

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2015-0023 TO**

**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 5, 2015**

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 **2015-0023** to Planned Unit Development.

***Location:*** 0 Boney Road (fka 14250 Boney Road)  
South of the intersection of Starratt Road

***Real Estate Number(s):*** 159735-0000; 159733-0030

***Current Zoning District:*** Residential Rural-Acre (RR-Acre)

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

***Current Land Use Category:*** Rural Residential (RR)

***Planning District:*** North, District 6

***Planning Commissioner:*** Lisa King

***City Council District:*** The Honorable Ray Holt, District 11

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

***Owner:*** Donald Ruckman  
City National Bank of Florida, Trustee  
C/O Trust Department, P.O. Box 025611  
Miami, Florida 33102

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

### **GENERAL INFORMATION**

Application for Planned Unit Development **2015-0023** seeks to rezone approximately 395.0 acres of land from RR-Acre to PUD. The subject parcel upland is currently under cultivation for silviculture and the remainder is wetland. The rezoning to PUD is being sought so that the silviculture portion of the property can be developed with no more than 790 single family residences under a common scheme of development. The proposed development will cluster building sites on the upland; thereby allowing for preservation of existing wetlands. The proposed development might also include an amenity area such as a boat dock or launch area for non-motorized watercraft by residents.

The site abuts the Timucuan Ecological and Historic Preserve operated by the National Park Service, and has approximately 1000 feet of frontage along the tidal marsh south of Edwards Creek. The developer intends to connect to JEA water and sewer. Former street address 14250 Boney Road conflicts with an already occupied address; parcel has been reassigned as 0 Boney Road pending development addressing.

### **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 Residential Rural functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The RR functional land use category permits housing developments in a gross density range of up to two (2) dwelling units per acre when full urban services are available to the site. The proposed PUD proposes a gross density of no more than 2.0 dwelling units to the acre and will have full urban services available to the site. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

*Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the suburban and rural areas of the City. Generally, single-family detached housing will be the predominant land uses in this category. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.*

*RR - SUBURBAN AREA and RURAL AREA USES*

*The uses provided herein shall be applicable to all RR sites within the Suburban Area and Rural Area.*

*Principal Uses: Single 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; and Drive through facilities in conjunction with a permitted use.*

*RR - SUBURBAN AREA and RURAL AREA DENSITY*

*The maximum gross density in the Suburban Area and Rural Area shall be 2 units per acre when both centralized potable water and wastewater are available to the site; and the maximum gross density shall be 1 unit per acre when served with on-site potable water and wastewater; and there shall be no minimum density.*

*(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 further 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): Rural Residential.

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:

*Future Land Use Element (FLUE) Policy 1.1.12*

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

The development proposes a Planned Unit Development under the management control of a central homeowners association, cluster development on areas currently in use for silviculture, and preservation of a sensitive wetland system adjacent to a national preserve. Cluster development will increase economic efficiency of infrastructure and public services and will allow for connection to public utilities rather than well and septic systems.

*FLUE 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.*

The property is vested with development rights for 790 dwelling units under the 2030 Comprehensive Plan: Future Land Use Map. Cluster development will conserve natural open space and will minimize the public cost for streets, utilities and provision of public services when compared to alternate development patterns such as a grid or modified grid having full sized lots. Efficiency of utilities and public services provide a more sanitary and environmentally safe system than would larger lots having on-site well and septic.

*FLUE GOAL 7*

*To consider the impact on the St. Johns River and its tributaries when reviewing development, land development regulations, public infrastructure and investment, and other City actions that present opportunities for improving water quality health and the overall sustainability of Jacksonville within its environment.*

*CCME Policy 2.3.2*

*The City shall require new development to adhere to the erosion and sediment controls for construction sites set forth by the Water Quality Branch (WQB) of the EQD. Construction sites will be inspected by the City's Nonpoint Source Section to ensure minimal impacts of erosion on water quality of the City.*

City of Jacksonville Development Services Division will require an environmental water quality plan to be prepared and implemented during construction as a pre-requisite for the final development permits.



*CCME Policy 3.3.3*

*The City shall encourage landowners and developers to protect or preserve Environmentally Sensitive Lands within developments, where feasible. Developers will be informed, through development review processes, and provided options for preservation of these areas.*

Developer will protect and preserve approximately 173 acres wetland in conjunction with this development.

*CCME Policy 3.3.5*

*The City shall continue to ensure the preservation of native habitat vegetation during land development activities, either through maintenance of natural vegetation on any project site, or through the planting of native vegetation. 50% of all plantings incorporated in an approved landscape plan for any project site after development consists of native vegetation suitable to that site, and by requiring that at least 60% of all post development vegetation is indigenous to the City.*

In addition to wetlands to be protected, the developer will be required to plant native vegetation consistent with the City of Jacksonville Landscape and Tree Protection regulations, as per land development plans, to be approved.

*CCME Policy 3.3.8*

*The Planning and Development Department shall encourage innovative site planning techniques such as clustering of development to preserve unique natural site features.*

Cluster plan of development will reallocate vested development rights from the 173 acres of wetland toward development smaller and more efficient lots to be located on the uplands areas (that were previously planted for silviculture).

*(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 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 development is proposed to have a COJ standard street section and construction details.

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

The development is proposed to have nine acres of amenity area throughout, including an amenity area abutting backwaters of Edwards Creek.

The use of existing and proposed landscaping:

The development will be required to provide shade trees, landscape buffers, and tree mitigation meeting the minimum standards of the City of Jacksonville Landscape and Tree Protection Regulations.

The treatment of pedestrian ways:

Internal and external walks will be provided per City of Jacksonville standards.

Focal points and vistas:

Site will have amenity areas integrated throughout.

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

The site will protect approximately 173 acres of wetland by building on the higher topography. Access to the saltmarsh to the north provides an additional amenity.

Traffic and pedestrian circulation patterns:

Circulation will be provided through an internal roadway and walk system.

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:

Building setbacks, separation and buffering and other additional information is discussed in the written description.

(5) *External Compatibility*

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

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

A visual screen six feet tall and 85 percent opaque shall be provided along the north and west boundaries of the property consisting of fencing, landscaping, berm and natural vegetation.

The type, number and location of surrounding external uses: The proposed development is located in a predominantly rural area where small residential lots are interspersed among larger agricultural tracts. The single-family development at this location provides an additional option for small lot single family development with increased efficiency of public services and relatively less degradation of the environment per dwelling unit.

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	RR/CSV	RR-Acre/CSV	Single Family Estate Residences/ Timucuan Ecological and Historic Preserve
East	RR	RR-Acre	Silviculture / Preserve
South	RR	RR-Acre	SJRWMD Preserve
West	RR	RR-Acre	Single Family Estate Residences/ SJRWMD Preserve

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:

*(6) Intensity of Development*

The proposed development is consistent with the RR functional land use category and is a single-family development, which is not to exceed 790 dwelling units. The PUD is appropriate at this location because it will provide an option for smaller and more economically efficient lots while protecting natural resources.

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

The development is proposed on upland areas and will provide internal amenities and a stormwater management system having an elevated level of treatment due to discharge requirements. Boney road is a lightly traveled local road that is currently being considered to reclassification to a collector roadway due to local traffic count.

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

Owners of parcels located within special flood hazard areas will be required to buy flood insurance for the financing of mortgages. For evacuation purposes based on the latest data available on storm surge and rising water, the primary parcel is roughly halved into Zone A Evacuation Zone to the east and Zone D Evacuation Zone to the west. The project, though possibly subject to isolation during peak storm events does not propose an increase in density or intensity and therefore is allowed to proceed with development based on current vesting.

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

The surrounding residential properties are typically of the larger size than what is proposed, but allowing for the proposed wetland areas the average gross densities are similar.

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

In order to develop according to the attached site plan developer will be required to connect to JEA water and sewer at his expense. To make that linkage a four inch sanitary pressure main and lift station is proposed. Connection by adjoining property owners through their gravity system would not be practical or required.

The amount and size of open spaces, plazas, common areas and recreation areas:

Approximately nine acres of amenity area, including a park fronting the saltmarsh will be under the control of a homeowner association.

The use of energy-saving techniques and devices, including sun and wind orientation:

Issue in not addressed in the written description.

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

In the event the applicant discharges treated stormwater to Class I, Class II, Outstanding Florida Waters, or Shellfishing Waters, the applicant shall meet the elevated stormwater treatment requirements as outlined in Section 8.13 of the SJRWMD Permit Information Manual dated 10/01/2013.

No known environmental hazards have been identified on site.

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

The subject property connects via Boney Road to New Berlin Road/Airport Center Drive to the south and Starrat Road/Duval Station Road to the North. Yellow Bluff Road/Alta Drive connects north and south. Grover Road, immediately west of the property, could provide an additional north-south linkage, if developed.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety:

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

The project will be developed with the required amount of open space and recreation area and may include a non-motorized watercraft launch site and amenity area. There will exceed the one acre per 100 minimum requirement.

*(8) Impact on wetlands*

Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements. Also see the condition below for a buffer requirement.

*(9) Listed species regulations*

A wildlife survey was provided and did not identify any listed species on site.

*(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.

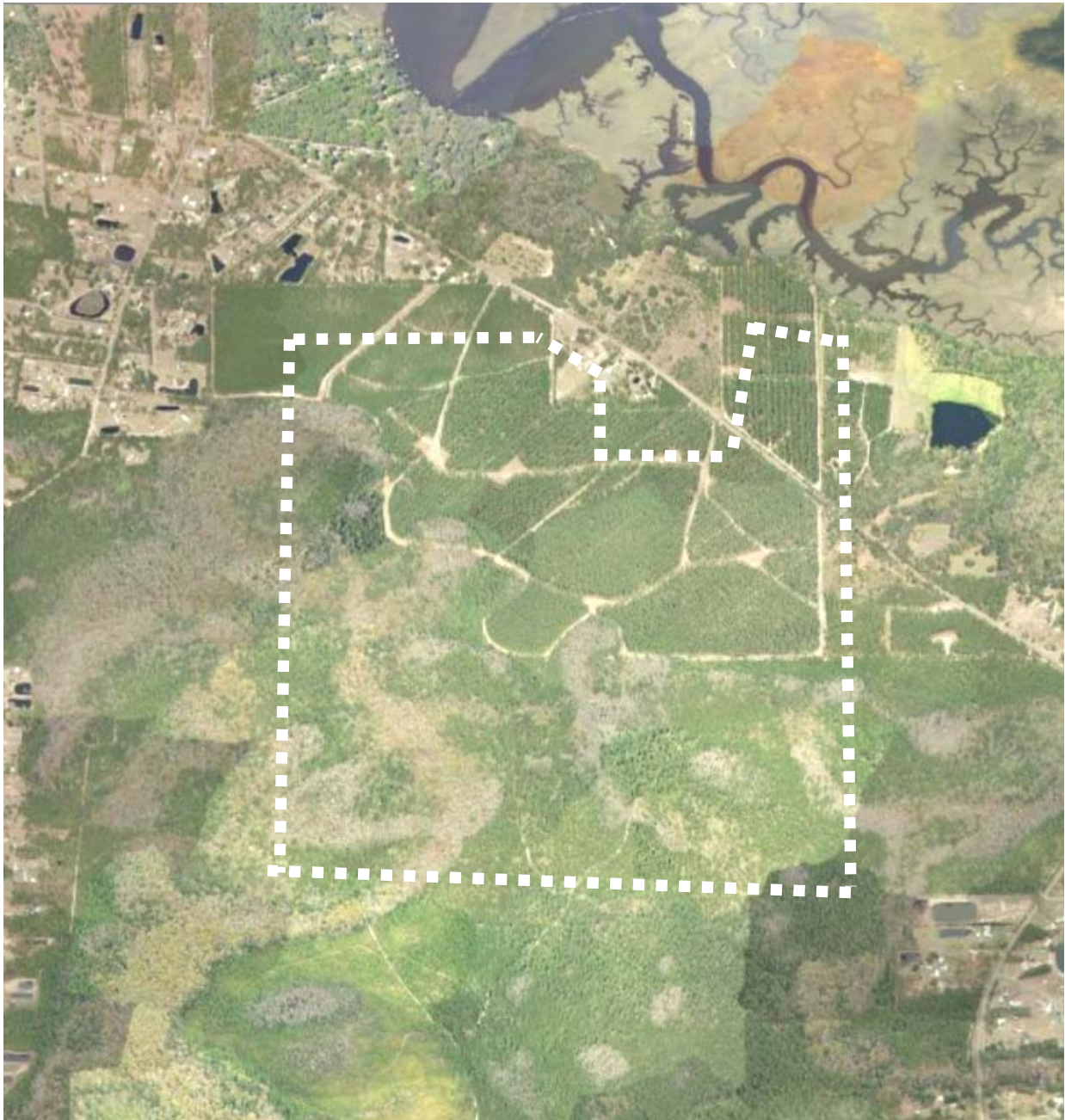
### **SUPPLEMENTAL INFORMATION**

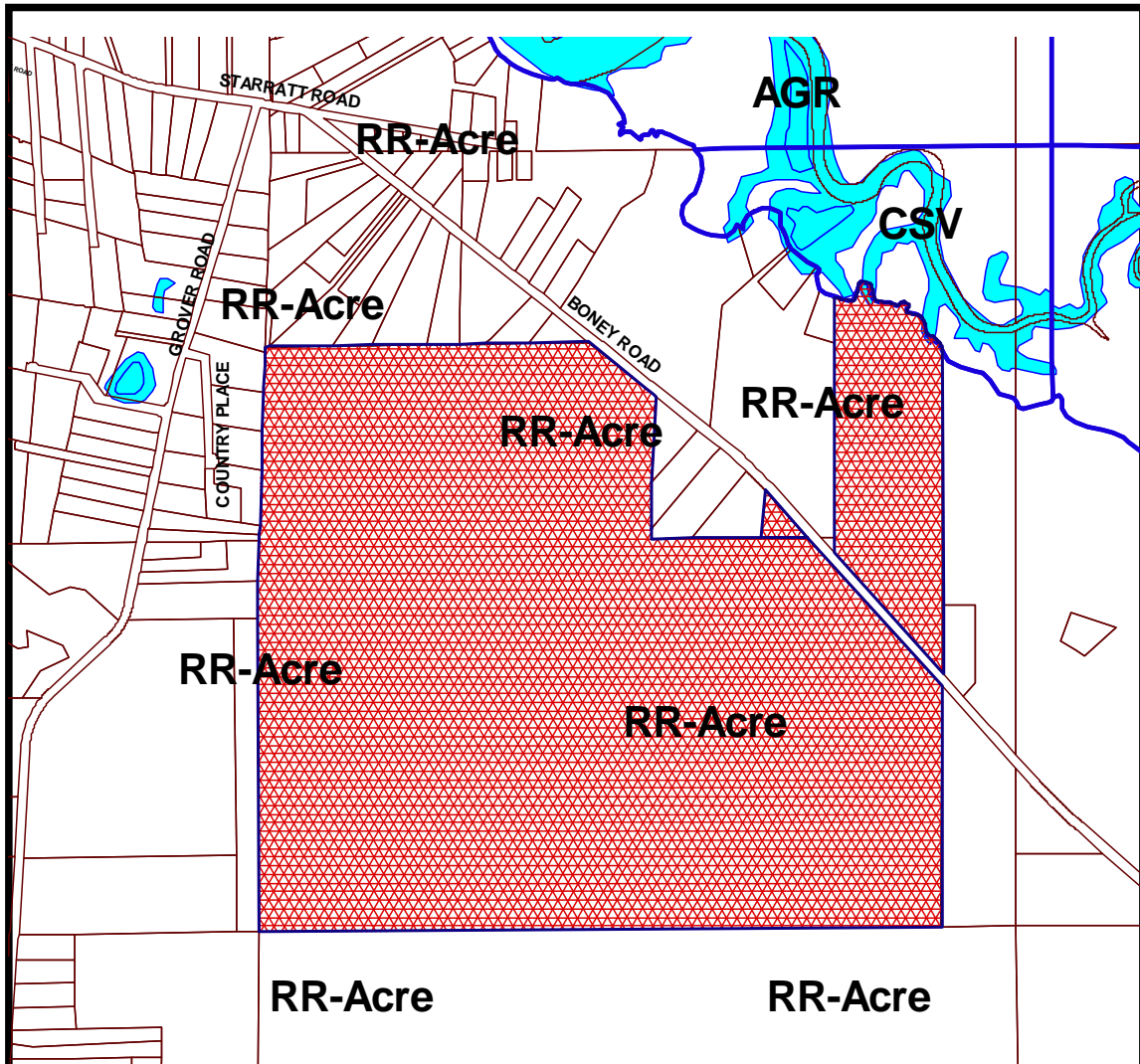
Upon visual inspection of the subject property on February 2, 2015 the required Notice of Public Hearing sign **was** posted.

**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-0023** be **APPROVED with the following conditions:**

1. The subject property is legally described in the original legal description dated December 4, 2014.
2. The subject property shall be developed in accordance with the original written description dated December 3, 2014.
3. The subject property shall be developed in accordance with the original site plan dated December 4, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated January 30, 2015, or as otherwise approved by the Planning and Development Department.
5. There shall be no construction or soil disturbance landward 100 feet from the mean high water line of the salt marsh with the exception of a walkway structure allowing access to the wetland for a non-motorized watercraft launch site, or other work subject to review and approval by the Planning and Development Department.





<p>REQUEST SOUGHT:</p> <p>FROM: RR-Acre</p> <p>TO: PUD</p>		
<p>ORDINANCE -2015-0023</p>	<p>FILE COPY</p>	<p>000 Feet</p> <p>COUNCIL DISTRICT: <b>11</b></p>



DEVELOPMENT SERVICES



January 30, 2015

**MEMORANDUM**

TO: Paul Davis, City Planner II  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **Edwards Creek Preserve PUD  
R-2015-23**

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

1. A traffic study is to be conducted for the entire development and proposed connections to Boney Rd. The study shall include a queue storage analysis of the existing lanes, need for additional lanes and a traffic signal warrant analysis based on the MUTCD warrants. The City Traffic Engineer shall approve the study prior to the final approval of the Civil Engineering Plan set. Plans for any required improvements shall be included with the Civil Engineering plan set. The Developer will be responsible for all cost associated with the design, construction of any required improvements, as well as the study. Turn lanes will be designed to FDOT standards based on the design speed (posted plus 5 mph minimum), and will include extruded thermoplastic pavement markings, reflective pavement markers and an overlay of the entire construction limits.
2. Bike lanes are required for any roadway projected to generate 1,600 daily trips.
3. Roadways shall meet the design standards of Section 3 of the Land Development Procedures Manual.
4. Internal sidewalks shall be provided that comply with Section 2 of the Land Development Procedures Manual.
5. External 5' sidewalks, that meet City standards, shall be provided along all frontages of Boney Road. Although this development is located within the Rural Development Area of the Comprehensive Plan, the proposed density changes the character of the area.
6. Any proposed signs, fence, wall and landscaping shall be located so that they do not obstruct horizontal line of sight as outlined in FDOT Index 546.

**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 comments outlined above, please call me directly at 255-8586.



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730  
Transmitted Electronically

JIM BOXOLD  
SECRETARY

January 30, 2015

**SUBJECT: *Edwards Creek Preserve PUD 2015-0023***

To Ms. Capo:

### **Introduction**

The Edwards Creek Preserve Planned Unit Development (PUD) is a proposed single-family residential development located along Boney Road, south of the intersection of Starratt Road and Boney Road, in Duval County, Florida. The applicant has submitted a PUD rezoning application for 790 single family dwelling units. The 395-acre property will be rezoned from Rural Residential-Acre (RR-Acre) to a PUD.

### **Trip Generation**

Table 1 shows the daily, AM peak hour, and PM peak hour trip generation according to ITE's *Trip Generation Manual, 9<sup>th</sup> Edition*.

**Table 1**

<b>ITE Code</b>	<b>Land Use</b>	<b>Quantity</b>	<b>Unit</b>	<b>Period</b>	<b>Trip Generation</b>
210	Single Family Residential	790	DU	Daily	7,032
				AM Peak	563
				PM Peak	675

### **Impacts to State Roads**

The only access to the property is Boney Road, which connects to Starratt Road in the west and Cedar Point Road in south. Cedar Point Road connects Pumpkin Hill Road to the east and New Berlin Road to the west.

Neither Boney, Starratt, New Berlin Cedar Point, nor Pumpkin Hill Roads are not part of the state highway system. The closest state roads are U.S. 17/Main Street (State Road 5) to the west and I-295 to the south, and they are more than 5 miles away.

Table 2 shows the peak hour volumes and maximum level of service volumes for the nearby state roads according to FDOT’s *2013 Florida State Highway System Level of Service Report* dated August 2014. Given the interconnectivity of the local road network and the proximity of the state roads, there should be minimal impact to state highway system. Nevertheless, there is sufficient capacity on the nearest state facilities should Edwards Creek Preserve PUD traffic use them.

**Table 2**

Roadway	Segment	LOS Standard	Maximum Service Volume	2013 Peak Hour Volume	2013 LOS
SR 5	I-295 to Pecan Park Rd.	D	2,170	963	C
I-295	Alta Dr. to Heckscher Dr.	D	6,700	4,950	C

Thank you for coordinating the review of the DRC Application with FDOT. If you have any questions, please do not hesitate to contact me by email: [Ameera.sayeed@dot.state.fl.us](mailto:Ameera.sayeed@dot.state.fl.us) or call: (904) 360-5647

Sincerely,



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

Cc. Sean Kelly, P.E FDOT Jacksonville Maintenance Permits Engineer  
 David Tyler, P.E FDOT District Two Access Management Engineer

FIRE & RESCUE DEPARTMENT



January 26, 2015

Ms. Connie Holt, Executive Council Assistant  
Office of City Council  
117 W. Duval Street Suite 425  
Jacksonville, FL 32202

**RE: Requested Review of Edward Creeks Preserve PUD Zoning Change Request;  
Ordinance: 2015-0023**

Dear Ms. Holt:

The Emergency Preparedness Division has reviewed the proposed PUD for the 395.00+/- acres of property located at 14250 Boney Road, between Grover Road and Spring Hammock Road, south of the intersection of Starratt Road and Boney Road. The nearest flood source is Edwards Creek, northeast of Boney Road, which gives the PUD zoning request its name. The Division has the following comments:

**Property Real Estate (RE) Numbers:159735-0000 and 159733-0030**

**ISO Issues: Fire Stations and Fire Hydrants:**

Please refer to the attached analysis from the Jacksonville Fire and Rescue Department dated January 26, 2015 regarding the availability of fire station and fire hydrant coverage of the area.

**Flood Hazard Zones and Evacuation Zone Analysis:**

Parcel RE#159735-0000 (herein referred to as the "primary parcel") has a flood zone designation of "0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD." That is the 500-year flood potential for the parcel. With 393.26 acres within the primary parcel, areas of AO flood hazards are located within the footprint.<sup>1</sup> Owners of parcels located within special flood hazard areas will be required to buy flood insurance for the financing of mortgages. For evacuation purposes based on the latest data available on storm surge and rising water, the primary parcel is roughly halved into Zone A Evacuation Zone to the east and Zone D Evacuation Zone to the west.<sup>2</sup> Please refer to the attached maps.

*Continued on page 2*

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Attachment: Jacksonville Fire and Rescue Memo, January 26, 2015: Fire Station and Fire Hydrant Analysis  
[coj.maps.net](http://coj.maps.net) – City of Jacksonville flood layer and evacuation zone layers, retrieved January 23, 2015  
2 Florida Statewide Regional Evacuation Study Program, Northeast Florida Region, Depth Analysis Atlas, Map Plates 116-117, Northeast Florida Planning Council, 2013



515 North Julia Street | Jacksonville, FL 32202 | Phone: 904.630.2472  
Fax: 904.630.0600 | [www.coj.net](http://www.coj.net)



FIRE & RESCUE DEPARTMENT



**RE: Requested Review of Edward Creeks Preserve PUD Zoning Change Request;  
Ordinance: 2015-0023; page 2**

Zone A refers to the potential inundation in an area during a severe tropical storm or hurricane that introduces additional water above the normal high tide and street flooding, which could result in a potential of six inches to six feet of water, depending on the placement of the structures. There is also potential for isolation as there are areas of X Zone within the primary parcel that would be surrounded by water during heavy rain or tropical weather. The Zone D Evacuation Zone refers to a potential inundation of up to 22.2 feet of additional water above normal high tide and flooding, associated with the storm intensity, angle and approach that would create these conditions.<sup>3</sup>

Parcel RE #159733-0030 consists of 1.19 +/- acres of land, consisting of X zone and no recorded flood hazard. It is located 100% within an Evacuation Zone A.

The Division does not know if the primary ingress and egress route of Boney Road, serving the proposed development, is raised above the base flood elevation of the area. The closest evacuation route to the proposed development is U.S. 17 to the west.

This request for Planned Unit Development (PUD) zoning does not conflict with the hazards of the area. The proposed changes would not increase density in the CHHA (defined as the Category-1 storm surge zone). The impact of storm surge and rising water in proximity to proposed residential housing development and the primary ingress and egress road linking the development to hurricane evacuation routes should be mitigated through community design. Residential housing should be mitigated through appropriate design and construction techniques to elevate foundations and offer mitigation for the natural hazards and vulnerabilities where appropriate.

If there are any questions regarding these comments please contact our office at 904-255-3110.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven C. Woodard", is written over a horizontal line.

Steven C. Woodard, Director  
Emergency Preparedness Division

cc: PUD File  
Paul Davis, Planning and Development Department

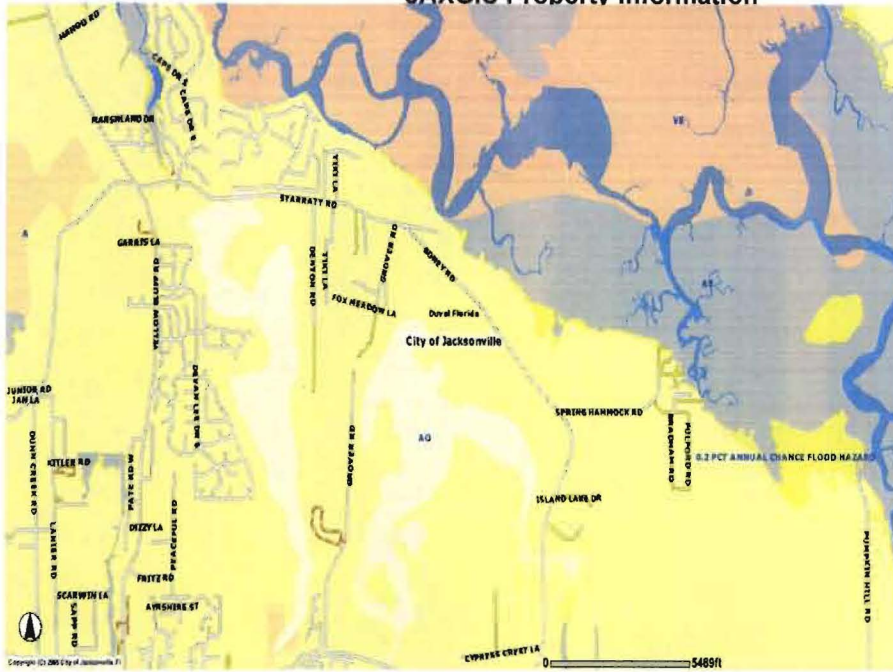
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<sup>3</sup> *Potential Storm Tide Height(s) by County*, Volume 7, Storm Tide Atlas, page 10. Florida Statewide Regional Evacuation Study Program, Northeast Florida Region, Northeast Florida Planning Council, 2013





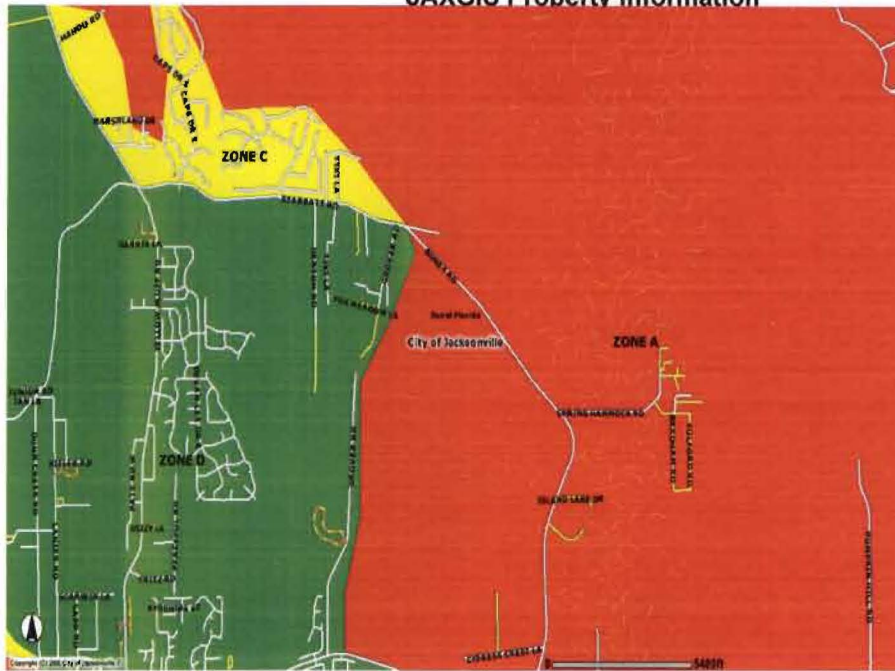
JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood
159735 0000	CITY NATL BANK OF FL TRUSTEE	14250 BONEY RD JACKSONVILLE 32226	100	393.26	0654800107	8219	19-1N-28E 398.810 GOVT LOT 3, SW1/4, SE1/4, S1/2 OF NW1/4 (EX E 500FT SEC 19, O/R 8197-1752)	0.2 P

0.2% Ann chance Flood (500-yr.)  
 AO Flood Hazard throughout PUD

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flooc
159735 0000	CITY NATL BANK OF FL TRUSTEE	14250 BONEY RD JACKSONVILLE 32226	100	393.26	0654800107	8219	19-1N-28E 398.810 GOVT LOT 3, SW1/4, SE1/4, S1/2 OF NW1/4 (EX E 500FT SEC 19, O/R 8197-1752)	0.2 P

Half in Zone A Execution Zone  
 Half in Zone D Execution Zone

JAXGIS Property Information

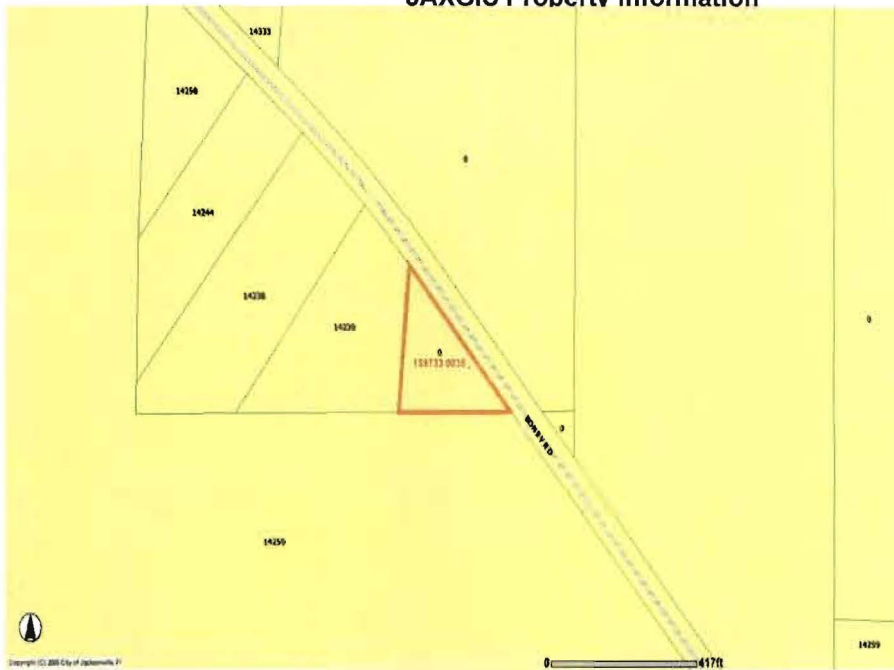


RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Fl Zc
159733 0030	CITY NATIONAL BANK OF FLORIDA TRUSTEE	0 BONEY RD JACKSONVILLE 32226	100	1.19	0819701750	8219	19-1N-28E 1.19 PT GOVT LOT 2 RECD O/R 8197- 1750	N/A

NO FZ  
100% in Exception Zone A



JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Ft Zc
159733 0030	CITY NATIONAL BANK OF FLORIDA TRUSTEE	0 BONEY RD JACKSONVILLE 32226	100	1.19	0819701750	8219	19-1N-28E 1.19 PT GOVT LOT 2 RECD O/R 8197- 1750	NA

NO FZ

**Table 3 Potential Storm Tide Height (s) by County**

(In Feet above NAVD88)

*Storm Strength	Clay	Duval	Flagler	Nassau	Putnam	St. Johns
Category 1	Up to 3.6'	Up to 6.6'	Up to 6.3'	Up to 6.8'	Up to 4.3'	Up to 6.5'
Category 2	Up to 5.6'	Up to 11.0'	Up to 12.6'	Up to 12.2'	Up to 6.7'	Up to 11.9'
Category 3	Up to 9.5'	Up to 19.9'	Up to 18.8'	Up to 16.7'	Up to 9.3'	Up to 19.9'
Category 4	Up to 13.5'	Up to 22.2'	Up to 24.2'	Up to 21.2'	Up to 12.4'	Up to 24.9'
Category 5	Up to 16.3'	Up to 28.2'	Up to 27.3'	Up to 27.7'	Up to 14.4'	Up to 29.6'

*\*Based on the category of storm on the Saffir-Simpson Hurricane Wind Scale*

*\*\* Surge heights represent the maximum values from SLOSH MOMs*

## CREATION OF THE STORM TIDE ZONES

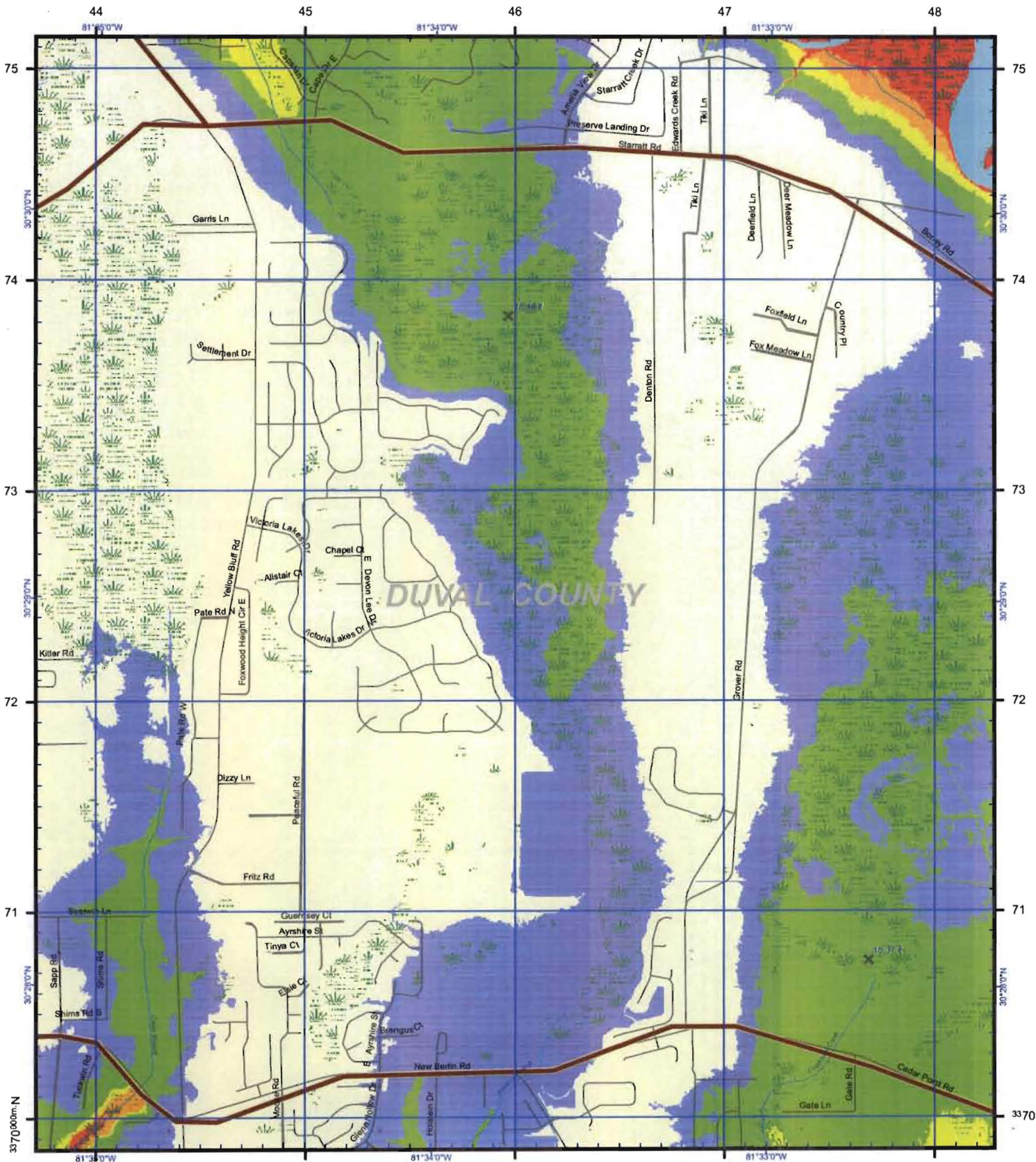
The maps in this atlas depict SLOSH-modeled heights of storm tide and extent of flood inundation for hurricanes of five different intensities. As indicate above, the storm tide was modeled using the Maximum of Maximums (MOMs) representing the potential flooding from the five categories of storm intensity of the Saffir/Simpson Hurricane Wind Scale.

### Determining Storm Tide Height and Flooding Depth

SLOSH and SLOSH-related products reference storm tide heights relative to the model vertical datum, NAVD88. In order to determine the inundation depth of surge flooding at a particular location the ground elevation (relative to NAVD88) at that location must be subtracted from the potential surge height.<sup>1</sup>

<sup>1</sup> It is important to note that one must use a consistent vertical datum when post-processing SLOSH storm surge values





**US National Grid**  
 100,000-m Square ID  
**MP**  
 Grid Zone Designation  
**17R**  
 Datum = NAD 1983, 1,000-m USNG

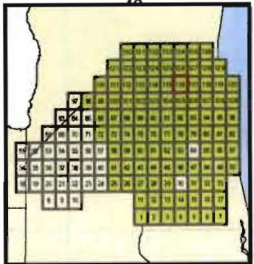


- Notes:**
1. Surge limits are based on still water storm tide height elevation above NAVD83 at high tide with no wave setup.
  2. Total Storm Tide limits were derived from Maximum of Maximum surge heights over LIDAR based digital elevation.
  3. The Points of Reference are locations determined to be relevant in emergency management activities.

**ATLAS LEGEND**

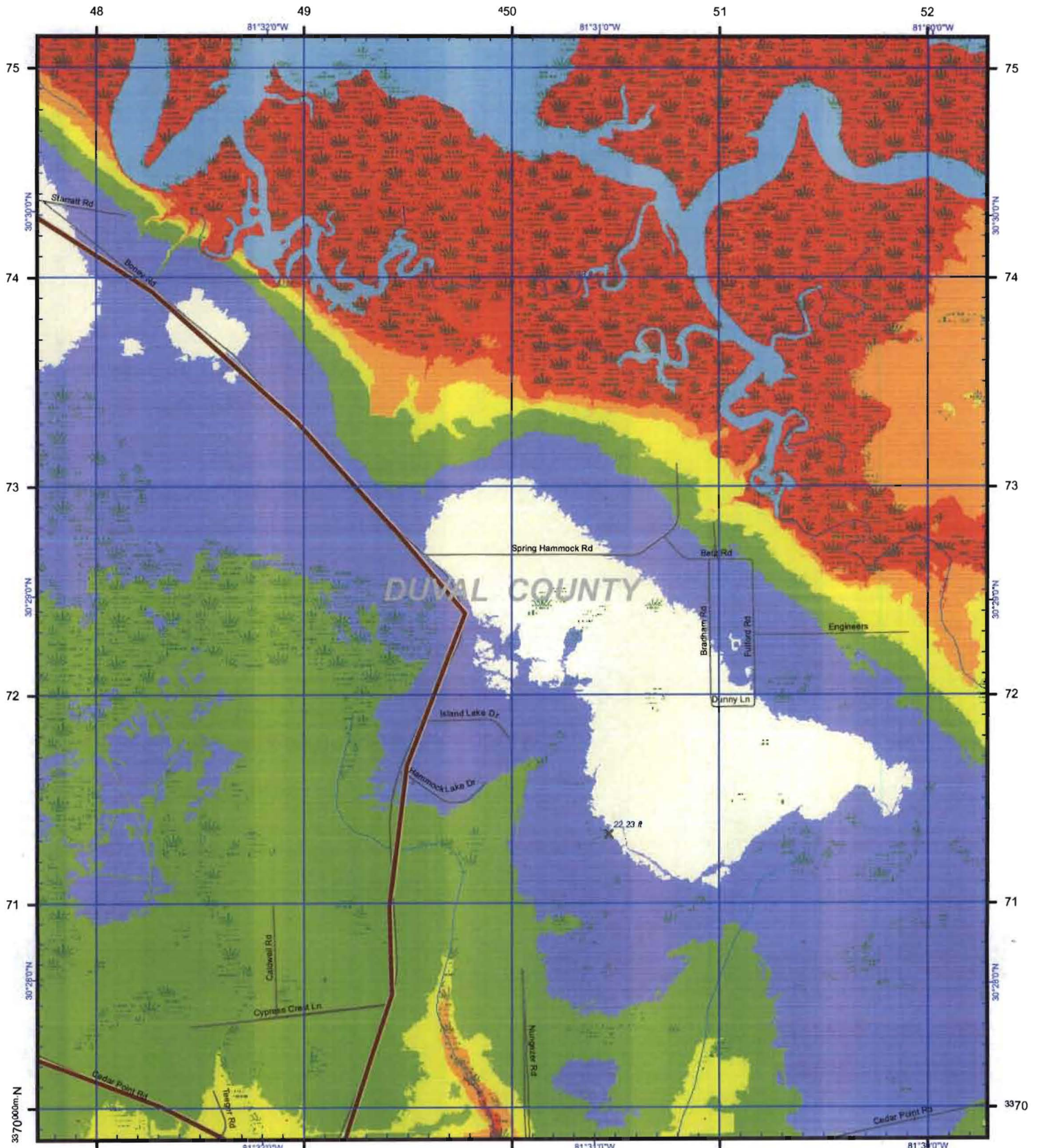
Spot Elevation	CAT 1
HOSPITAL	CAT 2
Points of Reference	CAT 3
Evacuation Route	CAT 4
NHD Water	CAT 5

**Storm Tide Zones**  
 Duval County, 2013  
 Scale - 1:24,000  
 0 2,000 Feet  
 USNG Page 17R MP 44 70  
 Map Plate 116



*This map is for reference & planning purposes only. Hurricane evacuation decision-making and growth management implementation are local responsibilities. Please consult with local authorities.*





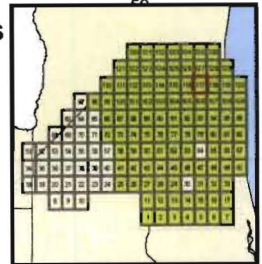
US National Grid  
100,000-m Square ID  
**MP**  
Grid Zone Designation  
**17R**  
Datum = NAD 1983, 1,000-m-USNG

Mag. Declination  
5° 29' W  
Changing by  
4° 42' W per yr  
Date 2009  
GN  
Arrow  
Not to Scale

Notes:  
1. Surge limits are based on still water storm tide height elevations above MHW/MSL at high tide with no wave setup.  
2. Total Storm Tide limits were derived from Maximum of Maximum surge heights over LIDAR based digital elevation.  
3. The Points of Reference are locations determined to be relevant to emergency management officials.

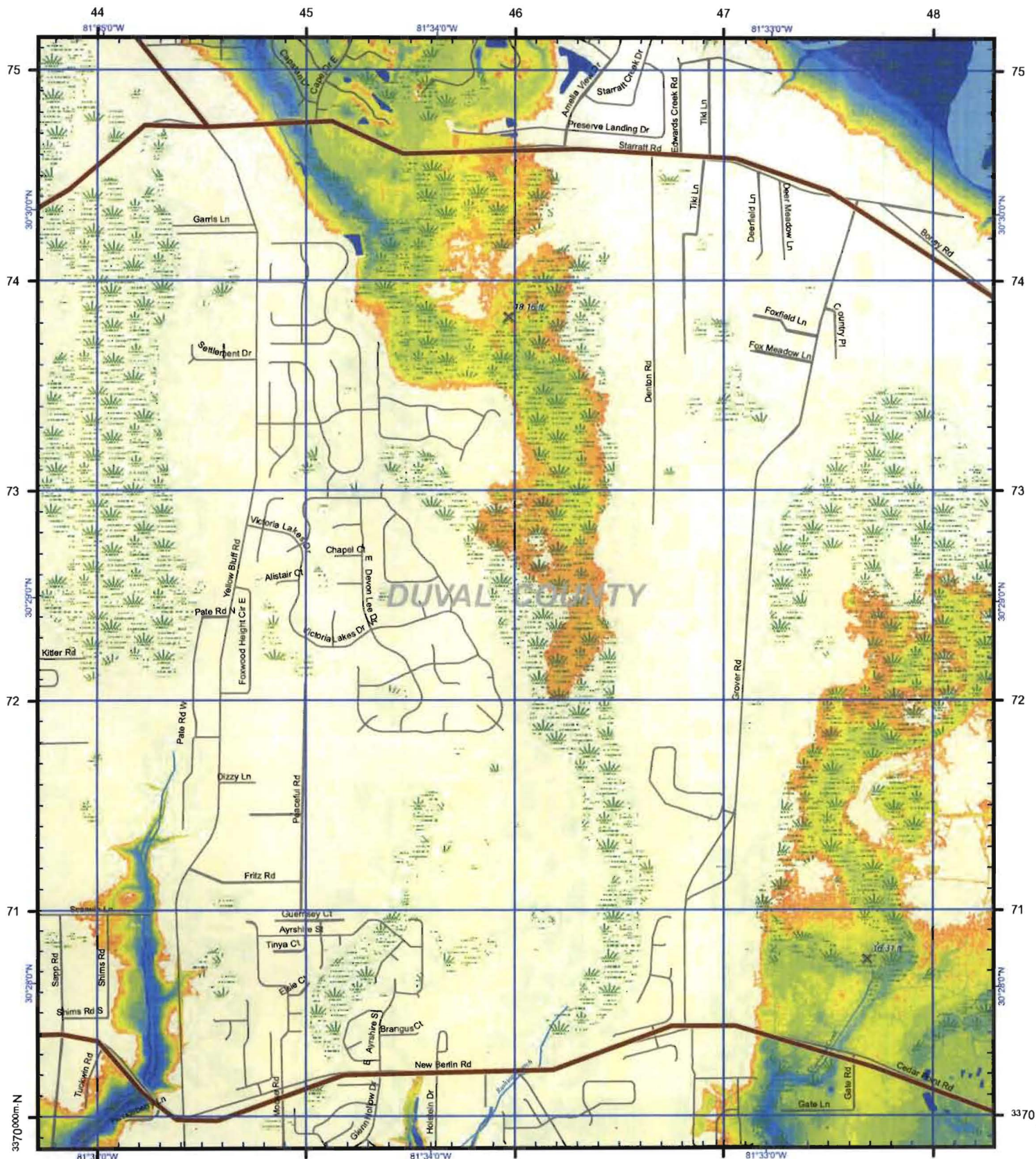
ATLAS LEGEND	
X	Spot Elevation
H	HOSPITAL
●	Points of Reference
→	Evacuation Route
■	NHD Water
■	CAT 1
■	CAT 2
■	CAT 3
■	CAT 4
■	CAT 5

**Storm Tide Zones**  
Duval County, 2013  
Scale - 1:24,000  
0 2,000 Feet  
USNG Page 17R MP 48 70  
Map Plate 117



This map is for reference & planning purposes only. Hurricane evacuation decision-making and growth management implementation are local responsibilities. Please consult with local authorities.





**US National Grid**  
 100,000-m Square ID  
**MP**  
 Grid Zone Designation  
**17R**  
 Datum = NAD 1983, 1,000-m USNG



- Notes:**
1. Surge limits are based on a still water storm tide height elevation above NAVD83 at high tide with no wave setup.
  2. Total Storm Tide limits were derived from Maximum of Maximum surge heights over LIDAR based digital elevation.
  3. The Points of Reference are locations determined to be relevant to emergency management officials.

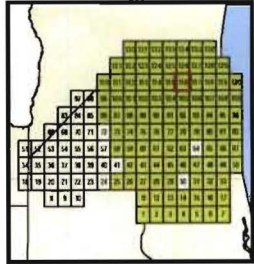
**ATLAS LEGEND**

- Spot Elevation
- HOSPITAL
- Points of Reference
- Evacuation Route
- NHD Water

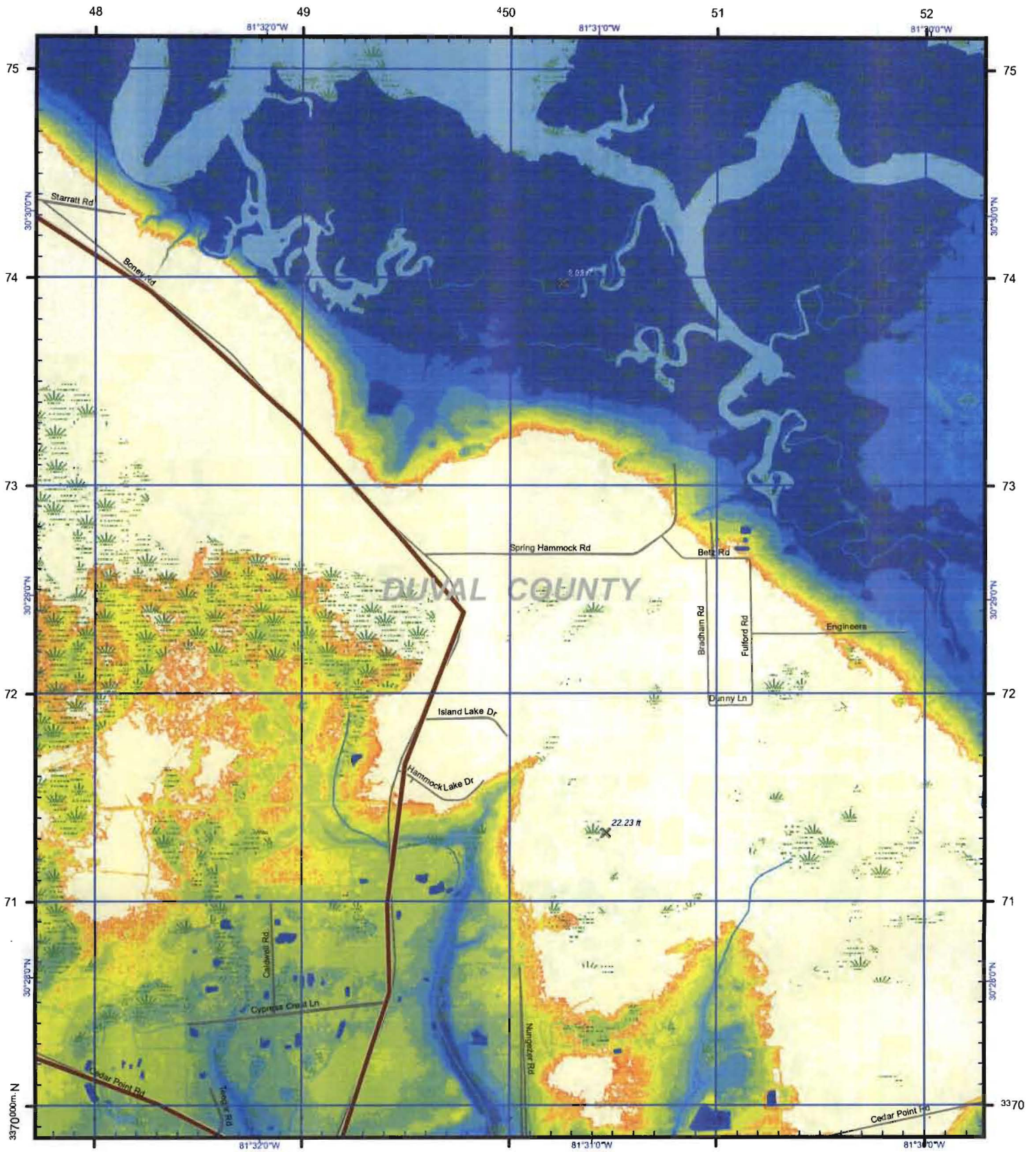
**Category 4 Dry**

0 - 0.5 ft
0.5 - 1.5 ft
1.5 - 3 ft
3 - 5 ft
5 - 7 ft
7 - 10 ft
10 - 15 ft
15 - 20 ft
20 - 42 ft

**Storm Tide Depth**  
 Duval County, 2013  
 Scale - 1:24,000  
 0 2,000 Feet  
 Map Plate 116  
 USNG Page 17R MP 44 70







US National Grid  
100,000-m Square ID  
**MP**

Grid Zone Designation  
**17R**

Datum = NAD 1983, 1,000-m USNG



**Notes:**

1. Surge limits are based on still water storm tide height elevation above NAVD83 at high tide with no wave setup.
2. Total Storm Tide limits were derived from Maximum of Maximum surge heights over LIDAR based digital elevation.
3. The Points of Reference are locations determined to be relevant to emergency management officials.

**ATLAS LEGEND**

- Spot Elevation
- HOSPITAL
- Points of Reference
- Evacuation Route
- NHD Water

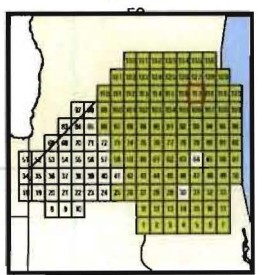
**Category 4**

- 0 - 0.5 ft
- 0.5 - 1.5 ft
- 1.5 - 3 ft
- 3 - 5 ft
- 5 - 7 ft
- 7 - 10 ft
- 10 - 15 ft
- 15 - 20 ft
- 20 - 42 ft

**Storm Tide Depth**  
Duval County, 2013  
Scale - 1:24,000

0 2,000 Feet

Map Plate 117  
USNG Page 17R MP 48 70







## FIRE AND RESCUE DEPARTMENT

**TO:** Laura D'Alisera  
**FROM:** Lt Scott Kornegay, Project Manager/Admin Officer  
**RE:** T749 Edwards Creek Preserve Fire/Rescue Service Impact

---

I have compiled the following impact analysis using the information provided in the application package T749 Edwards Creek Preserve PUD.

According to the City of Jacksonville Jax GIS Fire Station and Hydrant Proximity Tool, <http://maps.coj.net/hydrantproximity/>, the proposed development in its entirety lies within five road miles of Fire Station 49 located at 14880 Yellow Bluff Road. There are currently no fire hydrants in this area.

JFRD FS 49 houses Engine 49, a Class "A" 1500 GPM pumper that meets ISO Fire Suppression Rating Schedule requirements for first arriving engine companies. FS 49 also houses Tanker 49, a 2500 gallon tanker truck that responds to all fire calls with the Engine 49.

Since the property is within 5 road miles of a fire station and beyond 1000 feet of a fire hydrant, ISO has assigned a Public Protection Classification (PPC) of 8B. Should hydrants be installed within the development, the PPC would improve to Class 3 for all residences within 1000 feet of a hydrant. The typical savings on homeowner's insurance that is realized when improving from Class 8B to Class 3 is somewhere between 50% and 65% depending upon the carrier.

Response times to the proposed area will fall within the average for the current undeveloped area since there are no road closures or other barriers to travel routes noted in the proposal.

After reviewing the proposal, JFRD has determined there would be no adverse operational impact should the development of the proposed area proceed.



## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2015-0023 **Staff Sign-Off/Date** AH / 12/22/2014

**Filing Date** 12/05/2014 **Number of Signs to Post** 5

#### Hearing Dates:

**1st City Council** 02/10/2015 **Planning Commission** 02/05/2015

**Land Use & Zoning** 02/18/2015 **2nd City Council** 02/24/2015

**Neighborhood Association** EDEN GROUP, INC.

**Neighborhood Action Plan/Corridor Study** N/A

### Application Info

**Tracking #** 749

**Application Status** PENDING

**Date Started** 12/05/2014

**Date Submitted** 12/05/2014

### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HAINLINE	T.R.	
<b>Company Name</b>		
ROGERS TOWERS, P.A.		
<b>Mailing Address</b>		
1301 RIVEPLACE BOULEVARD, SUITE 1500		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32207
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043465531	9043960663	THAINLINE@RTLAW.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
RUCKMAN	DONALD	
<b>Company/Trust Name</b>		
CITY NATIONAL BANK OF FLORIDA, TRUSTEE		
<b>Mailing Address</b>		
C/O TRUST DEPARTMENT, P.O. BOX 025611		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
MIAMI	FL	33102
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

### 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 159735 0000	11	6	RR-ACRE	PUD



Map	159733 0030	11	6	RR-ACRE	PUD
-----	-------------	----	---	---------	-----

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

**Existing Land Use Category**  
RR

**Land Use Category Proposed?**

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

**Total Land Area (Nearest 1/100th of an Acre)** 395.00

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

**Proposed PUD Name** EDWARDS CREEK PRESERVE

### Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED.

### Location Of Property

#### General Location

SOUTH OF THE INTERSECTION OF STARRATT ROAD AND BONEY ROAD

House #	Street Name, Type and Direction	Zip Code
14250	BONEY RD	32226

#### Between Streets

GROVER ROAD and SPRING HAMMOCK 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 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**  
**395.00 Acres @ \$10.00 /acre:** \$3,950.00
- 3) Plus Notification Costs Per Addressee**  
**35 Notifications @ \$7.00 /each:** \$245.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$6,195.00

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

## Exhibit 1

### Legal Description

THE SOUTHEAST  $\frac{1}{4}$ ; THE SOUTHWEST  $\frac{1}{4}$ ; THE SOUTH  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$ ; THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST; AND GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA LESS AND EXCEPT ANY PART LYING WITHIN THE RIGHT OF WAY OF BONEY ROAD, ALSO EXCEPT THE EASTERLY 500 FEET

EXCEPT THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8197, PAGE 1752

TOGETHER WITH:

A PART OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF BONEY ROAD (A 66 FOOT WIDE RIGHT OF WAY);  
THENCE SOUTH 89°41'10" WEST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 319.48 FEET; THENCE NORTH 04°51'52" EAST A DISTANCE OF 326.27 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID BONEY ROAD; THENCE SOUTH 42°03'55" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 435.55 FEET TO THE POINT OF BEGINNING.

# EXHIBIT A

## Property Ownership Affidavit

Date: 10/15/14

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

Re: Boney Road Property  
RE #: 159735-0000; 159733-0030

Gentlemen:

I, DONALD RUCKMAN on behalf of City National Bank of Florida, Trustee, hereby certify that we are the Owner of the property described in the attached legal description, Exhibit 1 in connection with filing application for rezoning submitted to the Jacksonville Planning and Development Department.

CITY NATIONAL BANK OF FLORIDA,  
TRUSTEE

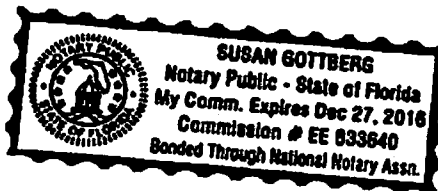
By: [Signature]  
Name: DONALD RUCKMAN  
Title: REPRESENTATIVE / AGENT

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2014, by Donald Ruckman as representative / agent of City National Bank of Florida, Trustee, a Florida \_\_\_\_\_, on behalf of the \_\_\_\_\_ S/He (check one) () is personally known to me, or () has produced a valid driver's license as identification.

[Signature] (SEAL)  
Notary Public, State of Florida and county aforesaid

Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_



## EXHIBIT B

### Agent Authorization and Consent

Date: OCT 15, 2014

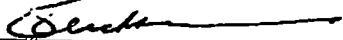
City of Jacksonville  
Concurrency and Mobility Management System Office  
Ed Hall Building, 2<sup>nd</sup> Floor  
214 North Hogan Street  
Jacksonville, Florida 32202

Re: **Agent Authorization and Consent**

To Whom It May Concern:

You are hereby advised that the undersigned is the Owner of certain property shown in Exhibit A attached hereto (the "Property"). Said Owner hereby authorizes and empowers Rogers Towers, P.A. to act as agents to rezone the Property and to file such forms, documents, requests, and other matters necessary for such rezoning.

CITY NATIONAL BANK OF FLORIDA, TRUSTEE

By:   
Name: DONALD LUCKMAN  
Its: REPRESENTATIVE / AGENT

**EXHIBIT C**

**Binding Letter**

11.20, 2014

City of Jacksonville  
Planning and Development Department  
Jacksonville, FL 32202

Re: Honey Rd Property  
159135-000, 159133-0030  
To whom it may concern:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees (i) that development of the property will be in accordance with the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Council in the ordinance which approves the Planned Unit Development district, and (ii) to bind successors in title to the site plan(s), written description of the intended plan of development, and any condition(s) set forth by the Council in the ordinance which approves the Planned Unit Development district.

[Signature]  
By: D. RUCKMAN  
Its: AGENT / REPRESENTATIVE

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Donald Ruckman who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this 20<sup>th</sup> day of November, 2014.

[Signature]  
Print Name: Courtney N. Hess  
Notary Public, State and County aforesaid  
Serial number:  
My commission expires:



# Edwards Creek Preserve

Written Description  
December 3, 2014

**RE #: 159735-0000; 159733-0030**  
**Current Land Use Designation: RR**  
**Current Zoning District: RR**  
**Proposed Zoning District: PUD**  
**Development Number: \_\_\_\_\_**

## INTRODUCTION

Edwards Creek Signature, LLC (the “Applicant”) proposes to rezone approximately 395 acres of property located along Boney Road, south of the intersection of Starratt Road and Boney Road, from RR to Planned Unit Development (“PUD”). The property is owned by City National Bank of Florida, as Trustee for that certain Trust Agreement known as Trust, No. 2400949200, dated June 29, 1988, and is more particularly described by the legal description attached hereto as **Exhibit “1”** (the “Property”). As described below, the proposed PUD zoning district is being requested to permit the clustered development of a single family community with a range of residential densities, a common scheme of development, integrated recreational components designed to serve the proposed community, and minimal impact to the environmentally sensitive lands within the Property and the publicly-owned preservation lands adjacent to the Property.

The Property lies within the Rural Residential (RR) land use category in the Future Land Use Map and within the Rural Development Area of the Comprehensive Plan. The Property is currently zoned Rural Residential-Acre (RR-Acre). Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	RR	RR-Acre	Vacant, Preservation
East	RR, AGR-II, AGR-III	RR-Acre, AGR	Vacant, Residential
North	RR, CSV, AGR-II	RR-Acre, CSV & AGR	Vacant, Residential, Preservation
West	RR	RR-Acre	Vacant, Residential, Preservation

Consistent with the RR land use category in the Rural Development Area, the maximum gross density of the PUD shall not exceed 2.0 dwelling units per acre (790 d.u./ 395 acres). At the Applicant’s expense, centralized potable water and wastewater will be available at the

Property. A letter of availability from the JEA, as the utility provider, is attached hereto as **Exhibit “L.”**

The PUD Conceptual Site Plan dated December 4, 2014, and attached hereto as **Exhibit “E”** shows the proposed PUD layout, including the lots, the amenity areas, recreational path, proposed preservation areas, and other features of the proposed development.

## **DESCRIPTION OF PERMITTED USES**

### **I. PERMITTED USES**

Permitted uses in the PUD shall include:

#### **A. Single Family Residential Uses**

Single family residential uses, with Development Criteria set forth in Section II.A below. The total number of residential units in the PUD shall not exceed 790.

#### **B. Amenity Areas**

Multiple amenity areas, with Development Criteria set forth in Section II.B below.

#### **C. Preservation**

Passive open space uses, including recreational paths and recreational structures, with Development Criteria set forth in Section II.C below.

### **II. DEVELOPMENT CRITERIA**

Set forth below are: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

#### **A. Single Family**

1. *Permitted uses and structures.*
  - a. Single family detached dwellings.
  - b. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section II.F below.
  - c. Home occupations meeting the performance standards and development criteria set forth in Section II.F below.
  - d. Parks, playfields, playgrounds, recreational paths, recreational and community structures, and passive open space uses.



2. *Maximum gross density*—Two (2) units per acre.
3. *Lot requirements:* As shown on the PUD Conceptual Site Plan, lot requirements within the parcels permitting Single Family uses will vary. The lot requirements are set forth below.
4. **Single Family--75' Lots:** *Minimum lot requirement (width and area), Lot coverage by all buildings, Minimum yard requirements, and Maximum height of structure for each Single Family use.*
  - a. At a minimum, all lots located north of Boney Road and along the northern and western boundaries of the Property as shown on the PUD Conceptual Site Plan shall be developed under the “Single Family—75’ Lots” Development Criteria.
  - b. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for single family uses is:
    - (1) Width—Seventy-five (75) feet.
    - (2) Area—7,500 square feet.
  - c. *Maximum lot coverage by all buildings.* Forty-five (45) percent.
  - d. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
    - (1) Front—Twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way.
    - (2) Side— Five (5) feet.
    - (3) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
    - (4) Corner lots—Applicant shall designate the front yard, with twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way, and the side yard on the street, with twenty (20) feet from face of garage to back of sidewalk and ten (10) feet from building face to back of right-of-way. The side yard not on the street shall be five (5) feet.
  - e. *Maximum height of structure.* North of Boney Road, forty-five (45) feet; south of Boney Road, thirty-five (35) feet.

- f. *Docks.* A maximum of five (5) docks, not including the common dock facility permitted in Section 2.B.1.c below, are permitted on waterfront lots, subject to applicable local, state and federal permitting requirements.
5. **Single Family--60' Lots:** *Minimum lot requirement (width and area), Lot coverage by all buildings, Minimum yard requirements, and Maximum height of structure for each Single Family use.*
- a. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for single family uses is:
    - (1) Width—Sixty (60) feet.
    - (2) Area—6,000 square feet.
  - b. *Maximum lot coverage by all buildings.* Fifty (50) percent.
  - c. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
    - (1) Front—Twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way.
    - (2) Side— Five (5) feet.
    - (3) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
    - (4) Corner lots—Applicant shall designate the front yard, with twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way, and the side yard on the street, with twenty (20) feet from face of garage to back of sidewalk and ten (10) feet from building face to back of right-of-way. The side yard not on the street shall be five (5) feet.
  - d. *Maximum height of structure.* Thirty-five (35) feet.
6. **Single Family--50' Lots:** *Minimum lot requirement (width and area), Lot coverage by all buildings, Minimum yard requirements, and Maximum height of structure for each Single Family use.*
- a. A maximum of forty five percent (45%) of the total permitted lots (355 lots) may be developed under the “Single Family—50’ Lots” Development Criteria.

- b. *Minimum lot requirement (width and area).* The minimum lot requirement (width and area) for single family uses is:
  - (1) Width—Fifty (50) feet.
  - (2) Area—5,000 square feet.
- c. *Maximum lot coverage by all buildings.* Fifty (50) percent.
- d. *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:
  - (1) Front—Twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way.
  - (2) Side— Five (5) feet.
  - (3) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
  - (4) Corner lots—Applicant shall designate the front yard, with twenty (20) feet from face of garage to back of sidewalk and fifteen (15) feet from building face to back of right-of-way, and the side yard on the street, with twenty (20) feet from face of garage to back of sidewalk and ten (10) feet from building face to back of right-of-way. The side yard not on the street shall be five (5) feet.
- e. *Maximum height of structure.* Thirty-five (35) feet.

**B. Amenity Areas**

- 1. *Permitted uses and structures.*
  - a. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, playing fields, playgrounds, associated community and recreational structures, and similar uses.
  - b. Parks, playfields, playgrounds, and similar uses.
  - c. The waterfront amenity area may include a common dock facility, canoe/kayak/paddle board launch area, and/or canoe/kayak storage area.
  - d. Documentation and instrumentation providing for ownership and

maintenance of the above-described common facilities shall be recorded in the public records prior to building permits being issued for the same.

- e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section \_\_ below.

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

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

4. *Minimum yard requirements.* None.

5. *Maximum height of structure.* None.

**C. Preservation**

1. *Permitted uses and structures.*

- a. Passive open space uses, including recreational paths, benches, picnic tables, informational displays, kiosks, viewing areas, observation decks, and associated community/recreational structures.
- b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.
- c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.
- d. Documentation and instrumentation providing for ownership and maintenance of the above-described common facilities shall be recorded in the public records prior to building permits being issued for the same.
- e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section \_\_ below.

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

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

4. *Minimum yard requirements.* None.

5. *Maximum height of structure.* None.

**D. Excavations, Lakes, Ponds**

Excavations, lakes, and ponds for stormwater and/or decorative purposes are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the the subdivision improvements (10-set construction plans).

**E. Accessory Uses and Structures**

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

1. Accessory uses shall not be located in required front or side yards except as follows:
  - a. Detached accessory structures such as carports, covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.
  - b. Air conditioning compressors or other equipment designed to serve the main structure may be located in a required yard and may be located not less than three (3) feet from the property line.
  - c. Swimming pools and associated screened enclosures may be located in a required rear or side yard and may be located not less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened pool enclosures do not constitute “buildings” in calculating maximum lot coverage.
2. Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, servants’ quarters and guesthouses, private garages and private boathouses or shelters, tool houses and garden sheds, garden work centers, children’s play areas and play equipment, private barbecue pits and swimming pools, and facilities for security guards and caretakers and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood. Any structure under a common roof and meeting all required yards is a principal structure. The maximum height of an accessory structure shall not exceed fifteen (15) feet.

3. Land clearing and processing of land clearing debris shall be an accessory use; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the Jacksonville Ordinance Code to the extent those chapters are applicable.

**F. Additional Performance Standards**

Additional performance standards for those uses identified shall be as follows:

1. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
  - a. At the Applicant's expense, centralized potable water and wastewater will be available at the Property in accordance with the appropriate sections of the Jacksonville Ordinance Code.
  - b. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
  - c. Stormwater management facilities shall:
    - (1) Remain unfenced, except where side slopes exceed 4:1 and are adjacent to pedestrian areas, where the facility shall be protected by handrail, fence or other decorative element; and
    - (2) Utilize a curvilinear slope or be landscaped.
2. Home occupations shall be allowed subject to the following conditions:
  - a. The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
  - b. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.
  - c. There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes odors or electrical interference detectable to normal senses off the lot.
  - d. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line

voltage off the premises.

**G. Recreation**

Active recreation will be provided with the Amenity Areas and Preservation pursuant to Policy 2.2.3 of the Recreation and Open Space Element of the Comprehensive Plan.

**H. Access**

Access will be provided as shown on the PUD Conceptual Site Plan via Boney Road. The locations and design of the access points, turn/deceleration lanes, and internal driveways as shown on the PUD Conceptual Site Plan may vary prior to development; provided, however, that the final design of the access points and internal drives shall be subject to the review and approval of Development Services and the Planning and Development Department.

**I. Visual Screens**

Visual screens a minimum of six (6) feet high and eighty-five (85) percent opaque shall be installed along the northern and western boundaries of the Property as shown on the PUD Conceptual Site Plan. The visual screens may consist of fencing, landscaping, berm, and/or natural vegetation.

**J. Signage**

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the buildings represented.

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

1. Community Identification Monument Signs at Major Entrances.

Community identification monument signs will be permitted at the major entrances to the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to Boney Road. These signs will identify the PUD community.

Each of these monument signs will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.

2. Other Signs.

Vehicle directional signs indicating the location of the Amenity Areas, the Preservation, and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.

Pedestrian directional signs indicating the location and features of the Amenity Areas, the Preservation, and other common areas, facilities, and structures, such as informational displays and kiosks, will be permitted. Such signage may be 1, 2, 3 or 4 sided (or cylindrical), shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

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

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

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

**Signage Guidelines Table**

<b>Sign Type</b>	<b>General Location</b>	<b>Quantity</b>	<b>Max Area Per Side (sq ft)</b>	<b>Max Height (ft)</b>
Community Identification Monument Signs	Major Entrances	1 Per Entrance	32	8
Directional Signs	Project Wide		4	
Informational Displays and Kiosks	Project Wide		20	12
Real Estate/Construction/Temporary Signs	Project Wide		32	12

**K. Construction offices/model homes/real estate sales.**

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



**L. Silviculture Uses May Continue.**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**M. Landscaping**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations). Trees and tree clusters shown on the PUD Conceptual Site Plan are schematic and illustrative and do not represent trees to be installed or preserved.

**N. Modifications**

Amendment to this approved PUD district may be accomplished as permitted in Section 656.341 of the Zoning Code. Any use not specifically listed, but similar to or associated with a listed use may be allowed by administrative modification or minor modification.

**O. Parking**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations)(2013).

**P. Sidewalks, Trails and Bikeways**

Sidewalks shall be provided as required in the Comprehensive Plan and Code of Subdivision Regulations.

**Q. Florida Aquifer**

Development within the PUD shall comply with Section 752.104, Ordinance Code.

**R. Utilities**

Electric power, water and sewer will be provided by JEA. At the Applicant's expense, centralized potable water and wastewater will be available at the Property.

**S. PUD Conceptual Site Plan**

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

**T. Community Development District**

Nothing in this PUD shall be construed as prohibiting or limiting the ability of the Applicant to establish a Community Development District for the ownership, development, operation and maintenance of common facilities and infrastructure.

**U. Pre-application conference.**

A pre-application conference was held regarding this application on November 21, 2014.

**V. Justification for the PUD Rezoning.**

As described above, the Edwards Creek Preserve PUD is being requested to permit the clustered development of a single family community which will offer a range of residential densities, a common scheme of development, and integrated recreational components which will include an Amenity Areas, Preservation, and other recreational and community features. The PUD provides for flexibility in the site design by way of clustered development that could otherwise not be accomplished through conventional zoning. The PUD design results in minimal impact to environmentally sensitive lands within the Property and the publicly-owned preservation lands adjacent to the Property and ensures consistency with the surrounding zoning and existing uses.

**W. PUD/Difference from Usual Application of the Zoning Code**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Conceptual Site Plan; it provides for a clustered development on the Property with a mix of residential densities with a common scheme of development which are consistent and compatible with each other; it provides for Amenity Areas, Preservation, and other unique recreational and community features; it provides for site-specific access requirements; it provides for site-specific visual screens; and, it provides for site-specific signage requirements.

**X. Permissible Uses by Exception.**

There are no permissible uses by exception.

**Y. Continued Operation of Common Areas.**

Regarding the intent for the continued operation and maintenance of those areas and functions and facilities which are not to be provided, operated, or maintained by the City of Jacksonville or other public entity: it is the Applicant's intent for the Applicant or successor developer to operate and maintain these matters initially and, ultimately, for an owners' association to operate and maintain these matters in perpetuity.

**Z. Approximate Dates of Phases**

Regarding phasing, construction of the horizontal improvements shall be initiated in approximately 2015-16 and be completed within approximately ten to fifteen years. Construction of single family residential units will be initiated when the market dictates and will be completed as the market dictates. Construction of the Amenity Areas will be initiated when needed and feasible and will be completed within a reasonable time thereafter.

**AA. Names of Development Team**

Developer: Edwards Creek Signature, LLC

Planner: Flagg Design Studio, LLC

Engineers: JBC Planning & Engineering, LLC

Architects: None at this time.

**BB. Land Use Table**

A Land Use Table is attached hereto as Exhibit "F."

**III. PUD REVIEW CRITERIA**

**A. Consistency With the Comprehensive Plan:**

The PUD will be developed consistent with the RR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: Future Land Use Element Policies 1.1.3., 1.1.8, 1.1.9, 1.1.10, 1.1.12, 1.1.20, 1.2.2, 1.4.5, and 1.5.13.

**B. Consistency with the Concurrency Management System:**

A Mobility Fee Calculation Certificate and CCAS or CRC have been filed or will be filed for the proposed development within the PUD. The Development Number is \_\_\_\_\_.

**C. Allocation of Residential Land Use:**

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

**D. Internal Compatibility:**

The PUD provides for integrated design and compatible uses within the PUD.

**E. External Compatibility/Intensity of Development:**

The PUD provides design mechanisms, including clustered residential development which will result in minimal impact and maximum preservation of wetlands, along with visual screens, which is compatible with surrounding uses.

**F. Maintenance of Common Areas and Infrastructure:**

All common areas will be maintained by an owners' association.

**G. Usable Open spaces, Plazas, Recreation Areas:**

The PUD provides ample open spaces and recreational opportunities.

**H. Impact on Wetlands:**

Residential development within the PUD will be clustered on the Property to minimize impacts to wetlands. Any development which does impact wetlands will be permitted pursuant to local, state and federal permitting requirements.

**I. Listed Species Regulations:**

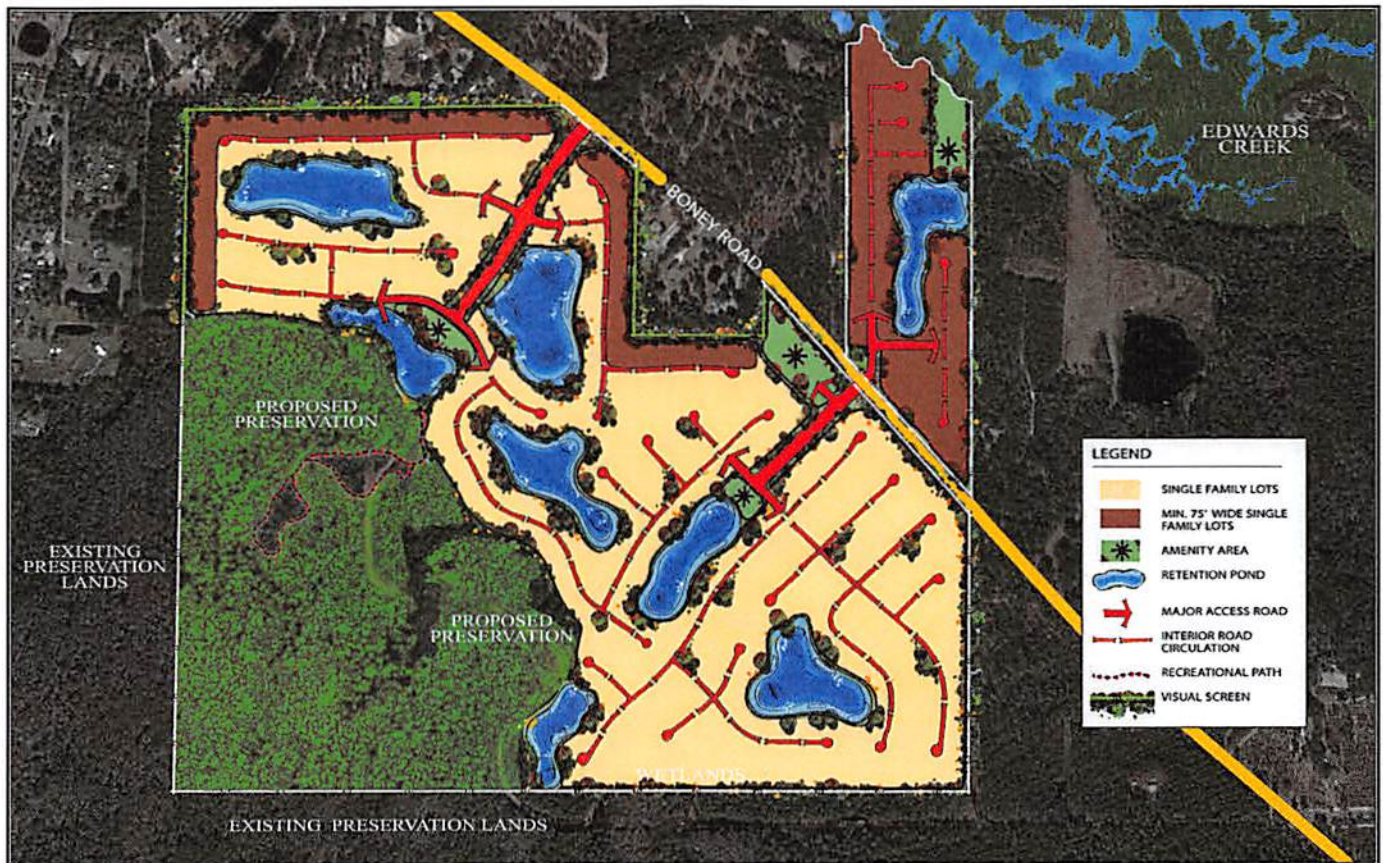
A report by a wildlife consultant is attached to this application.

**J. Off-Street Parking Including Loading and Unloading Areas:**

The PUD provides adequate off street parking.

**K. Sidewalks, Trails, and Bikeways:**

The PUD provides sidewalks for pedestrian connectivity and a recreational path.



PUD Conceptual Site Plan

Edwards Creek Preserve

JACKSONVILLE, FLORIDA

**JBC** PLANNING & ENGINEERING, INC.  
 1301 Riverside Boulevard  
 Jacksonville, Florida 32202  
 Phone: 904.444.1111  
 www.jbcpe.com

SCALE: 30 FEET  
 0 100 200  
 DATE: November 19, 2014

Exhibit "E"

12/4/14

**EXHIBIT "F"**

**Land Use Table**

Total Gross Acreage	395 Acres	100%
<u>Amount of Each Different Land Use by Acreage</u>		
Single Family Residential - Maximum 790 Units	<u>175</u> Acres	<u>44</u> %
Total Amount of Amenity Areas	<u>9</u> Acres	<u>2</u> %
Total Amount of Preservation	<u>173</u> Acres	<u>44</u> %
Amount of Public and Private Right-of-Way	<u>38</u> Acres	<u>10</u> %
Maximum Impervious Surface	<u>N/A</u> Acres <u>          </u> Sq. Ft.	<u>      </u> %

Return to: Claude Smith, Jr.  
P.O. Box 12100 F  
Miami, Fla 33245

Prepared by William E. Shook, Jr.  
25 West Flagler Street  
Miami, Florida 33130

CONVEYANCE DEED TO TRUSTEE UNDER LAND TRUST AGREEMENT

RECORDS  
1988

THIS INDENTURE WITNESSETH, That the Grantor, DONALD W. TREDINICK, a/k/a D. W. TREDINICK, of the County of Duval, State of Florida, BERTRA U. ABESS, a/k/a B. U. ABESS, and LEONARD L. ABESS, SR., her husband, of the County of Duval, State of Florida, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, hereby conveys and warrants unto CITY NATIONAL BANK OF FLORIDA, Miami, Florida, a national banking corporation organized under the laws of the United States, and duly authorized to accept and escrow trusts within the State of Florida, as trustee under the provisions of a certain Trust Agreement, dated the 29<sup>th</sup> day of June, 1988, and known as Trust number 88-11188, whose address is Trust Department (# \_\_\_\_\_), P.O. Box 023611, Miami, Florida, 33102-3611, the following described real estate in the county of Duval, and State of Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".  
AND THAT PROPERTY LOCATED IN BRADFORD COUNTY, FLORIDA AND MADE A PART HEREOF AS EXHIBIT "B".



THE REAL PROPERTY DESCRIBED ON EXHIBITS A, B IS NOT THE HOMESTEAD OR RESIDENCE OF THE GRANTORS HEREIN. SAID PROPERTY IS VACANT LAND.

TO HAVE AND TO HOLD the said real estate with the appurtenances upon the trust and for the uses and purposes herein and in said Trust Agreement and Declaration of Trust set forth.

Full power and authority is hereby granted to said Trustee to improve, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate in whole or in part, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to mortgage, pledge or otherwise encumber said real estate or any part thereof, from time to time, in possession or reversion, by lease to commence in present or in future, and upon any terms and for any period or periods of time not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases and to amend, change or modify leases and the terms and provisions thereof, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or exchange said real estate or any part thereof for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement or Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement and Declaration of Trust was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement and Declaration of Trust and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have bona fide property acquired and are fully vested with all the title, estate, rights, powers, duties and obligations of the said predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement and Declaration of Trust, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of said Trustee, in its own name as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof, and all persons and corporations whatsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under the Trust Agreement and Declaration of Trust hereinafter referred to and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds accruing from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, profits and proceeds thereof as aforesaid.

And the Grantor fully warrant the title to said real estate and will defend the same against the lawful claims of all persons whatsoever.

WE WITNESS WHEREOF the Grantor as aforesaid do hereby set their hand and seal this 29<sup>th</sup> day of June, 1988.

Signed, Sealed and Delivered in our Presence:  
[Signature]  
DONALD W. TREDINICK  
[Signature]  
BERTRA U. ABESS  
[Signature]  
LEONARD L. ABESS, SR., her husband

[Signature]  
DONALD W. TREDINICK, a/k/a D. W. TREDINICK  
[Signature]  
BERTRA U. ABESS, a/k/a B. U. ABESS  
[Signature]  
LEONARD L. ABESS, SR., her husband

State of FLORIDA )  
County of DIVAL ) ss:

VOL 654870108  
OFFICIAL RECORDS

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State of Florida and in the County aforesaid to take acknowledgments, personally appeared DONALD W. TREDINICK, a/k/a D. W. TREDINICK to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed the same, for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the County and State aforesaid this 1<sup>st</sup> day of July, 19 88

*[Signature]*  
(Notary Public)  
My Commission Expires July 1, 1991  
My Commission Expires July 1, 1991  
Bonded Five Thousand Dollars



State of FLORIDA )  
County of DADE ) ss:

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared BERTHA U. ABESS, a/k/a B. U. ABESS, and LEONARD L. ABESS, SR. her husband, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged before me that they executed the same, for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the County and State aforesaid this 29<sup>th</sup> day of June, 19 88

*[Signature]*  
(Notary Public)  
My Commission Expires \_\_\_\_\_  
NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXPIRES \_\_\_\_\_  
BONDED FIVE THOUSAND DOLLARS

Trust Department  
CITY NATIONAL BANK OF FLORIDA  
25 West Flagler Street  
Miami, Florida 33130-5611

DEED



## EXHIBIT A

VOL 6548#0109

OFFICIAL RECORDS

DONALD W. TREDINICK AND BERTHA U. ABESS  
 P. O. Box 19100F  
 Jacksonville, Florida 32248-9100

Land lying and being in the County of Duval, State of Florida,  
 more particularly described as follows:

1. Lot Two (2), Section Sixteen (16), Township 1 North, Range 27 East, Duval County, Florida.
2. That certain tract or parcel of land being a part of the Southeast 1/4 of Section 27, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Southeast corner of said Section 27, the same being in the centerline of Yellow Bluff Road at a point of curve in said centerline, said curve being concave to the East, thence North 0°21' West, along the East line of said Section 27, 388.56 feet to an intersection with the curved right-of-way line of said Yellow Bluff road for a point of beginning; thence continue North 0°21' West along the East line of said Section 27, 2269.42 feet to the Northeast corner of the Southeast 1/4 of said Section 27; then South 89°28'55" West along the Northerly boundary of said Southeast 1/4 of Section 27, a distance of 1996.28 feet; thence South 1°16'02" East, 692.66 feet; thence South 89°32'25" West, 641.70 feet, to the Easterly right-of-way line of Lanier Road (a 60 foot right-of-way); thence South 1°34'35" East along said right-of-way line, 60.01 feet; thence North 89°32'25" East, 641.88 feet; thence South 1°16'02" East, 1885.67 feet to the Southerly boundary of said Section 27; thence North 89°58'15" East along the Southerly boundary of said Section 27, 1904.02 feet to an intersection with the curved Westerly right-of-way line of said Yellow Bluff road, this point being 50.04 feet Westerly of the Southeast corner of said Section 27; thence along a curve in the Westerly right-of-way line of said Yellow Bluff Road, said curve being concave to the East and having a radius of 1195.92 feet, a distance of 389.51 feet as measured along a chord bearing North 7°01'53" East to the point of beginning. Containing 120.59 acres more or less. Including Riparian Rights, if any.
3. Southeast 1/4 of the Northwest 1/4 of Section 15, Township 1 North, Range 27 East, Duval County, Florida.
4. That portion of Government Lot 2, Section 3, Township 1 North, Range 27 East, Duval County, Florida, lying Southwesterly of Yellow Bluff Road (a 60-foot right of way).
5. That portion of the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 1 North, Range 27 East, Duval County, Florida, lying Southwesterly of Yellow Bluff Road (a 60-foot right of way).
6. All of Section 9, Township 1 North, Range 27 East, Duval County, Florida. Except the East 1/2 of the Northeast 1/4 and the Northeast 1/4 of the Southeast

1/4 of said Section 9, Township 1 North, Range 27 East, Duval County, Florida.

SUBJECT to a J.E.A. Easement as recorded in Official Record Volume 3894, page 253, public records of said County.

7. The South 1/2 of Section 4, Township 1 North, Range 27 East, Duval County, Florida, Except that portion lying in Yellow Bluff Road (a 60-foot right of way) and that portion lying in Deese Road (a 60-foot right of way).

SUBJECT to a J.E.A. Easement as recorded in Official Record Volume 3894, Page 253, public records of said County.

8. All of Government Lot 1, Section 4, Township 1 North, Range 27 East, Duval County, Florida, Excepting therefrom that portion lying in Deese Road (a 60-foot right of way) and that portion as recorded in Deed Book 153, page 475 and Deed Book 999, page 226, public records of said County.

9. All of Government Lot 2, Section 4, Township 1 North, Range 27 East, Duval County, Florida, Excepting that portion lying in Yellow Bluff Road (a 60-foot right of way).

10. All of Government Lot 3, Section 4, Township 1 North, Range 27 East, Duval County, Florida, Excepting therefrom that portion in Yellow Bluff Road (a 60-foot right of way).

11. All of Government Lot 4, Section 4, Township 1 North, Range 27 East, Duval County, Florida, Excepting therefrom that portion in Yellow Bluff Road (a 60-foot right of way) and that portion as recorded in Official Record Volume 5344, page 779, public records of said County.

12. All of Government Lot 6, Section 33, Township 2 North, Range 27 East, Duval County, Florida, Excepting therefrom that portion as recorded in Official Record Volume 5344, page 779, public records of said County.

13. All of Government Lot 3, All of Government Lot 1, Except that part in Deese Road Right of Way (60-foot right of way), All of Government Lot 2 lying Northeasterly of Yellow Bluff Road Except that portion lying in Deese Road Right of Way and that portion of the Southwest 1/4 of the Southwest 1/4 lying Northeasterly of Yellow Bluff Road, All in Section 3, Township 1 North, Range 27 East, Duval County, Florida.

14. The Southeast 1/4, The Southwest 1/4, the South 1/2 of the West 1/2 of the Northwest 1/4, the Southeast 1/4 of the Northwest 1/4, and Government Lot 3, except any parts in Boney Road, all in Section 19, Township 1 North, Range 28 East, Duval County, Florida, except the easterly 500.0 feet.

15. Section 43, Township 1 North, Range 27 East, STEPHEN EUBANK GRANT, Duval County, Florida.

PARCEL A

A tract of land comprised of portions of Sections 15 and 22, Township 1 North, Range 27 East, Duval County, Florida, more particularly described as follows:

For point of beginning, commence at an iron pipe located at the Northwest corner of said Section 22, and run South  $0^{\circ}16'20''$  West, along the Westerly boundary of said Section 22 and along a fence, a distance of 1,322.46 feet to a concrete monument located at the Southwest corner of the North 1/2 of the Northwest 1/4 of said Section 22; run thence North  $88^{\circ}45'00''$  East, a distance of 1,345.3 feet to a nail in a tree stump at the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 22; run thence South  $0^{\circ}07'00''$  West, along the Westerly boundary of said Southeast 1/4 of the Northwest 1/4 a distance of 1,324.23 feet to a concrete monument set at the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 22; run thence South  $88^{\circ}49'20''$  West, along the Northerly line of said West 1/2, a distance of 1,343.85 feet to an iron pipe set in the Westerly boundary of said Section 22; run thence South  $0^{\circ}59'40''$  East, along the Westerly boundary of said Section 22, a distance of 2,634.58 feet to a point within the right of way of Starratt Road (County Road Number 22), said point being also the Southwest corner of said Section 22; run thence North  $89^{\circ}08'40''$  East, along the Southerly boundary of said Section 22, a distance of 1,319.15 feet to a concrete monument; run thence North  $0^{\circ}31'45''$  West, across Starratt Road, along the Westerly boundary of lands described in Deed recorded in Deed Book 845, page 462, of the Public Records of said County, along the Westerly boundary of lands described in Deed recorded in Deed Book 1311, page 165, of said Records, along the Westerly boundary of Ada Court, recorded in Plat Book 20, page 5, of said Records, along the Westerly boundary of lands described in Official Records Book 1113, page 209, of said Records, along the Westerly boundary of lands described in Official Records Book 1119, page 494, of said Records, along the Westerly boundary of Sattler's Court, as recorded in Plat Book 21, page 51, of said Records, along the Westerly boundary of lands described in Deed Book 958, page 88 of said Records, and along the Westerly boundary of lands described in Deed Book 1588, page 449, of said Records, a distance of 1,468.90 feet to a concrete monument; run thence North  $87^{\circ}58'15''$  East, along the Northerly boundary of lands described in said last mentioned deed, 1,146.68 feet to a concrete monument set in the Westerly right of way line of said Starratt Road, run thence in a Northerly direction along said right of way line as follows: First Course, North  $10^{\circ}08'50''$  East, a distance of 909.80 feet to a concrete monument at the point of a curve; Second Course, along the arc of a curve concave to the West and having a radius of 5,699.65 feet, a chord distance of 201.54 feet to a concrete monument set in the Easterly boundary of the Northeast 1/4 of the Southwest 1/4 of said Section 22, the bearing of the aforementioned chord being North  $9^{\circ}08'05''$  East; Third Course, along the arc of said last mentioned curve, a chord distance of 455.71 feet to a concrete monument at the point of tangency of said curve, the bearing of the aforementioned chord being North  $5^{\circ}49'50''$  East; Fourth Course, North  $3^{\circ}32'20''$  East, tangent to the last mentioned curve, 2,272.80 feet to a concrete monument set in the Northerly boundary line of said Section 22; Fifth Course, continuing North  $3^{\circ}32'20''$  East, a distance of 171.81 feet to a concrete monument set at the point of a curve; Sixth Course, along the arc of a curve concave Southeasterly and having a radius of 317.94 feet, a chord distance of 181.14 feet to a concrete monument set in a line which is distant 340.0 feet Northerly from the Northerly boundary of said Section 22, the bearing of the aforementioned chord being North  $20^{\circ}05'25''$  East; run thence South  $88^{\circ}40'15''$  West, parallel with the Northerly boundary of said Section 22, a distance of 250.93 feet to a concrete monument set in the Easterly boundary of the South 1/2 of the Southwest 1/4 of the aforesaid Section 15; run thence North  $0^{\circ}25'45''$  East, a distance of 992.98 feet to a concrete monument set at the Northeast corner of said South 1/2; run thence South  $83^{\circ}29'30''$  West, along the Northerly boundary of said South 1/2, a distance of 2,693.46 feet to a concrete monument set in the Westerly boundary of the aforesaid Section 15; run thence South  $0^{\circ}00'40''$  West, a distance of 1,324.27 feet to the point of beginning; Excepting that portion of the above described tract which lies within the right of way of Starratt Road; Excepting also those parts recorded in Official Records Volume 3944, page 1102 and in Official Records Volume 5173, page 430, current public records of Duval County, Florida.

PARCEL B

The East 1/2 of the Northeast 1/4 of Section 27, Township 1 North, Range 27 East, Duval County, Florida.

PARCEL C:

The Southwest 1/4 of the Northwest 1/4, Section 22, Township 1 North, Range 27 East, Duval County, Florida.

PARCEL A - JOB NO. 57209

VOL. 6548/0112  
OFFICIAL RECORDS

That certain tract or parcel of land being a portion of Sections 10 and 15, in Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as commencing at a concrete monument at the Northwest corner of said Section 15; thence South  $0^{\circ}02'19''$  West along the Westerly line of said Section 15, 1316.56 feet to the Northwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section for a point of beginning; thence North  $88^{\circ}21'10''$  East, 1356.06 feet to the Southwest corner of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section; thence North  $0^{\circ}15'42''$  East, 1315.87 feet to the Southwest corner of Government Lot 6 of said Section 10; thence North  $0^{\circ}15'$  West along the Westerly boundary of said Government Lot 6, 1327.05 feet to a concrete monument; thence North  $80^{\circ}44'10''$  East and parallel with the Northerly boundary of said Section 10 and the Southerly boundary of the Houston Grant, Section 42 and 80 feet distant therefrom as measured at right angles thereto, a distance of 1137.0 feet to a concrete monument and the Westerly right of way line of Yellow Bluff Road (a 60 foot right of way); thence South  $23^{\circ}12'28''$  East along the Westerly right of way line of said Yellow Bluff Road, 1787.71 feet to an angle point in said right of way line; thence continue along said right of way line South  $37^{\circ}54'30''$  East, 913.51 feet to the Northerly boundary of the lands described in Official Records 3330, Page 922; thence South  $73^{\circ}18'50''$  West, along said boundary, 328.34 feet; thence South  $0^{\circ}21'10''$  East, 310.06 feet to an intersection with the Northerly boundary of the lands described in Deed Book 1560, Page 203; thence South  $88^{\circ}21'08''$  West, 45.52 feet to the Northwest corner of said lands; thence South  $0^{\circ}27'$  East, 656.86 feet; thence North  $88^{\circ}19'40''$  East, 674.93 feet; thence North  $0^{\circ}23'45''$  West along the Easterly boundary of said lands described in Deed Book 1560, Page 203, a distance of 497.93 feet to an intersection with the Southerly boundary of the lands described in Official Records Volume 3330, Page 924; thence North  $88^{\circ}16'10''$  East along said boundary, 103.62 feet to the Westerly right of way line of said Yellow Bluff Road; thence South  $37^{\circ}54'30''$  East along said right of way line, 532.57 feet to an angle point in said right of way line; thence South  $44^{\circ}38'20''$  East, 230.74 feet to an angle point in said right of way line; thence continue along said right of way line South  $38^{\circ}58'46''$  East, 696.65 feet to an intersection with the Southerly boundary of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 15; thence South  $88^{\circ}18'50''$  West, 1033.34 feet to the Northeast corner of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 15; thence South  $0^{\circ}14'11''$  West, 1337.16 feet to the Southeast corner thereof; thence South  $88^{\circ}29'37''$  West along the Southerly boundary of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 15, 4057.17 feet; thence North  $0^{\circ}00'40''$  East along the Westerly boundary of said Section 15, 1324.27 feet to the Southwest corner of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 15; thence continue along the Westerly boundary of said Section 15 North  $0^{\circ}02'19''$  East, 1316.56 feet to the point of beginning, excepting from the above described the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 15. Containing 319.40 acres more or less.

## EXHIBIT A

VOL 65480113

OFFICIAL RECORDS

PARCEL B - JOB NO. 57209

That certain tract or parcel of land being a portion of Government Lots 6 and 7, Section 10, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as beginning at the intersection of the Northerly right of way line of Mahou Road (a 60 foot right of way) with the Easterly right of way line of Yellow Bluff Road (a 60 foot right of way); thence North  $23^{\circ}12'28''$  West, along the Easterly right of way line of said Yellow Bluff Road, 756.55 feet to the Northerly boundary of said Section 10, the same being the Southerly line of the Houston Grant, Section 42; thence North  $80^{\circ}44'10''$  East along the Northerly boundary of said Section 10, 1446 feet to the centerline of a branch; thence Southerly along the center of said branch, following the meanderings thereof 350 feet more or less to an intersection with the Northerly right of way line of said Mahou Road; thence South  $63^{\circ}59'12''$  West along the Northerly right of way line of said Mahou Road, 1333 feet to the point of beginning. Containing 17.4 acres more or less.

PARCEL C - JOB NO. 57209

That certain tract or parcel of land being a portion of Government Lots 7 and 8, in Section 10 and a portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 15, all in Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as beginning at the intersection of the Easterly right of way line of Yellow Bluff Road (a 60 foot right of way) with the Southerly right of way line of Mahou Road (a 60 foot right of way); thence North  $63^{\circ}59'12''$  East along the Southerly right of way line of said Mahou Road, 2028.59 feet; thence North  $26^{\circ}00'48''$  West, 30.94 feet to an intersection with the Westerly boundary of the lands described in Official Records Volume 2571, Page 397 of the Public Records of said County; thence South  $40^{\circ}22'30''$  East, 8.32 feet; thence South  $42^{\circ}12'30''$  East, 338.4 feet to the most Southerly corner of said Lands so described; thence North  $74^{\circ}00'30''$  East along the Southerly boundary of said lands 326 feet more or less to Sample Creek Marsh; thence Southerly along said Marsh, 460 feet more or less to an intersection with the Easterly boundary of said Section 10; thence South  $0^{\circ}14'30''$  East, 1080.0 feet to a concrete monument at the Southeast corner of said Section 10, the same being the Northeast corner of said Section 15; thence South  $0^{\circ}19'52''$  East along the Easterly boundary of said Section 15, 1222.22 feet to the Northerly boundary of the lands described in Official Records Volume 213, Page 92 of said Public Records; thence South  $88^{\circ}21'08''$  West along said boundary, 1350.36 feet to an intersection with the Easterly boundary of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 15; thence North  $0^{\circ}03'12''$  East along said boundary 119.96 feet; thence South  $88^{\circ}21'08''$  West along the Northerly boundary of the lands described in Official Records Volume 3316, Page 471, 103.64 feet to an intersection with the Easterly right of way line of said Yellow Bluff Road; thence North  $37^{\circ}54'30''$  West along said right of way line, 1177.69 feet to an angle point in said right of way line; thence continue along said right of way line North  $23^{\circ}12'28''$  West, 1030.88 feet to the point of beginning. Containing 123.5 acres more or less.

Land lying and being in the County of Bradford, State of Florida,  
more particularly described as follows:

1. That portion of the SE 1/4 of NE 1/4 of Section 20, Township 6 South, Range 22 East, Bradford County, Florida, lying East of State Road 16; said parcel containing 21.83 acres and being more particularly described as follows:

Commence at an iron pipe located at the SE corner of said SE 1/4 of NE 1/4 for Point of Beginning and run North  $0^{\circ}25'16''$  West along the Easterly boundary thereof 1326.25 feet to a concrete monument located at the NE corner thereof; thence South  $89^{\circ}11'21''$  West along the Northerly boundary thereof 964.64 feet to a concrete monument located on the Easterly boundary of the right of way of State Road 16; thence South  $20^{\circ}13'32''$  East along last aforesaid Easterly boundary 466.42 feet to a concrete monument located at the beginning of a curve concave to the East and having a radius of 11,805.12 feet; thence Southeasterly along the arc of said curve 928.89 feet as measured along a chord having a bearing of South  $22^{\circ}26'33''$  East to a concrete monument located on the Southerly boundary of aforesaid SE 1/4 of NE 1/4; thence North  $89^{\circ}41'41''$  East along said Southerly boundary 451.52 feet to the point of beginning.

SAVE AND EXCEPTING THEREFROM Lots 5, 6, 7 and 12 of CASA DEL FOREST, according to plat thereof recorded in Plat Book 3, Page 56 of the public records of Bradford County, Florida.

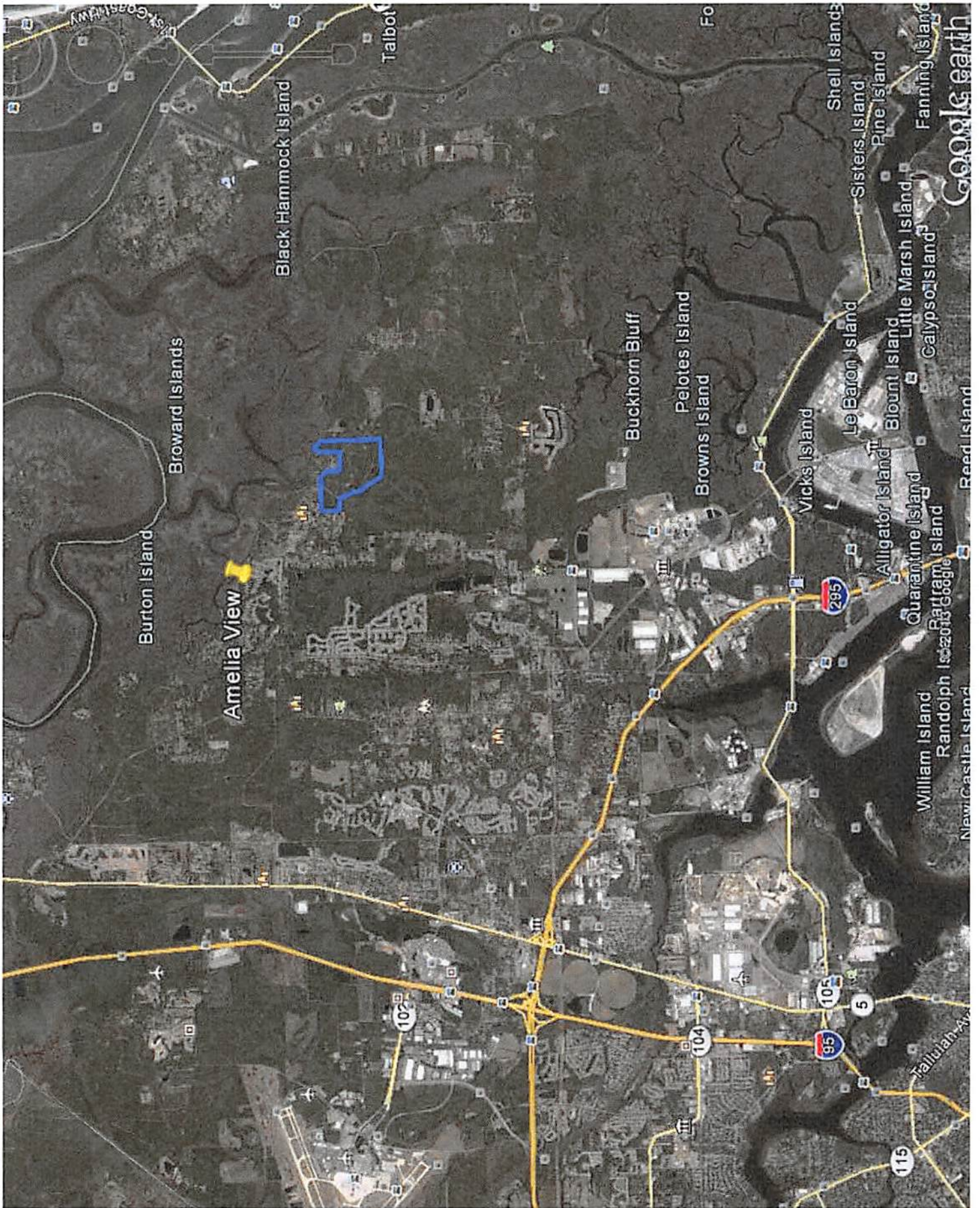
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HENRY W. COOK

RECORDED





Exhibits "H" & "K"

**BONEY ROAD PROPERTY**  
**Protected Species Assessment**

December 4, 2014

Prepared for  
Signature Land, Inc.  
P.O. Box 939  
Yulee, Florida 32041

Prepared by  
Peacock Consulting Group, LLC  
12058 San Jose Boulevard, Suite 604  
Jacksonville, Florida 32223



Peacock Consulting Group, LLC has completed a wildlife survey of approximately 394.45 acres of land located on Boney Road in Jacksonville, Florida. The purpose of this survey was to determine the presence of any species of wildlife listed as threatened, endangered or species of special concern by either the Florida Fish and Wildlife Conservation Commission (FFWCC) or the U.S. Fish and Wildlife Service (FWS). The survey was performed in accordance with Objective 3.5.5 of the Conservation/Coastal Management Element of the 2030 Comprehensive Plan adopted by the City of Jacksonville. Field work was performed in October 2013 by a biologist with Peacock Consulting Group. Taxonomy and protected species status is referenced to FFWCC's publication *Florida's Endangered and Threatened Species* updated January 2013. The survey efforts focused on those species from this FFWCC publication that potentially could occur on-site based on known geographic ranges and habitat requirements.

## **I. Project Location**

The study area is located in Section 19, Township 1 North, and Range 28 East (Figure 1). The project site comprises real estate parcels #159735 0000 and 159733 0030. The overall project site contains approximately 394.45 acres of land. Approximately 35.6 acres of the property is located north of Boney Road and is bordered to the north by a tidal creek and salt marsh. The majority of the property is located south of Boney Road. The southern boundary and approximately half of the western boundary of the main property borders land owned by the St. Johns River Water Management District.

## **II. Soil Types**

The *Soil Survey of City of Jacksonville, Duval County, Florida* (1998) indicates that the project site contains seven main soil types, as described below and depicted on Figure 2. A very small portion of the property may contain Hurricane and Ridgewood soils but is too small of an area to describe separately.

### **A. Upland Soils**

#### **1. Leon fine sand, 0 to 2 percent slopes**

Most of the uplands are mapped as containing Leon fine sand. This is a nearly level, poorly drained soil that commonly occurs in pine flatwoods in Duval County. The seasonal high water table ranges from 6 to 18 inches below the ground surface. Typically there is a spodic layer (sometimes known as a hardpan) approximately 18 inches below the surface.

#### **2. Boulogne fine sand, 0 to 2 percent slopes**

Two areas are mapped as containing Boulogne fine sand. This is a nearly level, poorly drained soil that occurs in the flatwoods. The seasonal high water table ranges from 6 to 18 inches below the ground surface. Unlike Leon fine sand, the spodic layer in Boulogne fine sand starts about 6 inches below the ground surface. Sometimes a second spodic layer starts around 30 inches below the ground surface.

### 3. Pottsburg fine sand, 0 to 3 percent slopes

The property contains two isolated pockets of Pottsburg fine sand. This is a nearly level, somewhat poorly drained soil that occurs on rises and knolls in the surrounding flatwoods. The seasonal high water table ranges from 6 to 24 inches below the ground surface. Typically there is a spodic layer that starts from 50 to 79 inches below the ground surface.

## B. Wetland Soils

### 1. Surrency loamy fine sand, depressional, 0 to 2 percent slopes

The lowest portions of the property are mapped as containing Surrency loamy fine sand. This is a nearly level, very poorly drained soil that occurs in floodplains and depressional areas. The seasonal high water table is at or above the ground surface. This soil has an argillic layer starting at a depth between 20 and 40 inches below the ground surface. The upper 10 to 21 inches of soil is typically black. The soil is extremely acid to strongly acid throughout the profile.

### 2. Lynn Haven fine sand, 0 to 2 percent slopes

The forested wetlands are generally mapped as containing Lynn Haven fine sand. This is nearly level to gently sloping very poorly drained soil. The seasonal high water table under normal conditions is at or near the ground surface, with a spodic layer starting around 20 inches below the surface.

### 3. Evergreen-Wesconnett complex, depressional, 0 to 2 percent slopes

Some of the wetlands are mapped as containing a mixture of Evergreen soil and Wesconnett soil. Both of these soils are nearly level, very poorly drained and are found in depressional areas. The seasonal high water table is at or above the ground surface for very long periods. Evergreen soil occurs in lower areas and has a surface layer of muck that ranges in thickness from 8 to 16 inches and has a spodic layer starting around 26 inches below the ground surface. Wesconnett soil occurs in slightly higher areas in the wetlands. Wesconnett soil may have up to 8 inches of muck at the surface or completely lack a surficial muck layer and has a spodic layer that starts typically within 12 inches of the ground surface.

### 4. Tisonia mucky peat, 0 to 1 percent slopes, very frequently flooded

The tidal marsh that borders the northern edge of the property is mapped as containing Tisonia mucky peat. This is a nearly level, very poorly drained soil that occurs in tidal marshes. The high water table is at or near the ground surface, and the areas are flooded twice daily by fluctuating tides for very brief periods. Tisonia soil has a surface layer of muck that ranges in thickness from 16 to 27 inches underlain by a layer of clayey sand.

### III. Existing Land Uses and Vegetative Communities

The limits of wetlands and other surface waters were previously established on the subject property. The wetland limits were formally reviewed and approved by the St. Johns River Water Management District pursuant to jurisdictional determination #16-031-110759-1, which was issued on August 2, 2010. The surveyed wetland lines are depicted on a current aerial photograph of the property (Figure 3). The existing vegetative community types and land uses have been categorized pursuant to the Florida Department of Transportation publication *Florida Land Use, Cover and Forms Classification System* (FLUCFCS). There are generally four upland land uses and vegetative community types and one wetland vegetative community type as described below and depicted on Figure 4.

A. Uplands 278.60 acres subtotal

1. Pine Plantation (FLUCFCS 441) 236.56 acres

Almost all of the uplands onsite comprise managed pine plantation. The canopy in these areas comprises of rows of planted slash pine (*Pinus elliottii*) mixed with scattered hardwoods such as water oak (*Quercus nigra*) and laurel oak (*Q. laurifolia*) that have naturally recruited. The understory and ground cover vegetation is dominated in most areas by such species as bitter gallberry (*Ilex glabra*), saw palmetto (*Serenoa repens*) and bracken fern (*Pteridium aquilinum*).

2. Trail Roads and Ditch Banks (FLUCFCS 814 and 740) 28.78 acres

The property is crisscrossed by a network of trail roads. Some of these roads have roadside ditches along either side. Other ditches extend through the pine plantation. The roads and ditch banks are periodically mowed.

3. Hardwood Hammock (FLUCFCS 425) 13.26 acres

The property contains pockets of upland hardwood hammock adjacent to the large forested wetland located along the southern boundary. A narrow strip of hardwood hammock also occurs along the edge of the tidal marsh. The canopy in these hammocks includes such species as live oak (*Quercus virginiana*), southern magnolia (*Magnolia grandiflora*), and pignut hickory (*Carya glabra*). The understory and ground cover vegetation includes such species as wild olive (*Osmanthus americanus*), staggerbush (*Lyonia ferruginea*), tree sparkleberry (*Vaccinium arboreum*), saw palmetto, bitter gallberry, and bracken fern.

B. Wetlands and Other Surface Waters 115.65 acres subtotal

1. Inland Ponds and Sloughs (FLUCFCS 616) 88.83 acres

The majority of the wetlands may be characterized as an inland slough that forms part of the headwaters of Clapboard Creek. The U.S. Geological Survey topographic map for this area

designates this slough as Clapboard Swamp. The canopy in this wetland includes a wide variety of species such as blackgum (*Nyssa sylvatica* var. *biflora*), diamond leaf oak, pond cypress (*Taxodium ascendens*), red maple (*Acer rubrum*), ash (*Fraxinus caroliniana*), and American elm (*Ulmus americana*). Understory and ground cover vegetation includes such species as fetterbush (*Lyonia lucida*), buttonbush (*Cephalanthus occidentalis*), Virginia willow (*Itea virginica*), royal fern (*Osmunda regalis*), and Virginia chain fern (*Woodwardia virginica*).

2. Bay Swamp (FLUCFCS 611) 15.28 acres

A fringe of bay swamp occurs along the upper edges of the deeper slough wetland. The canopy of the bay swamp includes such species as loblolly bay (*Gordonia lasianthus*) and sweet bay (*Magnolia virginiana*) along with scattered slash pine and pond pine (*Pinus serotina*). Understory and ground cover vegetation includes such species as fetterbush, bamboo vine (*Smilax laurifolia*), sweet gallberry (*Ilex coriacea*), cinnamon fern (*Osmunda cinnamomea*), and sphagnum moss (*Sphagnum* sp.).

3. Wetland Pine Plantation (FLUCFCS 441W) 6.81 acres

Small pockets of wetland have been converted into pine plantation. The canopy in these areas comprises rows of planted slash pine mixed with scattered red maple, blackgum and loblolly bay. The understory and ground cover vegetation include such species as fetterbush and cinnamon fern.

4. Ditches (FLUCFCS 510) 4.65 acres

The property contains a series of roadside ditches bordering many of the trail roads as well as other ditches within the pine plantation.

5. Tidal Marsh (FLUCFCS 642) offsite

The northern edge of the property borders tidal marsh wetlands. The vegetation growing along the upper edge of the marsh includes such species as saltbush (*Baccharis halimifolia*), yaupon holly (*Ilex vomitoria*) and sea oxeye daisy (*Borrichia frutescens*). The vegetation in the marsh includes such species as black needle rush (*Juncus roemarianus*) and saltmarsh cord grass (*Spartina alterniflora*).

#### IV. Wildlife Survey

A biologist with Peacock Consulting Group inspected the subject property in late October 2013. All of the trail roads were driven, and transects were walked through representative areas of the property. Published records of the occurrence of protected species in the project vicinity were reviewed. The results of the survey are discussed below. A detailed discussion is provided for those species listed in Section 3.5.5.H of the Conservation/Coastal Management Element of the 2030 Comprehensive Plan. The wildlife survey also included all other listed species that potentially could occur on-site.

A. Bald Eagle (*Haliaeetus leucocephalus*)

The bald eagle has been delisted by FFWCC and FWS as an endangered or threatened species. However, nest sites are still protected by state and federal law. The closest bald eagle nest is located approximately 1.6 miles to the southeast of the property (nest DU010). Development of the subject property is not anticipated to have any adverse impact to the bald eagle.

B. Gopher Tortoise (*Gopherus polyphemus*)

The gopher tortoise is listed by FFWCC as a threatened species. Tortoises typically live in well drained uplands, such as sand hills, dunes, and scrubby flatwoods. The subject property contains two small areas of Pottsburg fine sand, which is a somewhat poorly drained soil that can provide habitat for gopher tortoises. All of the other uplands are mapped as containing either Leon fine sand or Boulogne fine sand, both of which are poorly drained and typically do not provide habitat for gopher tortoises. The total area mapped as containing Pottsburg fine sand is approximately 5.2 acres. All areas of potential gopher tortoise habitat will be surveyed by an authorized gopher tortoise agent to determine the presence of active and inactive tortoise burrows. The survey work will occur prior to commencement of any land clearing activities. If any gopher tortoise burrows are encountered, a relocation permit will be obtained from FFWCC. All burrows will be excavated, and any gopher tortoises that are captured will be relocated offsite to an approved recipient property.

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

None of these animals were observed on the property. These animals often occur as commensals in gopher tortoise burrows and may also use the burrows of pocket gophers (*Geomys pinetes*), especially pine snakes. The gopher frog probably does not occur on the subject property due to the small amount of gopher tortoise habitat present combined with the large amount of adjacent property that does not provide suitable tortoise habitat. It is unlikely that the Florida pine snake and Florida mouse occur on the subject property for the same reason. Any gopher frogs, Florida pine snakes and Florida mice encountered during future gopher tortoise relocation work will be captured and relocated along with any gopher tortoises that are captured.

The indigo snake utilizes a wide variety of upland and wetland habitats and is frequently found in areas with gopher tortoise burrows. No indigo snakes were observed on the property. Due to the rarity of this animal in Duval County, it is unlikely that it occurs on the subject property. However, future land development will follow the *Standard Protection Measures for the Eastern Indigo Snake* issued by FWS on August 12, 2013. This will ensure that any indigo snakes encountered in the future will not be adversely affected.

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

FFWCC lists the resident population of southeastern American kestrels as threatened. The most commonly seen kestrels in Duval County are migratory and do not remain for the nesting season (mid-March to early June). Southeastern American kestrels are cavity nesters that utilize snags

and feed in pastures, fields and open woodlands. No southeastern American kestrels were observed on the property, due in part to the scarcity of snags and use of the uplands for densely planted pine plantation.

E. Burrowing Owls (*Athene cunicularia*)

Burrowing owls occur in open, well-drained, treeless areas such as dry prairies, fields and pastures. Suitable habitat for burrowing owls does not occur on-site, and no burrowing owls were observed. The soils are too poorly drained, and almost all of the uplands are actively managed for pine plantation. The only population of burrowing owls recorded in northeastern Florida occurred at the Imeson Business Park on the north side of Jacksonville, where the Imeson Airport used to exist.

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

No Sherman's fox squirrels were observed on-site due to the absence of suitable habitat. Sherman's fox squirrels typically occur in relatively large, open stands of mature pine that are fire-maintained, such as longleaf pine/turkey oak sandhill. The subject property does not provide this type of habitat.

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

Red-cockaded woodpeckers nest in mature, living pine trees, typically in areas with relatively open understory and ground cover vegetation. No red-cockaded woodpeckers or cavity trees were observed on the property. The property does not contain suitable habitat for red-cockaded woodpeckers.

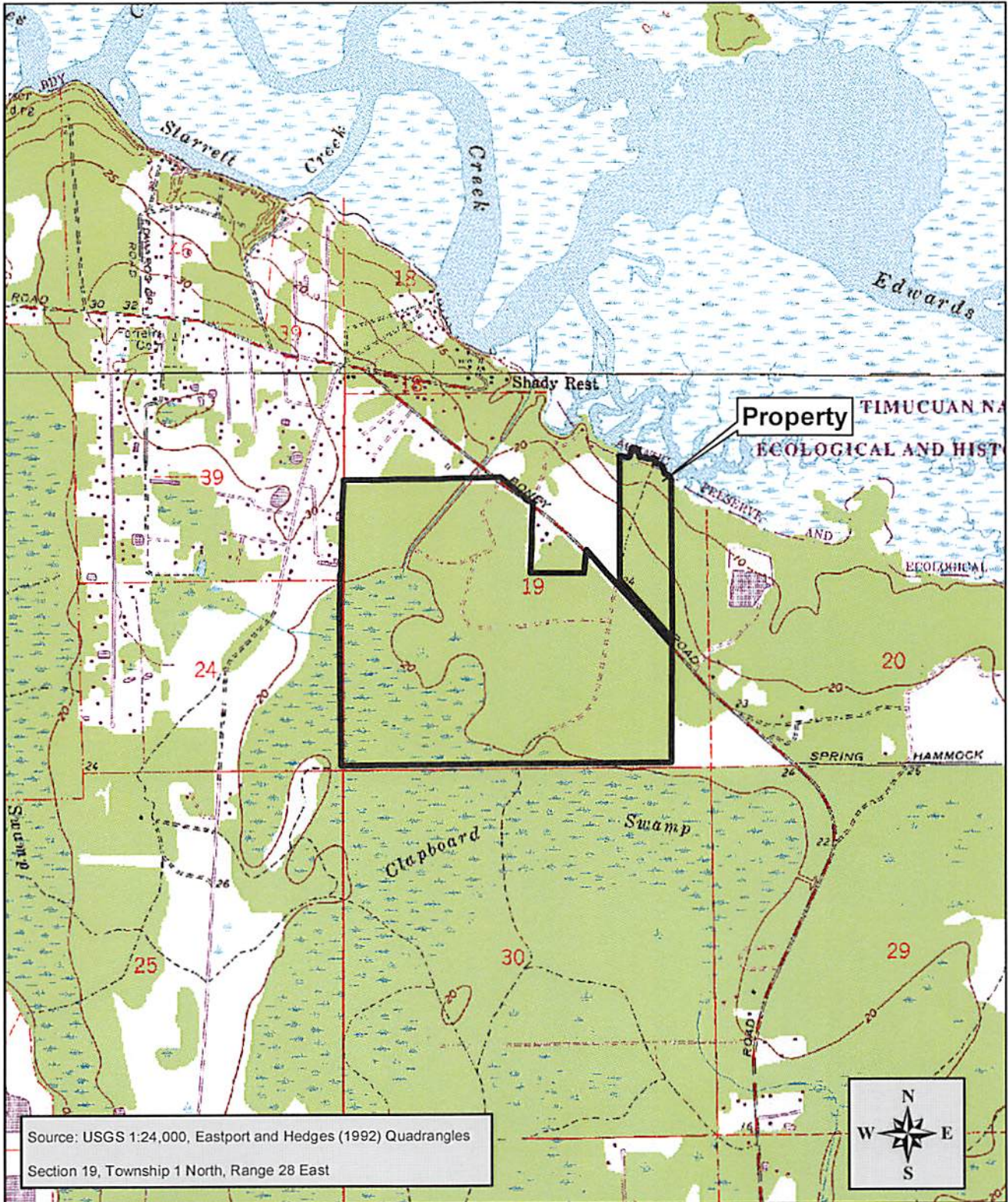
H. Wood Stork (*Mycteria americana*) and Rookeries Containing Listed Species

No wood storks or other listed wading birds were observed on the subject property, although they may periodically feed along the edges of the tidal creek abutting the northern end of the property and in some of the deeper wetlands onsite. There are no wading bird rookeries within the property boundaries or in the immediate vicinity of the property. The "Water Bird Locator" website operated by FFWCC was also checked to determine if any rookeries are located onsite or in close proximity to the property.

V. Conclusions

The only protected species that may exist onsite is the gopher tortoise. There are two isolated pockets of potential tortoise habitat that total approximately 5.2 acres. All areas of potential gopher tortoise habitat will be surveyed by an authorized gopher tortoise agent to determine the presence of active and inactive tortoise burrows. The survey work will occur prior to commencement of any land clearing activities. If any gopher tortoise burrows are encountered, a relocation permit will be obtained from FFWCC. All burrows will be excavated, and any gopher tortoises and listed commensal species that are captured will be relocated offsite to an approved recipient property.





Source: USGS 1:24,000, Eastport and Hedges (1992) Quadrangles  
 Section 19, Township 1 North, Range 28 East

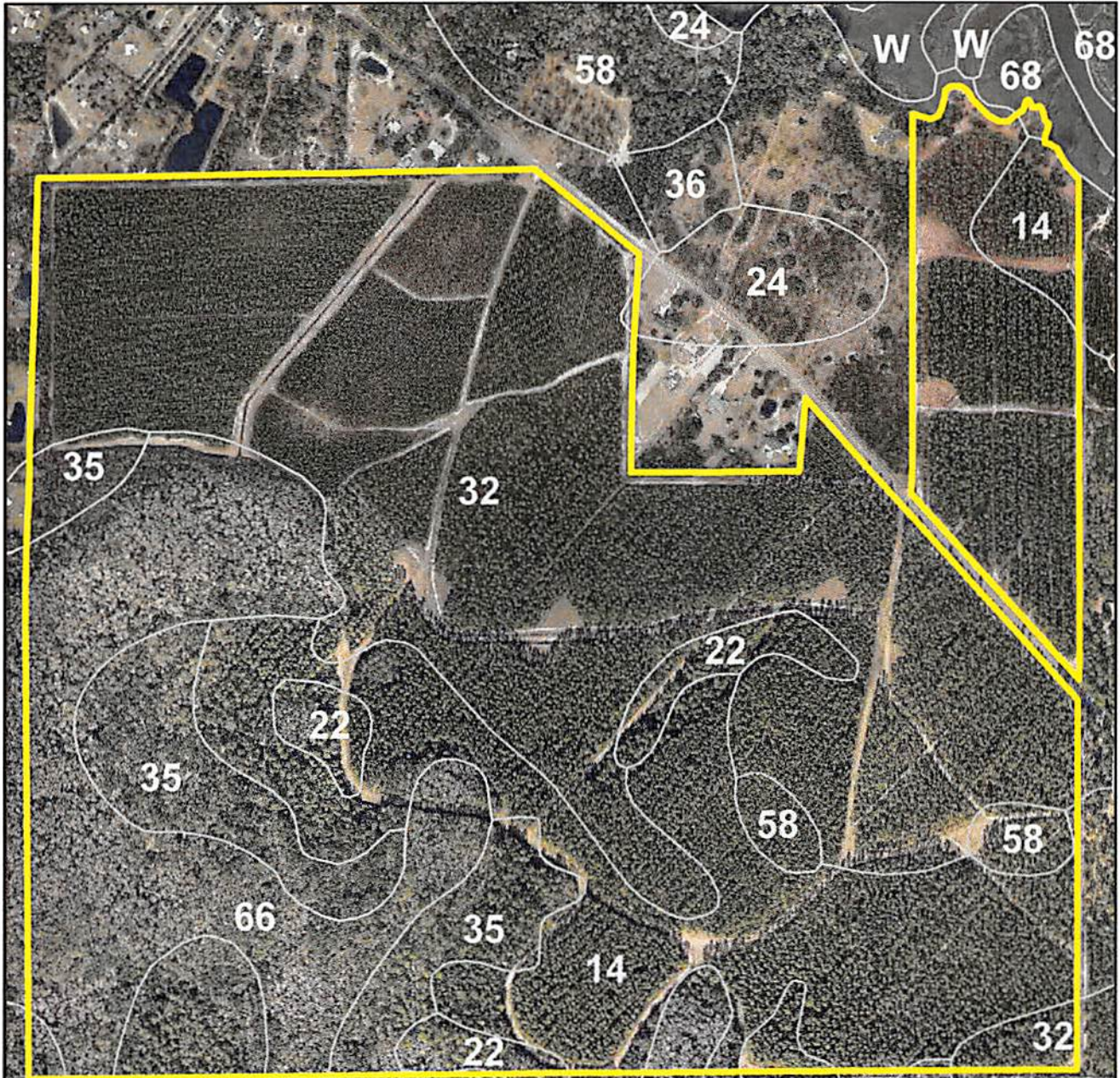
**PEACOCK CONSULTING GROUP, LLC**



**Boney Road**  
 Duval County, Florida  
 Location/Topographic Map

Figure: 1  
 Scale: 1"=2000'  
 Date: December 2014





Source: SJRWMD Digital Duval County Soil Survey  
 Based on the Soil Survey of City of Jacksonville, Florida 1998

- Soil Legend:
- 14 - Boulogne fine sand, 0-2% slopes
  - 22 - Evergreen-Wesconnett complex, depressional, 0-2% slopes
  - 24 - Hurricane and Ridgewood soils, 0-5% slopes
  - 32 - Leon fine sand, 0-2% slopes
  - 35 - Lynn Haven fine sand, 0-2% slopes
  - 58 - Pottsburg fine sand, high, 0-3% slopes
  - 66 - Surrency loamy fine sand, depressional, 0-2% slopes
  - 68 - Tisonia mucky peat, 0-1% slopes, very frequently flooded



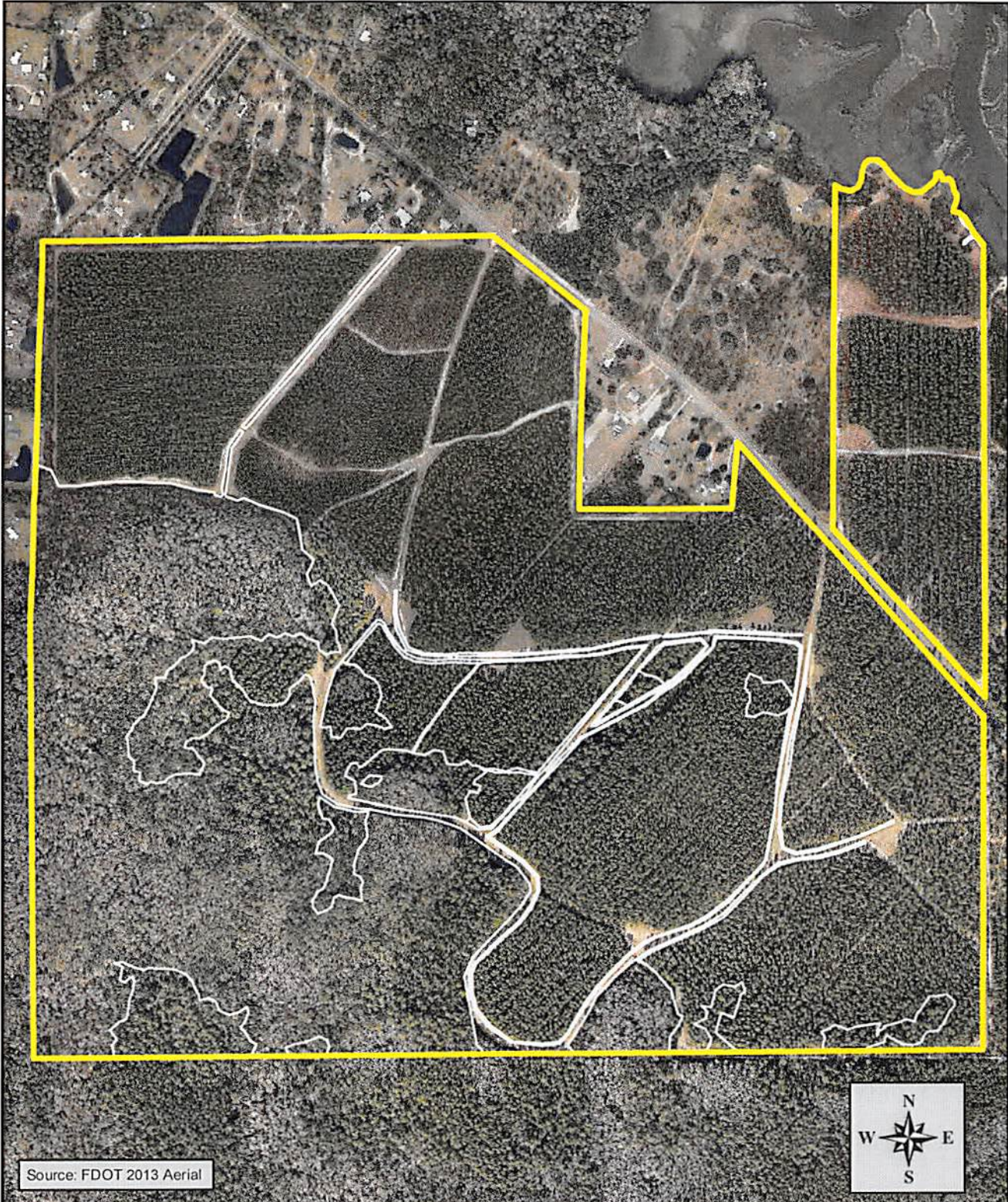
**PEACOCK CONSULTING GROUP, LLC**



**Boney Road**  
 Duval County, Florida  
*Soils Map*

Figure:	2
Scale:	1"=700'
Date:	December 2014

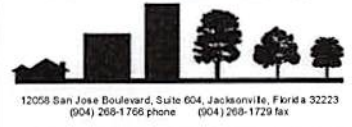




Source: FDOT 2013 Aerial



**PEACOCK CONSULTING GROUP, LLC**



**Boney Road**

Duval County, Florida

*Current Aerial Photograph with Surveyed Wetlands*

Figure: 3

Scale: 1"=700'

Date: December 2014



**Legend:**

- - Project Boundary      ——— - Trail Road
- - Wetland Line      ······· - Vegetative Community Break

**Uplands:** 278.60 ac.±

425 - Hardwood Hammock (FLUCFCS 425) 13.26 ac.±

441 - Pine Plantation (FLUCFCS 441) 236.56 ac.±

740 - Trail Roads/Other Disturbed Areas (FLUCFCS 814/740) 28.78 ac.±

**Wetlands and Other Surface Waters:** 115.65 ac.±

▨ - Wet Pine Plantation (FLUCFCS 441w) 6.81 ac.±

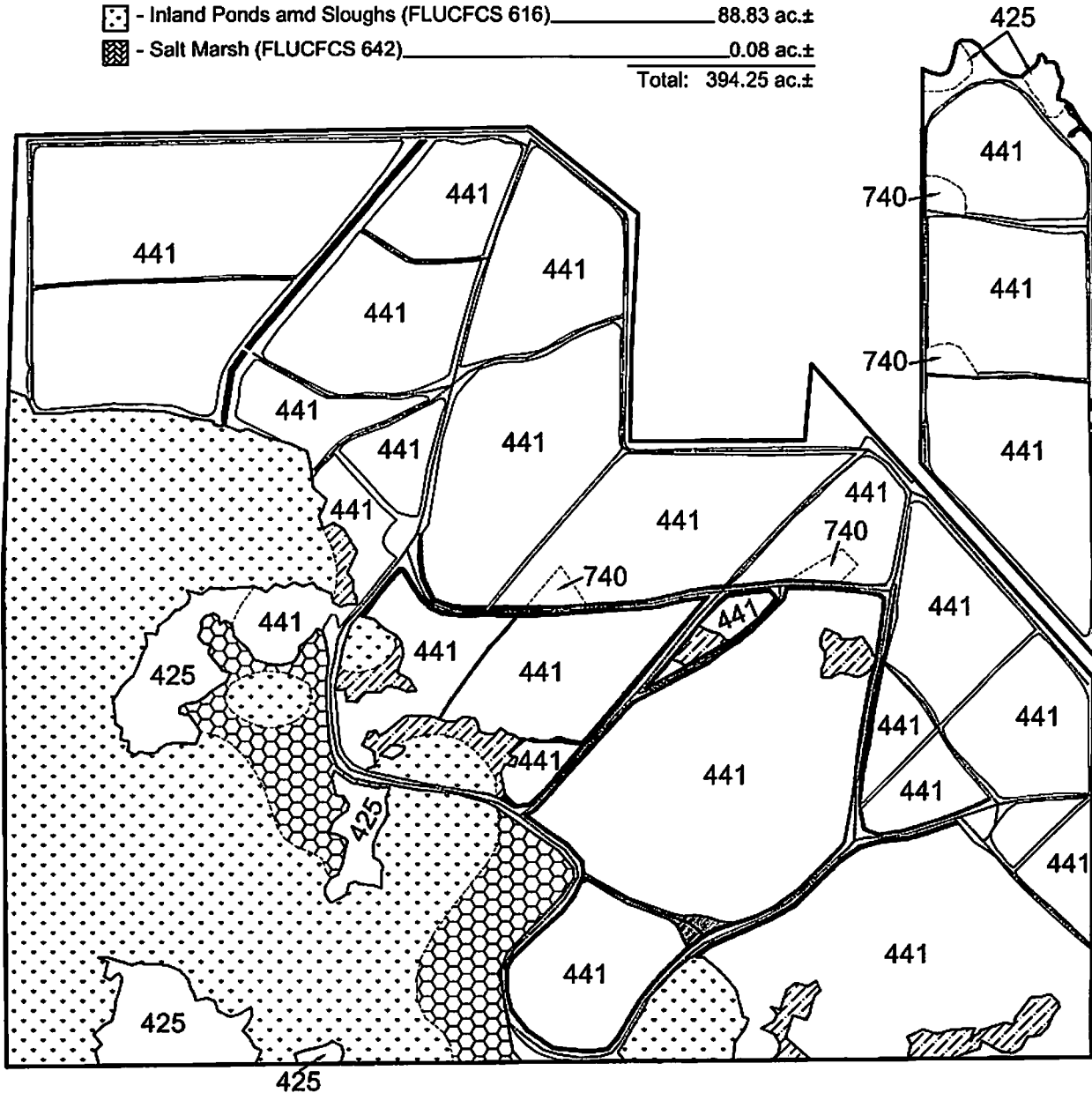
⊠ - Ditches (FLUCFCS 510) 4.65 ac.±

⊞ - Bay Swamp (FLUCFCS 611) 15.28 ac.±

⊞ - Inland Ponds and Sloughs (FLUCFCS 616) 88.83 ac.±

▩ - Salt Marsh (FLUCFCS 642) 0.08 ac.±

**Total: 394.25 ac.±**



C:\Users\jrg\Documents\Projects\Boney\_Road\Boney\_Road\_120214.dwg, 12/22/2014 8:38:00 AM

**PEACOCK CONSULTING GROUP, LLC**

12058 San Jose Boulevard, Suite 604  
Jacksonville, Florida 32223  
(904) 268-1706 phone (904) 268-1729 fax

# Boney Road

Duval County, Florida  
*Existing Site Conditions*

Figure:	5
Scale:	1"=700'
Date:	December 2014



21 West Church Street  
Jacksonville, Florida 32202-3139



September 19, 2013

Stephen Leggett  
Signature Land, Inc.  
P.O. Box 939  
Yulee, Florida, 32041

**Subject: Availability#: 2013-0527**  
**Project Number#: 14250 Boney Rd.**

ELECTRIC

Dear Stephen Leggett:

WATER

Attached is JEA's response to your request regarding the availability of electric, potable water, sanitary sewer and/or reclaimed water (WS&R) service.

SEWER

Where availability is indicated on the enclosed document, all WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com). Additionally, it is solely your responsibility to identify all existing easements and other encumbrances with appropriate title searches and surveys. The new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted on the availability document. It shall be the applicant's responsibility to engage the services of a professional engineer who (1) is actively registered to do business in the State of Florida, (2) will design and monitor the construction of all WS&R improvements in accordance with JEA Water, Sewer & Reuse Design Guidelines, and (3) will submit all appropriate documentation including Intent to Dedicate, FDEP Permit Application, FDEP Certificate forms, title search and survey documents, unless otherwise indicated. Dedication of the new utility infrastructure is contingent upon your submission to JEA and its final approval of the acceptance package in accordance with JEA's policies and procedures set forth on [jea.com](http://jea.com).

In its evaluation of your request for WS&R availability, JEA will rely upon and not independently evaluate or verify the information contained therein. Accordingly, JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. It is the sole and exclusive responsibility of the applicant and/or any affiliated parties, to determine the suitability and accuracy for a particular use of the information contained in the availability document. JEA strongly recommends field verification of all depicted connection points prior to any construction to ensure connection availability.

In addition to the improvement costs, prior to WS&R connection the developer shall be responsible for payment of all applicable fees and charges, title search and survey.

This response to your request for WS&R availability does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

Sincerely,

A handwritten signature in cursive script that reads "Jowie Papa".

Jowie Papa  
Water/Wastewater Systems Planning  
(904) 665-4441

**This availability response is valid for one (1) year from the date of this letter.**

**Exhibit "L"**



21 W. Church Street  
Jacksonville, FL 32202

**Availability  
Response**  
9/19/2013

**Building Community**

---

Availability#: 2013-0527

Received On: 4/30/2013

Availability Ref: ArcMap

Stephen Leggett

Signature Land, Inc.

P.O. Box 939

Yulee, Florida, 32041

RE: Project: Proposed 788 single family homes

Location: 14250 Boney Rd.

Area: JEA

Type: Single Family

**Service Availability and Point of Connection**

Water Treatment System: NORTH GRID

Connection Point #1: Existing 16" water main stub in the northerly side of Starratt Rd. approximately 820 ft. west from Amelia View Dr., see special conditions.

Sewer Region/Plant: DISTRICT 2

Connection Point #1: Existing 12" sewer force main stub in the southerly side of Starratt Rd. approximately 800 ft. west from Amelia View Dr., see special conditions.

Connection Reclaim #1:

Special Conditions: Fire protection needs to be addressed. The water and sewer point of connection is contingent upon an approval from COJ Planning and development department to be included inside the Suburban Boundary. For force main connection conditions, please email [fmconnections@jea.com](mailto:fmconnections@jea.com) referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Updated to reduced unit count from 820 to 788 single family homes.

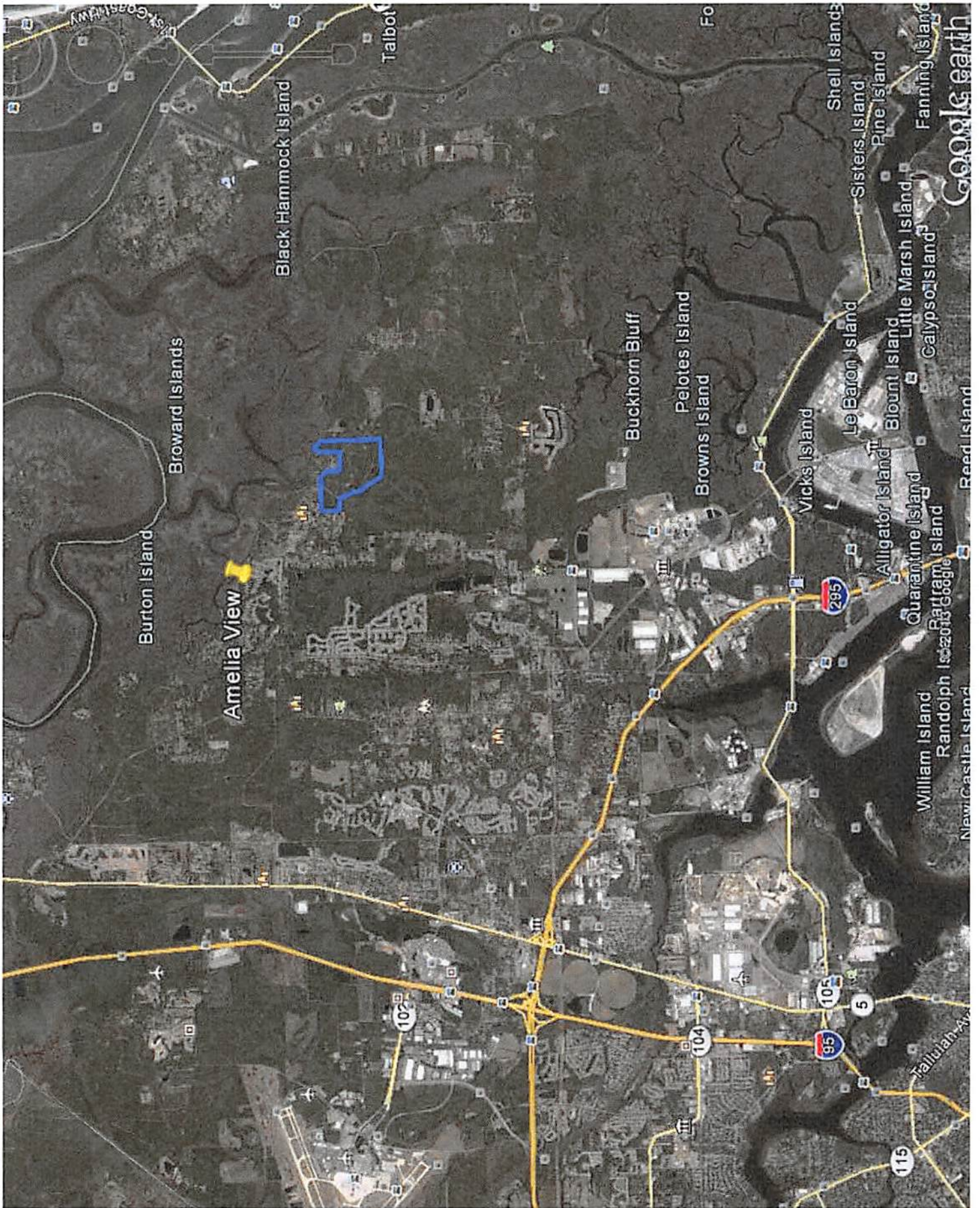
Prepared by

Jowie Papa

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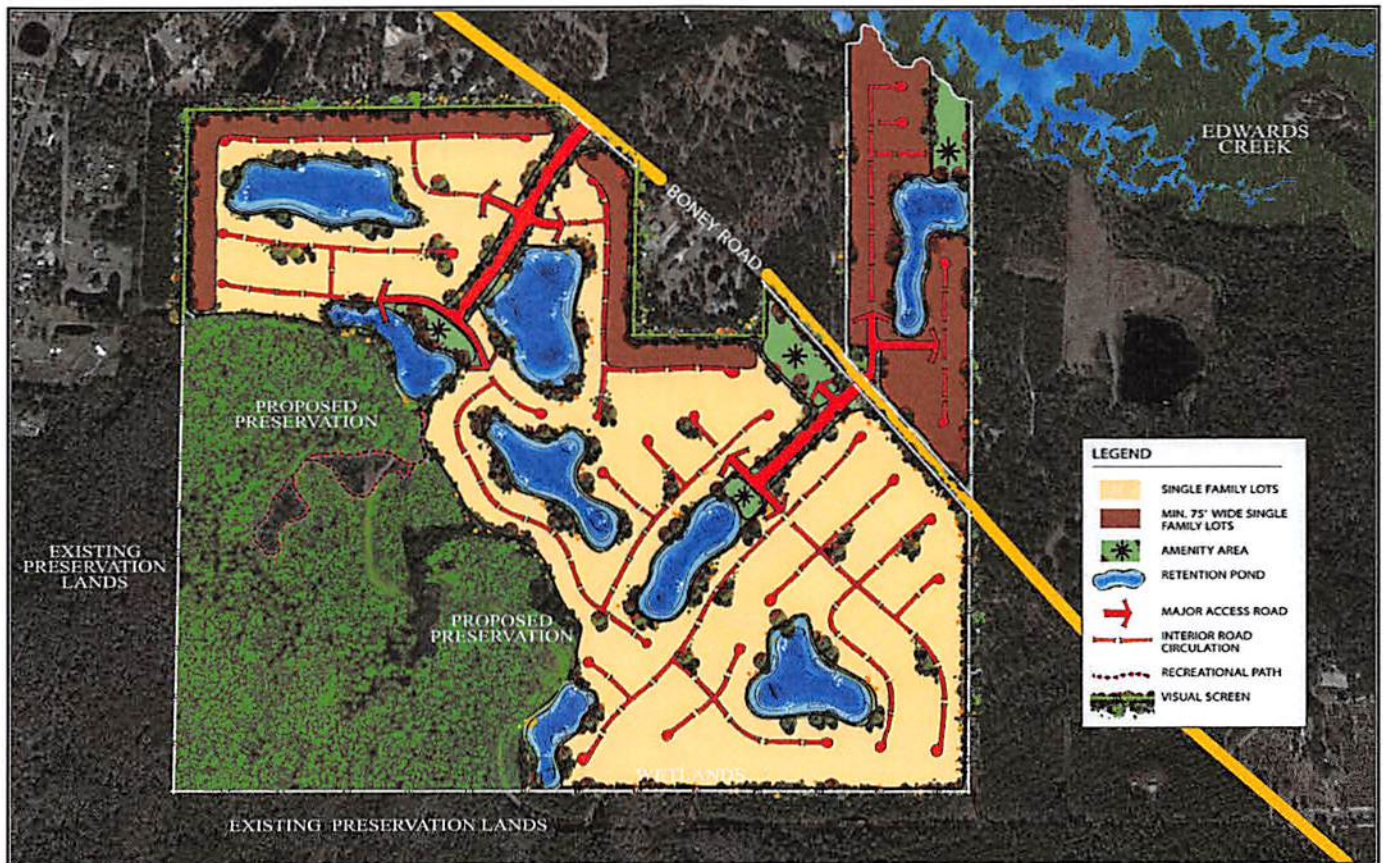
**Please note: The availability response was based upon the information supplied with your original request; should your plans change, a new availability request will be needed. All utilities must be field verified prior to use.**





Exhibits "H" & "K"





PUD Conceptual Site Plan

Edwards Creek Preserve

JACKSONVILLE, FLORIDA

**JBC** PLANNING & ENGINEERING, INC.  
 1301 Riverside Boulevard  
 Jacksonville, Florida 32202  
 Phone: 904.444.1111  
 www.jbc.com

SCALE: 30 FEET  
 0 100 200  
 DATE: November 19, 2014  
  


Exhibit "E"

12/4/14