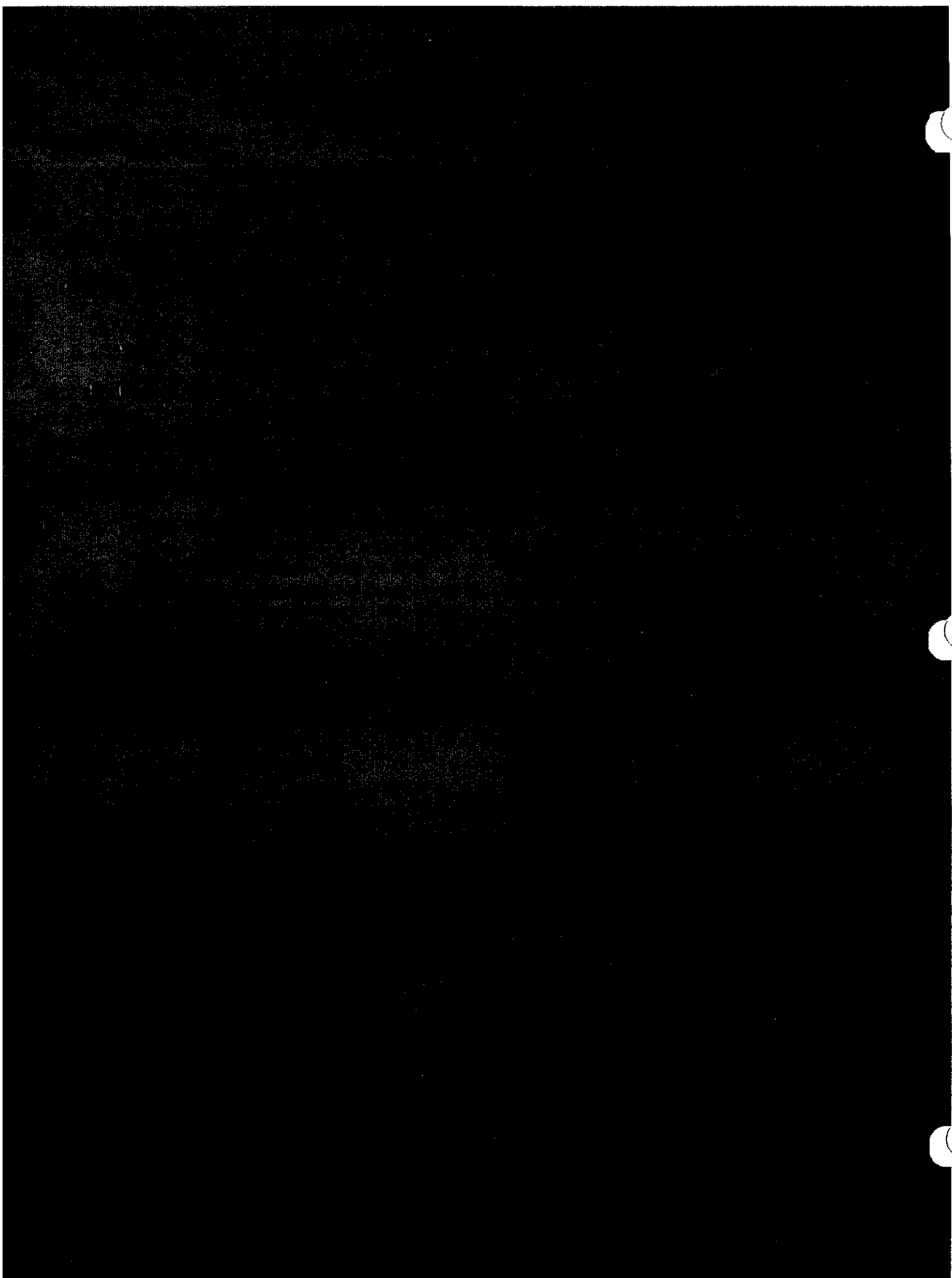
Ladies and Gentlemen:

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed 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,

By: 
(Owner's Signature)

Its: General Managing Partner



D. [Illegible]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

[Illegible text]

EXHIBIT E

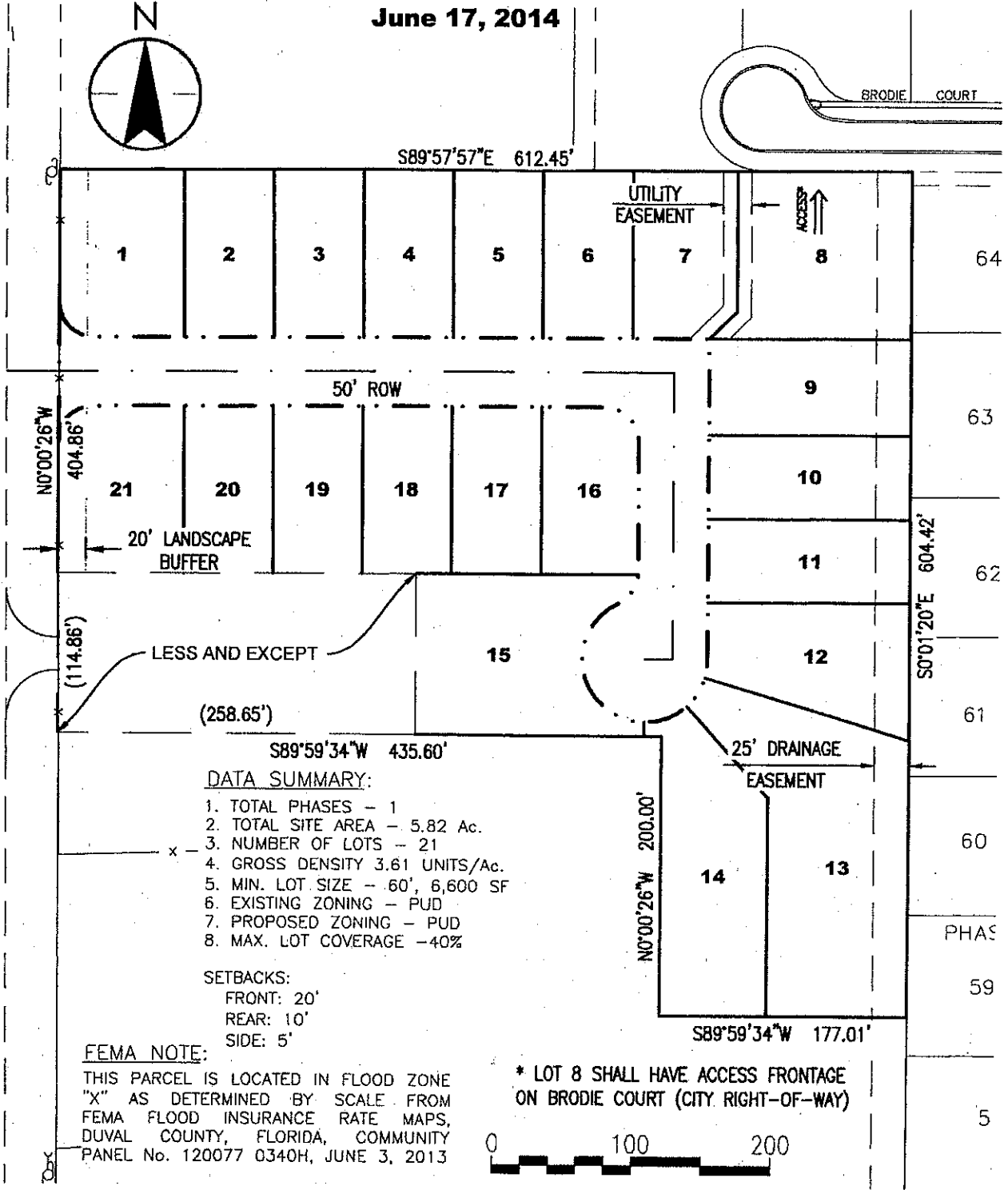
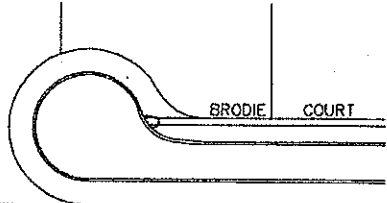
PUD Site Plan

June 17, 2014



CHAFFEE ROAD

CHAFFEE ROAD



DATA SUMMARY:

1. TOTAL PHASES - 1
2. TOTAL SITE AREA - 5.82 Ac.
3. NUMBER OF LOTS - 21
4. GROSS DENSITY 3.61 UNITS/AC.
5. MIN. LOT SIZE - .60', 6,600 SF
6. EXISTING ZONING - PUD
7. PROPOSED ZONING - PUD
8. MAX. LOT COVERAGE - 40%

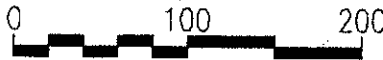
SETBACKS:

- FRONT: 20'
- REAR: 10'
- SIDE: 5'

FEMA NOTE:

THIS PARCEL IS LOCATED IN FLOOD ZONE "X" AS DETERMINED BY SCALE FROM FEMA FLOOD INSURANCE RATE MAPS, DUVAL COUNTY, FLORIDA, COMMUNITY PANEL No. 120077 0340H, JUNE 3, 2013

*** LOT 8 SHALL HAVE ACCESS FRONTAGE ON BRODIE COURT (CITY RIGHT-OF-WAY)**



Doc# 2002021621
Book: 10324
Pages: 1114 - 1116
Filed & Recorded
01/23/2002 02:41:28 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.00
DEED DOC STAMP \$ 3,500.00
RECORDING \$ 13.00

RECORD AND RETURN TO:
This instrument was prepared by:

Carl M. Stewart, Esq.
Taylor, Stewart & Houston, P.A.
1050 Riverside Avenue
Jacksonville, Florida 32204

WARRANTY DEED

THIS DEED, made this 3rd day of January, 2002, by CHAFFEE ROAD PARTNERSHIP, a Florida general partnership, (hereinafter called "GRANTOR") to W.R. HOWELL COMPANY, a Florida corporation and K.J. LaPOINTE & COMPANY, a Florida corporation, (as Tenants-in-Common) (hereinafter called "GRANTEE"), whose post office address is 300 West Adams Street, Suite 440, Jacksonville, Florida 32202.

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation).

WITNESSETH: That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the GRANTEE, all that certain land situate in the County of Duval, State of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

REAL ESTATE TAX NO. 08944-0000 (portion of)

SUBJECT TO:

Ad valorem taxes for the year 2002 and all subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND GRANTOR hereby covenants with said GRANTEE that it hereby fully warrants the title to said land being conveyed hereunder and will defend the same against the lawful claims of all persons whomsoever.

100102548

3

me

15.00

3,500.00

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name and its seal hereunto affixed, the day and year first above written.

Signed, sealed and delivered in the presence of:

CHAFFEE ROAD PARTNERSHIP
a Florida general partnership

Carl M. Stewart
Print: CARL M. STEWART

James M. Barker IV
By: James M. Barker, IV
Its: Managing General Partner

Clifford E. King
Print: CLIFFORD E. KING

STATE OF FLORIDA
COUNTY OF DUVAL

BEFORE ME personally appeared James M. Barker, IV, Managing General Partner for Chaffee Road Partnership, a Florida general partnership, to me well known to be the individual described in and who executed the foregoing instrument and acknowledged the execution thereof to be his own free act and deed.

WITNESS my hand and official seal this 3rd day of January 2002, at County and State aforesaid.

Carl M. Stewart
Notary Public, State of Florida
My Commission Expires:



Carl M. Stewart
MY COMMISSION # CC802412 EXPIRES
January 22, 2003
BONDED THRU TROY FAIN INSURANCE, INC

EXHIBIT "A"

PARCEL A:

A portion of Tract 9, Block 3, Section 30, Township 2 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, together with a portion of the Southwest 1/4 of said Section 30, Township 2 South, Range 25 East, being more particularly described as follows: BEGIN at the Northwestern corner of the Westerly termination of Falkland Road (a 100 foot right of way as shown on the plat of Glen Eagle Unit One, as recorded in Plat Book 54, Pages 7, 7A, 7B, 7C, 7D and 7E of said Current Public Records; said point being situate in the Easterly right of way line of Chaffee Road (a 100 foot right of way as per State Road Department Right of Way Map Section 72690-2603); thence North 00°08'52" West, along said Easterly right of way line, a distance of 1,101.71 feet to the Southwesterly corner of those certain lands described in Official Records Volume 5839, Page 733 of said Current Public Records; thence North 89°53'37" East, along last said line and its Easterly prolongation thereof, a distance of 612.45 feet to its intersection with the Northerly prolongation of the Westerly line of Lot 56, of said Glen Eagle Unit One; thence South 00°09'46" East, along last said line and along the Westerly line of said Lot 56, a distance of 961.50 feet to the Southwesterly corner thereof, said point being situate in the Northerly right of way line of said Falkland Road; thence North 88°37'40" West, along last said line, 7.88 feet to a non-tangent curve of a curve concave Southerly and having a radius of 570.00 feet; thence Westerly along the arc of said curved Northerly right of way line, through a central angle of 18°46'21", an arc distance of 186.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 78°28'09" West, 185.92 feet; thence South 69°04'58" West, and continuing along last said line, 208.73 feet to the point of curvature of a curve concave Northerly and having a radius of 450.00 feet; thence Westerly along the arc of said curved Northerly right of way line, through a central angle of 20°45'15", an arc distance of 163.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 79°27'36" West, 162.11 feet; thence South 89°50'14" West, continuing along last said line, 67.94 feet to the POINT OF BEGINNING.

PARCEL B:

A portion of Tract 9, Block 3, Section 30, Township 2 South, Range 25 East, as shown on the plat of Jacksonville Heights, as recorded in Plat Book 5, Page 93 of the Current Public Records of Duval County, Florida, being more particularly described as follows: BEGIN at the Southwesterly corner of the Westerly termination of Falkland Road (a 100 foot right of way) as shown on the plat of Glen Eagle Unit One, as recorded in Plat Book 54, Pages 7, 7A, 7B, 7C, 7D and 7E of said Current Public Records; thence North 89°50'14" East, along the Southerly right of way line of said Falkland Road, a distance of 67.96 feet to the point of curvature of a curve concave Northerly and having a radius of 550.00 feet; thence Easterly along the arc of said curved Southerly right of way line, through a central angle of 20°45'15", an arc distance of 199.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°27'36" East, 198.14 feet; thence North 69°04'58" East, and continuing along last said line, 31.44 feet to the Northwestern corner of Tract "B" as shown on said plat of Glen Eagle Unit One; thence South 00°21'03" West, along the Westerly line of said Tract "B" and its Southerly prolongation thereof, a distance of 282.11 feet to its intersection with the Easterly prolongation of the Northerly line of those certain lands recorded in Official Records Volume 4930, Page 756 of said Current Public Records; thence South 88°43'56" West, along last said line and along the Northerly line of said last mentioned lands, a distance of 289.85 feet to the Northwestern corner thereof; thence North 00°08'52" West, along the Easterly right of way line of Chaffee Road (a 100 foot right of way as per State Road Department Right of Way Map Section No. 72690-2603) a distance of 240.86 feet to the POINT OF BEGINNING.

EXHIBIT H
Aerial Photograph

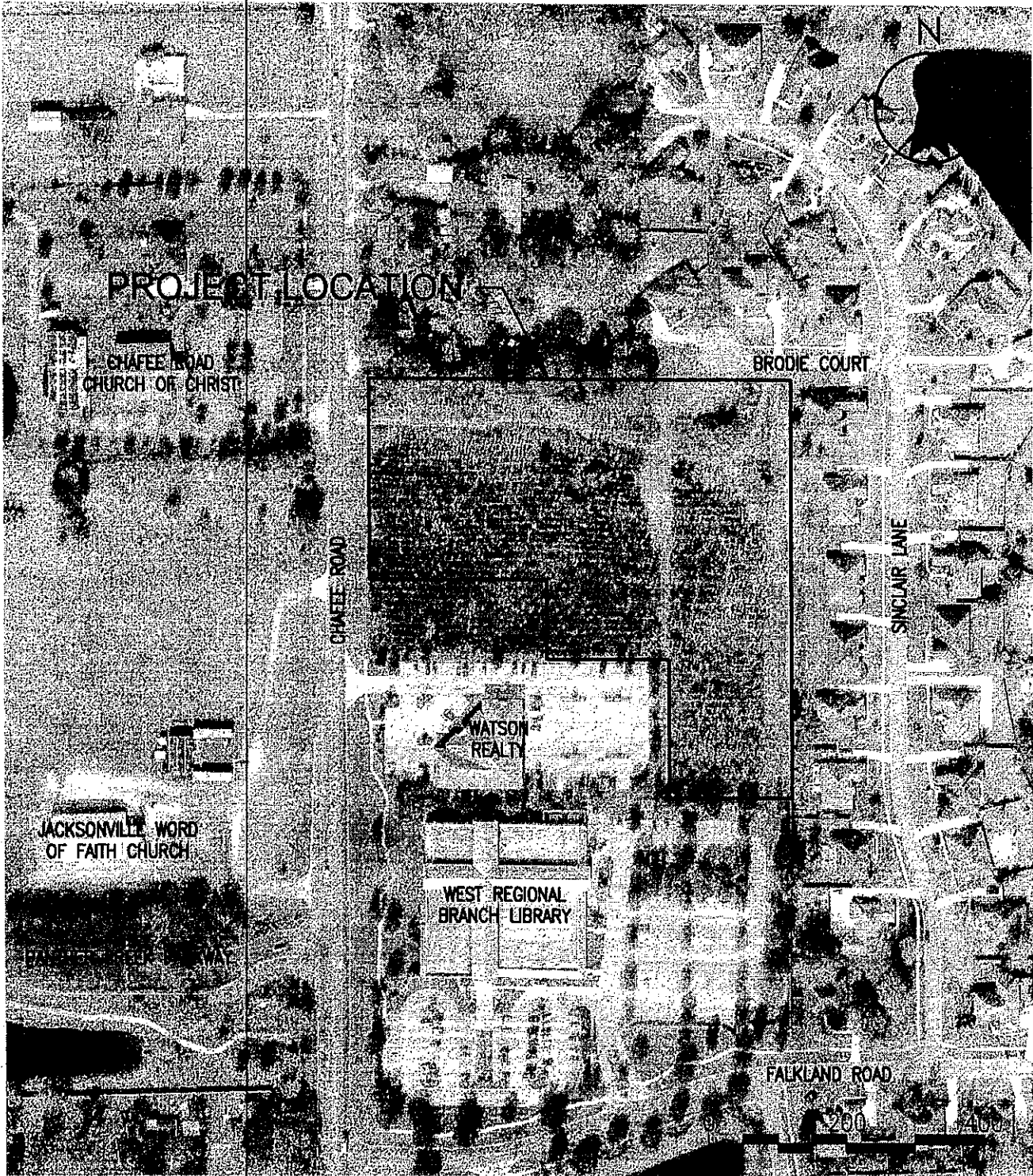


EXHIBIT K

Site Location Map

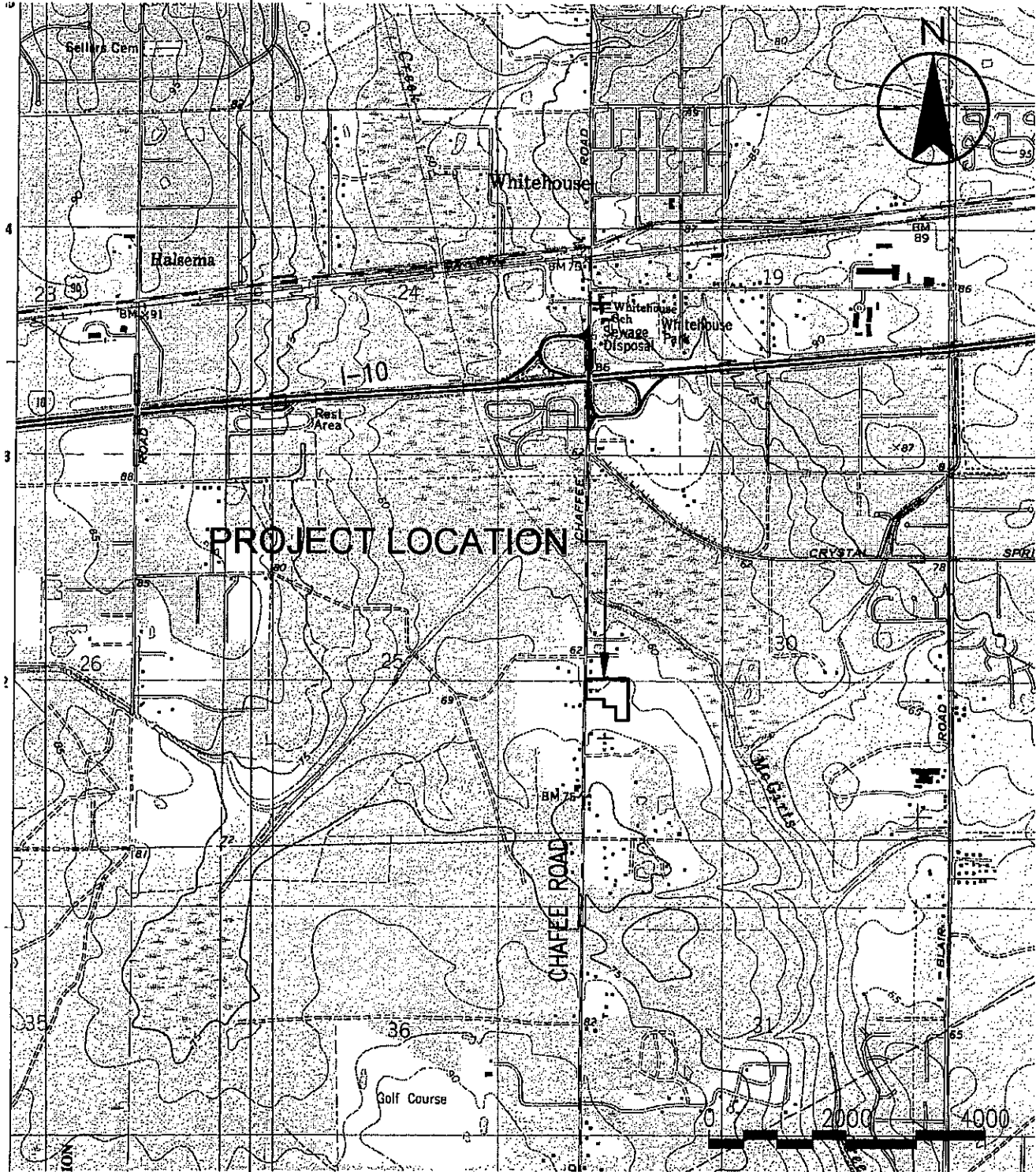


EXHIBIT H
Aerial Photograph

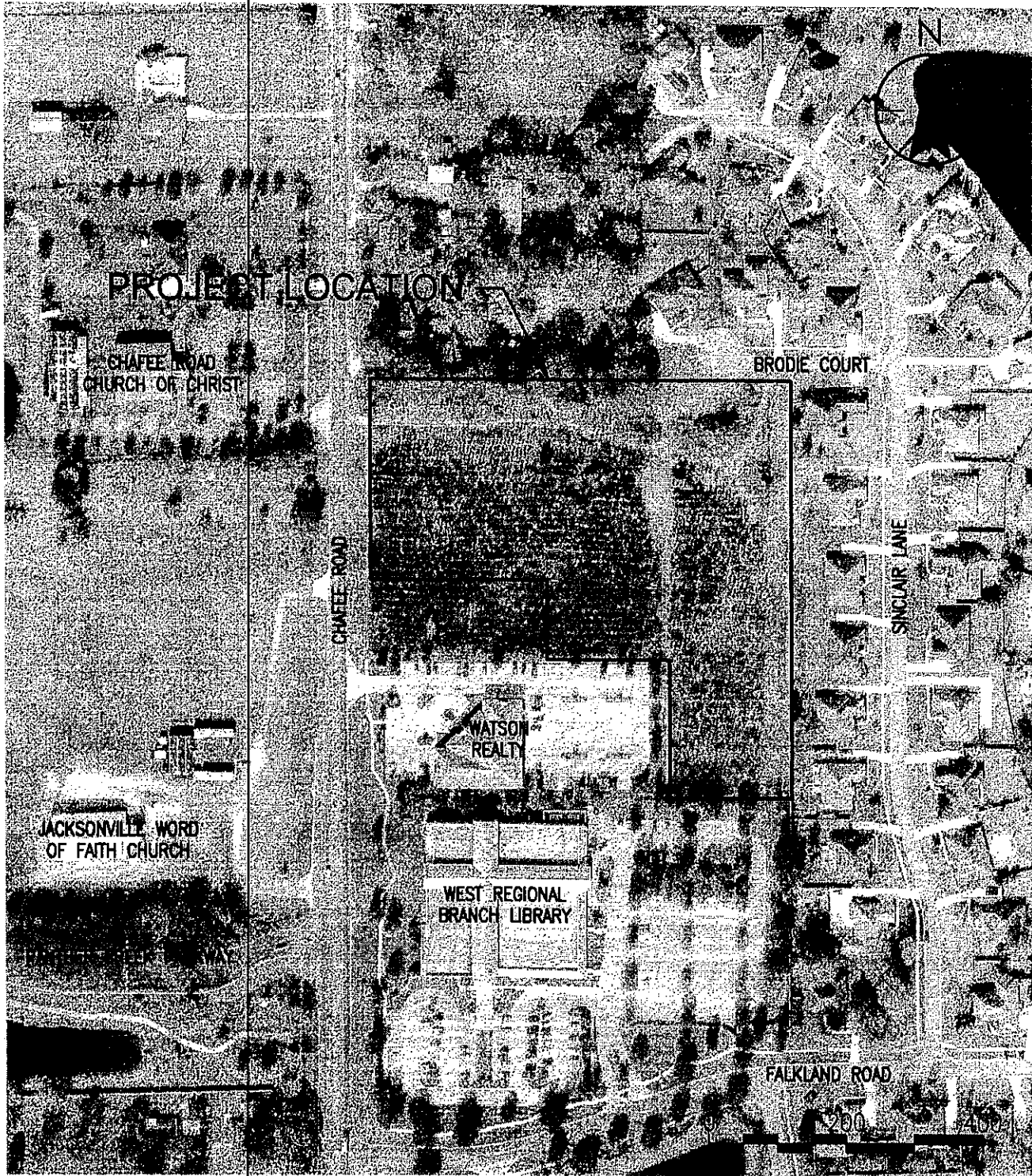


EXHIBIT K
Site Location Map

