

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-584 TO
PLANNED UNIT DEVELOPMENT
SEPTEMBER 17, 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 **2015-584** to Planned Unit Development.

Location: West side of Gate Parkway between Big Island Drive and Brightman Boulevard

Real Estate Number(s): 167727-0060

Current Zoning District(s): Industrial Business Park (IBP)
Planned Unit Development (PUD 1994-136)
Planned Unit Development (PUD 2000-893)
Residential Medium Density-D (RMD-D)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)
Community General Commercial (CGC)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Scott Wilson, District 4

Applicant/Agent: Wyman Duggan, Esq.
Rogers Towers PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

Owner: Charles Brightman Skinner, Jr. Trustee
76 San Juan Drive
Ponte Vedra Beach, Florida 32082

Larry Thomas
HE Otter, LLC
4446 Hendricks Avenue, Suite 411
Jacksonville, Florida 32207

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2015-584** seeks to rezone approximately 63.30 acres of land from RMD-D, IBD and PUD to PUD. The rezoning to PUD is being sought so that the property can be developed with 200,000 square feet of commercial retail uses, 100,000 square feet of office uses, 200 hotel rooms and 440 multi-family dwellings.

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 Professional Institutional (RPI) and Community General Commercial (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, professional office, and institutional uses. Limited commercial retail and service establishments which serve a diverse set of neighborhoods may also be a part of mixed use developments. RPI is generally intended to provide transitional uses between commercial and residential uses, although it may also provide a transition between

industrial and residential uses when industrial uses pose no health or safety risks to residents. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

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.

CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map.

The uses provided herein shall be applicable to all CGC sites within the Urban Area.

Principal Uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and arenas; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

The maximum gross density in the Urban Area shall be 40 units/acre and there shall be no minimum density; except as provided herein. For sites abutting Low Density Residential (LDR) and Rural Residential (RR), the maximum gross density shall be 20 units/acre.

The development characteristics provided herein shall be applicable to all CGC sites within the Urban Area. Developments on sites greater than 30 acres should incorporate urban development characteristics as defined in this element. Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. Developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. Uses shall be sited in a manner to

promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map. To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.

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

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

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Residential Professional Institutional (RPI) and Community General Commercial (CGC). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

F.L.U.E. Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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

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

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

F.L.U.E. Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

F.L.U.E. Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

The PUD proposes the concept of a mixed-use development scaled for and complimentary to the pedestrian and surrounding uses. It includes a mix of land uses integrated vertically and horizontally; internal and external vehicular connectivity; a pedestrian- and bicycle-oriented environment; and the use of performance standards for the overall project that establishes a unique quality, identity and character.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 *Concurrency Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals. Gate Parkway and Town Center Parkway are part of the Transportation Management Area (TMA) roadway network described in the Development Agreement establishing the TMA, as it has been amended.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a mixed use development including multi-family dwellings. 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 use of existing and proposed landscaping: The written description indicates landscaping and tree protection shall be provided in accordance with Part 12 of the Zoning Code. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses. Landscaping may be relocated to other areas of the site.

Traffic and pedestrian circulation patterns: The proposed access will be provided by three existing points; two signalized intersections and one right-in/right-out. An additional access is requested on the north end of the development. For individual "lots" or parcels of land within the PUD there shall be no required street frontage or access. No new median cuts are proposed.

A multi-use path shall be provided extending from Skinner Lake Drive north and east through the intersection of Gate Parkway and Town Center Parkway, north along a portion of Gate Parkway, and east and north along the PUD's frontage on Town Center Parkway. The multi-use path shall be a minimum ten (10) feet in width, meet FDOT design standards for multi-use paths, and allow for pedestrian and bicycle use. The multi-use path will allow pedestrian and bicycle interconnectivity between the PUD and the surrounding uses, enhancing the pedestrian and bicycle scale and nature of the project providing for alternative access other than automobiles and reducing traffic impacts on the surrounding road links.

The use and variety of building setback lines, separations, and buffering: The setbacks contained in the written description are similar to those in the adjacent Marketplace at Town Center and St. Johns Town Center PUD's.

Compatible relationship between land uses in a mixed use project: The written description contains uses similar to those in the adjacent Marketplace at Town Center and St. Johns Town Center PUD's. The uses are generally compatible and will not cause any adverse impacts.

The use of topography, physical environment and other natural features: There is a lake on the west side of the PUD.

The use and variety of building sizes and architectural styles: The proposed written description does not provide any information on the predominant architectural style.

The variety and design of dwelling types: The PUD is proposing a maximum of 400 multi-family dwellings and 40 townhouse units.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The PUD is proposing a reduction in the minimum number of parking spaces for the different uses. Typically commercial uses request as much parking as allowed. It is unknown why this PUD would reduce the minimum parking unless it is to increase the building footprint in relation to the overall site and try to decrease construction costs. **The adjacent PUD to the south (2015-222-E) uses the following parking ratios and staff recommends this PUD use the same.**

Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA

Office: 3.0 spaces per 1,000 s.f. GLA

Hotel: 1.0 space per room

Multifamily Residential: 1.5 spaces per dwelling unit

The PUD is also requesting that vehicular use areas are exempt from the landscaping requirements. This request would allow acres of asphalt parking without any vegetative relief. This request is in direct conflict with the legislative intent and public policy of the Zoning Code. **The staff recommends this sentence that is highlighted below be deleted.**

The PUD may provide for more parking than is required without amendment to the ordinance, should the owner or developer deem it necessary and appropriate. Due to the compact, integrated nature of this project, **all vehicular use areas within the PUD are exempt from the landscaping requirements of Part 12, Zoning Code as well as the Parking Lot Landscaping Matrix in Part 6.**

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located in an area where residential, office, commercial and institutional uses function as a mixed-use development. The proposed mix of uses at this location complements the existing residential, office and commercial uses in the immediate area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	BP	IBP	Undeveloped
	MDR	RMD-A	Undeveloped
	LDR	RLD-60	Undeveloped
South	CGC	PUD (15-222)	Undeveloped
East	MU	PUD (05-411)	St. Johns Town Center
West	LDR	PUD (00-839)	Single and multi-family developments
	MDR	PUD (65-164)	Multi-family development

(6) Intensity of Development

The proposed development is consistent with the CGC and RPI functional land use categories and is a mixed-use development, which is not to exceed 440 dwelling units. The PUD is appropriate at this location because it will support the existing offices, residential and commercial establishments in the area.

The availability and location of utility services and public facilities and services: JEA indicates that electric, water sewer and reclaimed water are available at this location.

The Duval County School District indicates the proposed PUD will generate 73 students

The site is served by the following schools:

Windy Hill Elementary	112% capacity
Twin Lakes Middle	94% capacity
Englewood High	76% capacity

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The PUD is accessed by Town Center Parkway which connects to I-295 and JTB Blvd via Gate Parkway.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area. There will be a minimum 150 square feet of recreation area per residential unit.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

A wildlife survey indicated that no protected species would be adversely affected by the development.

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

The PUD is proposing a reduction in the minimum number of parking spaces for the different uses. Typically commercial uses request as much parking as allowed. It is unknown why this PUD would reduce the minimum parking unless it is to increase the building footprint in relation to the overall site and try to decrease construction costs. **The adjacent PUD to the south (2015-222-E) uses the following parking ratios and staff recommends this PUD use the same.**

Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA

Office: 3.0 spaces per 1,000 s.f. GLA

Hotel: 1.0 space per room

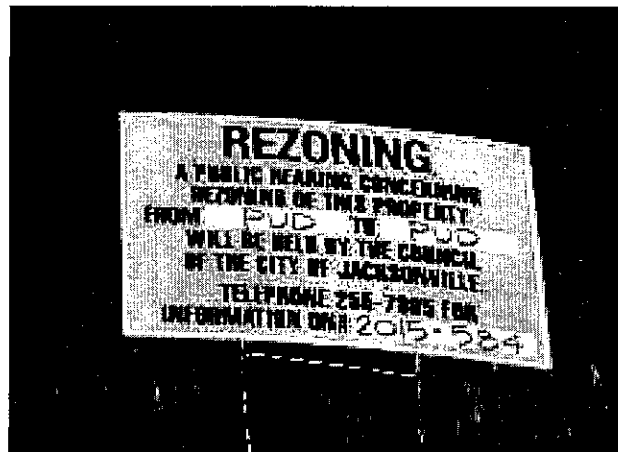
Multifamily Residential: 1.5 spaces per dwelling unit

(11) Sidewalks, trails, and bikeways

A ten foot wide multi-use path is proposed to allow for pedestrians and bicycles along Town Center Parkway. This path will connect to the proposed path for the Town Center/Gate Parkway PUD (2015-222-E) to the south. The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on September 4, 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 **2015-584** be **APPROVED with the following exhibits:**

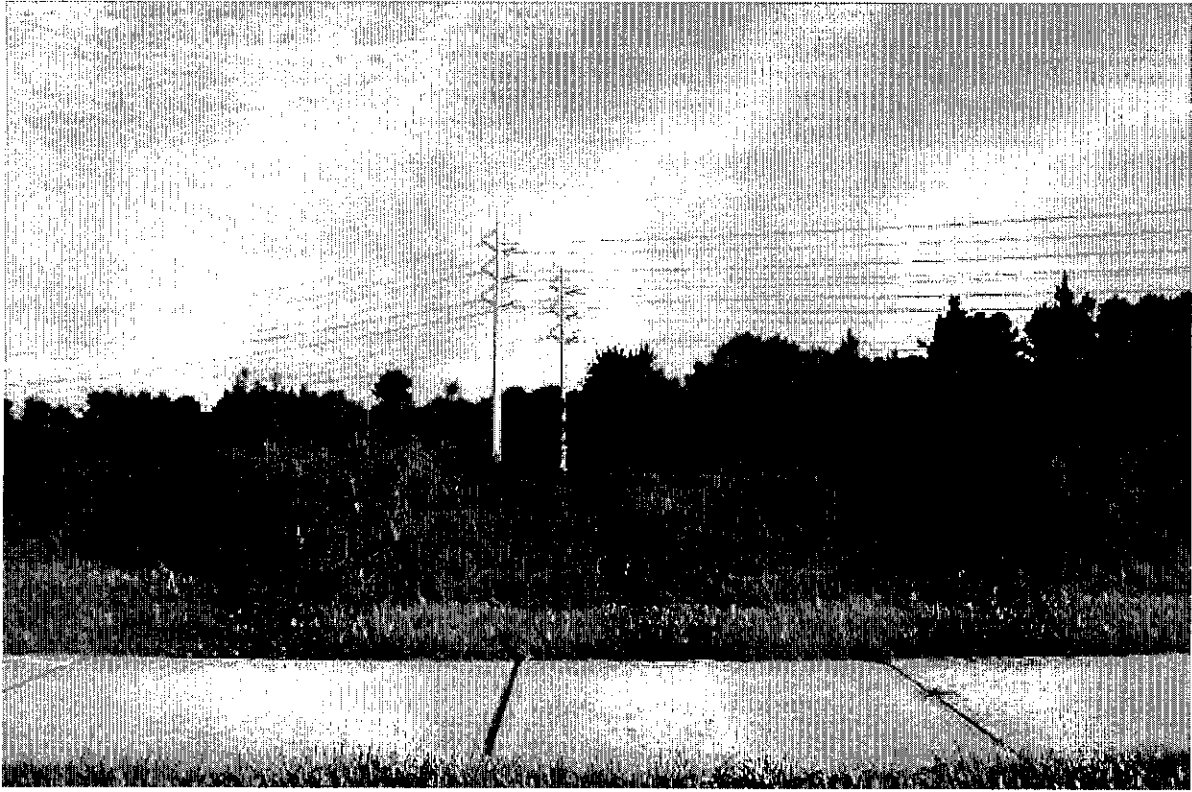
1. The original legal description dated August 7, 2015.
2. The original written description dated July 24, 2015.
3. The original site plan dated July 23, 2015.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated September 3, 2015 or as otherwise approved by the Planning and Development Department.

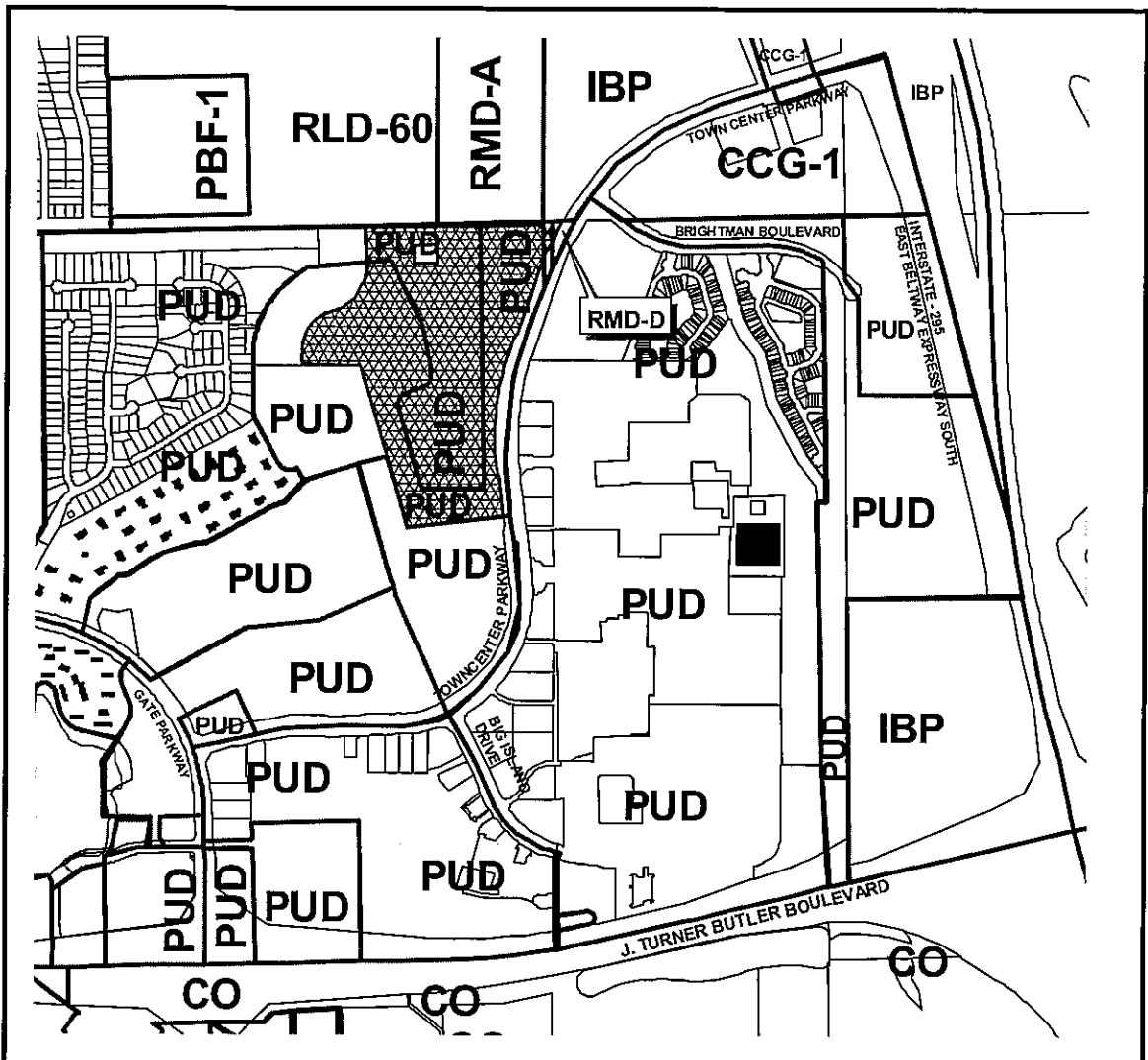
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-208** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The subject property shall be developed with the following parking standards.
Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA
Office: 3.0 spaces per 1,000 s.f. GLA
Hotel: 1.0 space per room
Multifamily Residential: 1.5 spaces per dwelling unit
2. The following sentence shall be deleted from Section V.H.6.
“The PUD may provide for more parking than is required without amendment to the ordinance, should the owner or developer deem it necessary and appropriate. **Due to the compact, integrated nature of this project, all vehicular use areas within the PUD are exempt from the landscaping requirements of Part 12, Zoning Code as well as the Parking Lot Landscaping Matrix in Part 6.**”



Aerial view of property





<p>REQUEST SOUGHT:</p> <p>FROM: PUD, PUD, RMD-D & IBP</p> <p>TO: PUD</p>		<p>000 Feet</p> <p>COUNCIL DISTRICT: 4</p>
<p>ORDINANCE NUMBER: ORD-2015-0584</p>	<p>TRACKING NUMBER: T-2015-0894</p>	<p>Exhibit 2</p>

DEVELOPMENT SERVICES



September 3, 2015

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: **Town Center Exchange PUD
R-2015-0584**

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

1. Access to PUD shall be at existing stub outs only. There shall be no additional accesses or relocations of accesses. There shall be no new median cuts or relocation of median cuts.
2. Provide a right turn lane at the northernmost driveway (south of Brightman Blvd). Turn lane shall be designed in accordance with FDOT Design Standards Index 301.
3. Signs, fences, walls and landscaping shall be located so that horizontal line of sight is unobstructed.
4. Development signs are not permitted in City right-of-way.

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

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # N/A Staff Sign-Off/Date BEL / 07/31/2015

Filing Date N/A Number of Signs to Post 11

Hearing Dates:

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

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

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 894

Application Status FILED COMPLETE

Date Started 07/11/2015

Date Submitted 07/13/2015

General Information On Applicant

Last Name	First Name	Middle Name
DUGGAN	WYMAN	R

Company Name
ROGERS TOWERS, P.A.

Mailing Address
1301 RIVERPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043983911	9043960663	WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
SEE	BELOW	

Company/Trust Name
HE OTTER, LLC

Mailing Address
4446 HENDRICKS AVENUE, SUITE 411

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email

Last Name	First Name	Middle Name
SEE	BELOW	

Company/Trust Name
CHARLES BRIGHTMAN SKINNER, JR., TRUSTEE OF LIVING TRUST DATED 9/2/03

Mailing Address

76 SAN JUAN DRIVE

City	State	Zip Code
PONTE VEDRA BEACH	FL	32082

Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 94-136-175; 2000-839-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	167727 0060	4	3	PUD	PUD
Map	167727 0060	4	3	IBP	PUD
Map	167727 0060	4	3	RMD-D	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 63.27

Development Number

Proposed PUD Name TOWN CENTER EXCHANGE

Justification For Rezoning Application

SEE ATTACHED WRITTEN DESCRIPTION. A PRE-APPLICATION CONFERENCE WAS HELD WITH PLANNING AND DEVELOPMENT DEPARTMENT STAFF REGARDING THIS APPLICATION ON APRIL 22, 2014.

Location Of Property

General Location

TOWN CENTER

House #	Street Name, Type and Direction	Zip Code
0	TOWN CENTER PY	

Between Streets

MIDTOWN PARKWAY and BRIGHTMAN BLVD

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
 - 63.27 Acres @ \$10.00 /acre: \$640.00
- 3) Plus Notification Costs Per Addressee
 - 38 Notifications @ \$7.00 /each: \$266.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,906.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 88°39'35" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 7, A DISTANCE OF 3048.07 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°39'35" EAST, ALONG LAST SAID LINE, 1407.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, PER PLAT BOOK 57, PAGES 39, 39A THROUGH 39I, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1969.50 FEET, AN ARC DISTANCE OF 184.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°47'40" WEST, 183.95 FEET; COURSE NO. 2: SOUTH 36°23'53" WEST, 53.04 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1981.50 FEET, AN ARC DISTANCE OF 93.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°18'19" WEST, 93.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 19°55'16" WEST, 91.03 FEET; COURSE NO. 5: SOUTH 16°54'00" WEST, 227.66 FEET; COURSE NO. 6: SOUTH 19°55'16" WEST, 226.84 FEET; COURSE NO. 7: SOUTH 33°25'00" WEST, 51.19 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 8: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2081.50 FEET, AN ARC DISTANCE OF 994.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°38'31" WEST, 985.15 FEET; COURSE NO. 9: SOUTH 35°54'09" EAST, 24.48 FEET; COURSE NO. 10: SOUTH 06°40'16" EAST, 293.39 FEET; THENCE SOUTH 83°19'44" WEST, 694.12 FEET; THENCE NORTH 16°20'45" WEST, 1218.66 FEET; THENCE SOUTH 90°00'00" WEST, 421.96 FEET; THENCE NORTH 00°45'40" WEST, 76.10 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 310.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°39'22" EAST, 300.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°04'23" EAST, 49.17 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 516.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°57'33" EAST, 471.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°21'00" WEST, 285.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11856, PAGE 1847 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CONTAINING 53.34 ACRES, MORE OR LESS.

August 7, 2015

Exhibit 1
Page 1 of 1

EXHIBIT A – Property Ownership Affidavit

Date: July 9, 2015

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

Re: Ownership Certification

Gentlemen:

I, Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner Jr. Living Trust, dated September 2, 2003, hereby certify that I am an Owner of the property described in the attached legal description, Exhibit 1 in connection with filing application(s) for Rezoning to Planned Unit Development submitted to the Jacksonville Planning and Development Department.

✓ By CBSK

Print Name: Charles Brightman Skinner, Jr.
as Trustee of the Charles Brightman Skinner Jr. Living Trust, dated September 2, 2003

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this _____ day of July, 2015, by Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner Jr. Living Trust, dated September 2, 2003, who is personally known to me or who has produced _____ as identification.

Gina Cirner Kline
(Signature of NOTARY PUBLIC)

Gina Cirner Kline
(Printed name of NOTARY PUBLIC)



GINA CIRNER KLINE
MY COMMISSION # FF 071519
EXPIRES: November 18, 2017
Bonded Thru Budget Notary Services

State of Florida at large.
My Commission expires: Nov. 19, 2017

EXHIBIT A – Property Ownership Affidavit

Date: 7/9/2015

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

Re: Ownership Certification

Gentlemen:

I, Lanny Thomas, as President of HE Otter LLC, a Florida limited liability company, hereby certify that I am an Owner of the property described in the attached legal description, Exhibit 1 in connection with filing application(s) for Rezoning to Planned Unit Development submitted to the Jacksonville Planning and Development Department.

If Owner Is Corporate Entity:
Print Corporate Name:

HE Otter LLC, a Florida limited liability company

By: *Lanny Thomas*

Print Name: Lanny Thomas

Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 9th day of July, 2015, by Lanny Thomas, as President of HE Otter LLC, a Florida limited liability company, who is personally known to me or who has produced FLD as identification.



Nancy J. Wilcott
State of Florida
MY COMMISSION # EE 874627
Expires: February 13, 2017

Nancy J. Wilcott
(Signature of NOTARY PUBLIC)

Nancy J. Wilcott
(Printed name of NOTARY PUBLIC)

State of Florida at large.
My Commission expires: February 13, 2017

EXHIBIT B – Agent Authorization Affidavit – Property Owner

Date: 7/9/2015

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

Re: Agent Authorization for the Following Site Location: Town Center Exchange PUD

Gentlemen:

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

If Owner Is Corporate Entity:
Print Corporate Name:

HE Otter LLC, a Florida limited liability company

By: 

Print Name: Lanny Thomas

Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 9th day of July, 2015, by Lanny Thomas, as President of HE Otter LLC, a Florida limited liability company, who is personally known to me or who has produced FL DL as identification.



Nancy J. Wilcott
State of Florida
MY COMMISSION # EE 874827
Expires: February 13, 2017


(Signature of NOTARY PUBLIC)

Nancy J. Wilcott
(Printed name of NOTARY PUBLIC)

State of Florida at large.

My Commission expires: February 13, 2017

EXHIBIT C

EXHIBIT B – Agent Authorization Affidavit – Property Owner

Date: July 9, 2015

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

Re: Agent Authorization for the Following Site Location: Town Center Exchange PUD

Gentlemen:

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

If Owner is Individual:

✓
By *CBSK*

Print Name: Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner Jr. Living Trust, dated September 2, 2003

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 9th day of July, 2015, by Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner Jr. Living Trust, dated September 2, 2003, who is personally known to me who has produced _____ as identification



GINA CIRNER KLINE
MY COMMISSION # FF 071519
EXPIRES: November 19, 2017
Bonded Thru Budget Notary Services

Gina Cirner Kline
(Signature of NOTARY PUBLIC)

Gina Cirner Kline
(Printed name of NOTARY PUBLIC)

State of Florida at large.
My Commission expires: Nov 19, 2017

EXHIBIT C

Binding Letter

Date: 7-9-2015

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Town Center Exchange PUD

Ladies and Gentlemen:

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

Sincerely,

HE OTTER LLC, a Florida limited liability company

By: 

Lanny Thomas

Its: President

Binding Letter

Date: 7/8/15

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Town Center Exchange PUD

Ladies and Gentlemen:

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

Sincerely,

By: 

Charles Brightman Skinner, Jr. as Trustee of
the Charles Brightman Skinner Jr. Living Trust,
dated September 2, 2003

Prepared by and return to:

Tirso M. Carreja, Jr.
Shutts & Bowen LLP
4301 W. Boy Scout Boulevard
Suite 300
Tampa, Florida 33607

SPACE ABOVE RESERVED FOR RECORDING INFORMATION

**HE OTTER, LLC
AFFIDAVIT OF AUTHORITY**

BEFORE ME, the undersigned officer duly authorized to administer oaths and take acknowledgments under the laws of the above-referenced State, this day personally appeared **LANNY THOMAS** (the "Affiant"), after being duly sworn and cautioned, deposes and says:

1. That Affiant is the duly authorized President and Treasurer of **He Otter, LLC**, a corporation duly organized and validly existing under the laws of the state of Florida (the "Company").

2. That **Argonaut Group, LCC**, a limited liability company duly organized and validly existing under the laws of the state of Georgia ("Argonaut"), is the sole member of the Company.

3. That the Company is a member-managed limited liability company.

4. That pursuant to the Operating Agreement of the Company, the Member, acting as Manager, and any agents, or officers of the Company authorized by the Member shall have the authority to bind the Company. Relevant excerpts of the Operating Agreement of the Company, which remain in full force and effect and have not been amended or modified, are attached hereto as Exhibit "A."

5. That Argonaut, as the sole member of the Company, has authorized and appointed the following agents and officers to perform all acts necessary or convenient to carry out the business and affairs of the Company, and any action of such agents and officers on behalf of the Company shall bind the Company, and no Person dealing with the Company shall have any obligation to inquire into the power or authority of such person acting on behalf of the Company:

- a. Lanny Thomas, President & Treasurer
- b. Susan Thomas, Vice President & Secretary
- c. Page Skinner Thomas, Authorized Agent
- d. Brightman Samuel Thomas, Authorized Agent

FURTHER AFFIANT SAYETH NOT.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 24 day of July, 2015.

Lanny Thomas
LANNY THOMAS

STATE OF Georgia
COUNTY OF Floyd

Executed and acknowledged before me this 24 day of July, 2015, by LANNY THOMAS, who is personally known to me; or produced Florida Drivers License as identification.

Diane M. Miller
Notary Public
State of Georgia

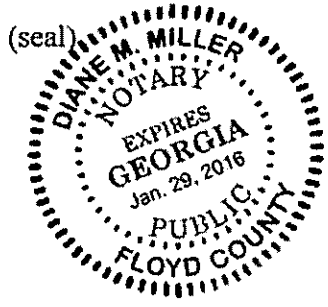


EXHIBIT A
Page 1 of 5
RELEVANT EXCEPTS OF HE OTTER LLC OPERATING AGREEMENT

THIS COMPANY AGREEMENT OF HE OTTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY ORGANIZED PURSUANT TO THE ACT, IS ENTERED INTO AND SHALL BE EFFECTIVE AS OF THE "EFFECTIVE DATE," AS HEREINAFTER DEFINED, BY AND BETWEEN THE COMPANY AND ARGONAUT GROUP, LLC ITS SOLE MEMBER.

ARTICLE I. FORMATION

1. **Organization.** The Member hereby organizes the Company as a State limited liability company pursuant to the provisions of the Act.
2. **Agreement, Effect of Inconsistencies with Act.** For and in consideration of the mutual covenants herein contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Member and the Company hereby agree to the terms and conditions of this Company Agreement, as it may from time to time be amended according to its terms. It is the express intention of the parties that this Company Agreement shall be the sole source of agreement of the parties, and, except to the extent a provision of this Company Agreement expressly incorporates federal income tax rules by reference to sections of the Code or Regulations or is expressly prohibited or ineffective under the Act, this Company Agreement shall govern, even when inconsistent with, or different than, the provisions of the Act or any other law or rule. To the extent any provision of this Company Agreement is prohibited or ineffective under the Act, this Company Agreement shall be considered amended to the smallest degree possible in order to make the agreement effective under the Act. In the event the Act is subsequently amended or interpreted in such a way to make any provision of this Company Agreement that was formerly invalid valid, such provision shall be considered to be valid from the effective date of such interpretation or amendment. The Member shall be entitled to rely on the provisions of this Company Agreement, and the Member shall be liable to the Company for any action or refusal to act taken in good faith reliance on the terms of this Company Agreement. The Member and the Company hereby agree that the duties and obligations imposed on the Member as such shall be those set forth in this Company Agreement, which is intended to govern the relationship between the Company and the Member, notwithstanding any provision of the Act or common law to the contrary.
3. **Name.** The name of the Company is He Otter, LLC and all business of the Company shall be conducted under that name or under any other name, but in any case, only to the extent permitted by applicable law.
4. **Effective Date.** This Company Agreement shall become effective upon the filing of the Articles with the Secretary of State of the State.
5. **Term.** The Company shall have perpetual duration.

EXHIBIT A
Page 2 of 5
RELEVANT EXCEPTS OF HE OTTER LLC OPERATING AGREEMENT

ARTICLE V. NAMES AND ADDRESSES OF MEMBER

The name and address of the Member is:

Argonaut Group, LLC
304 East Fourth Avenue
Rome, Georgia 30161

ARTICLE VII. MEMBER

1. **Management.** All decisions concerning the management and business affairs of the Company shall be made by the Member. The Member shall be the Company's Manager.

2. **Authority of Member to Bind the Company.** Only the Member, acting as Manager, and agents, or officers of the Company authorized by the Member shall have the authority to bind the Company. The Member has the power, on behalf of the Company, to do all things necessary or convenient to carry out the business and affairs of the Company, including, without limitation:

2.1 The institution, prosecution and defense of any Proceeding in the Company's name;

2.2 The purchase, receipt, lease or other acquisition, ownership, holding, improvement, use and other dealing with Property, wherever located;

2.3 The sale, conveyance, mortgage, pledge, lease, exchange and other disposition of Property;

2.4 The entering into of contracts and guaranties, incurring of liabilities, borrowing money, issuance of notes, bonds, and other obligations, and the securing of any of its obligations by mortgage or pledge of any of its Property or income;

2.5 The lending of money, investment and reinvestment of the Company's funds, and receipt and holding of Property as security for repayment, including, without limitation, the loaning of money to, and otherwise helping the Member, officers, employees and agents;

2.6 The conduct of the Company's business, the establishment of Company offices and the exercise of the powers of the Company within or without the State;

2.7 The appointment of employees and agents of the Company, the defining of their duties and the establishment of their compensation;

2.8 The payment of pensions and establishment of pension plans, pension trusts, profit sharing plans and benefit and incentive plans for all or any of the current or former Members, employees and agents of the Company;

2.9 The making of donations to the public welfare or for religious, charitable, scientific, literary or educational purposes;

2.10 The payment or donation or any other act that furthers the business and affairs of the Company;

2.11 The payment of compensation, or additional compensation to the Member, and employees on account of services previously rendered to the limited liability

EXHIBIT A

Page 3 of 5

RELEVANT EXCEPTS OF HE OTTER LLC OPERATING AGREEMENT

company, whether or not an agreement to pay such compensation was made before such services were rendered;

2.12. The purchase of insurance on the life of any of the Members or employees for the benefit of the Company;

2.13. The participation in any partnerships, joint ventures or other associations of any kind with any Person or Persons;

2.14. The indemnification of the Member or any other Person.

3. **Actions of Member.** The Member has the power to bind the Company as provided in this Article VII. The act of the Member regardless of whether such action is for the purpose of apparently carrying on in the usual way the business or affairs of the Company, including the exercise of the authority indicated in this Article VII, shall bind the Company, and no Person dealing with the Company shall have any obligation to inquire into the power or authority of the Member acting on behalf of the Company.

4. **Compensation of Member.** The Member may be reimbursed for all reasonable expenses incurred in managing the Company and shall be entitled to reasonable compensation in an amount to be determined from time to time by the Member.

5. **Member's Standard of Care.** The Member's duty of care in the discharge of the Member's duties to the Company is limited to refraining from engaging in grossly negligent or reckless conduct, intentional misconduct or a knowing violation of law. In discharging his duties, the Member shall be fully protected in relying in good faith upon the records required to be maintained under Article IV and upon such information, opinions, reports or statements by any of its agents, or by any other Person, as to matters the Member reasonably believes are within such other Person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, profits or losses of the Company or any other facts pertinent to the existence and amount of assets from which distributions to the Member might properly be paid.

6. **Officers.**

6.1 The officers of the Company shall be chosen by the Member and shall include at a minimum a president, secretary and treasurer. The Member may also choose one or more vice-presidents, assistant secretaries and assistant controllers. Any number of officers may be held by the same person. The Member may appoint such other officers and agents as he shall deem necessary who shall hold their offices for such terms and shall exercise such powers and perform such duties as shall be determined from time to time by the Member. The salaries, if any, of all officers and agents shall be fixed by the Member. The officers of the Company shall hold office until their successors are chosen and qualified. Any officer appointed by the Member may be removed at anytime by the

EXHIBIT A

Page 4 of 5

RELEVANT EXCEPTS OF HE OTTER LLC OPERATING AGREEMENT

Member with or without cause in his sole discretion. Any vacancy occurring in any office of the Company may be filled by the Member.

6.2 Each officer of the Company shall have the authority to execute and deliver any and all documents on behalf of the Company.

6.3 The President shall be the chief executive officer of the Company and shall have general supervision of the affairs of the Company and full control of and responsibility for said affairs. The Secretary shall issue notices for and keep minutes of all Company meetings and shall have charge of Company books and other like records of the Company. The Treasurer shall have custody and control of all funds and of all financial records of the Company. The Vice President shall assist the President as needed and shall have such authority as determined by the President.

6.4 The initial Company officers are as follows:

Lanny Thomas - President
Susan Thomas - Vice President
Lanny Thomas - Treasurer
Susan Thomas -Secretary

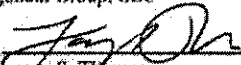
EXHIBIT A
Page 5 of 5
RELEVANT EXCEPTS OF HE OTTER LLC OPERATING AGREEMENT

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of the 22nd day of
January, 2013.

"Company"

He Otter, LLC

By: Argonaut Group, LLC

By: 
Lanny S. Thomas

By: 
Susan S. Thomas

Its: Managers

Address: 304 East 4th Street
Rome, Georgia 30161

"Member"

ARGONAUT GROUP, LLC

By: 
Lanny S. Thomas, Manager

By: 
Susan S. Thomas, Manager

Address: 304 East 4th Street
Rome, Georgia 30161

EXHIBIT D

Town Center Exchange PUD Written Description July 24, 2015

I. SUMMARY DESCRIPTION OF THE PROPERTY

RE #: 167727-0060

Current Land Use Designation: CGC & RPI

Current Zoning District: PUD (Ord. 94-0136-175 and Ord. 2000-839)

Proposed Zoning District: PUD

II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY

HE Otter, LLC and Charles Brightman Skinner, Jr., as Trustee of the Charles Brightman Skinner Jr. Living Trust, et al., (the "Owner") and CPC Jacksonville SJTC, LLC (the "Applicant") propose to rezone approximately 63.274 acres of property, comprised of approximately 35.631 upland acres and 27.643 acres of lakes/ditches, along Town Center Parkway between Midtown Parkway and Brightman Boulevard, from Planned Unit Development ("PUD") to PUD. The property is more particularly described by the legal description attached hereto as **Exhibit "1"** (the "Property"). As described below, the PUD zoning district is being sought to provide for a pedestrian- and bicycle-oriented mixed-use development, which may include a mix of commercial, hotel, office, retail, multi-family residential, and recreational uses. The PUD allows for a diversity of uses, building types, and public recreational spaces to be developed in a manner that is internally consistent, compatible with external uses, and provides for innovative site planning concepts that will create an aesthetically pleasing environment. The PUD will be developed in accordance with this PUD Written Description and the PUD Site Plan attached hereto as **Exhibit "E"**.

The PUD also shall be developed consistent with the applicable land use categories of the 2030 Comprehensive Plan. All upland portions of the tract lie within the Community/General Commercial (CGC) land use category, and all uses therein shall be consistent with the CGC land use category. All lakes/ditches portion of the tract lie within the Residential-Professional-Institutional (RPI) land use category, and all uses within those portions shall be consistent with the RPI land use category. The Property is within the Urban Area of the 2030 Comprehensive Plan. Development of multifamily residential uses on the Property within the CGC land use category shall not exceed forty (40) units per acre, cumulatively within the CGC land use category throughout the PUD. (That is, residential density within the CGC land use category may be calculated cumulatively within that same land use category throughout the PUD.) Development of multifamily residential uses on the Property within the RPI land use category shall not exceed thirty (30) units per acre, cumulatively within the RPI land use category throughout the PUD. At time of verification of substantial compliance for any residential development, the applicant shall demonstrate that these cumulative densities will not be exceeded by the proposed residential development.

III. SITE SPECIFICS

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

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, RPI	PUD	Lake, Vacant
East	CGC, MU	PUD, RMD-D, IBP	Commercial
North	LDR, MDR, BP	RLD-60, RMD-A, IBP	Vacant
West	LDR	PUD	Single-family Residential, Multi-family Residential

IV. PUD DEVELOPMENT CRITERIA

A. Development Densities/Intensities

The PUD proposes the following permitted densities/intensities:

Retail/commercial: Up to 200,000 enclosed sq. ft. (not including parking structures or outside uses)

Office: Up to 100,000 enclosed sq. ft.

Hotel: Up to 200 rooms

Multifamily residential units: Up to 400 apartment units and 40 townhouse units

The Applicant may convert the above permitted densities/intensities, upon notification to the Planning and Development Department at the time of verification of substantial compliance, pursuant to the Conversion Table below which is based upon p.m. peak hour trip generation.

The densities/intensities correspond generally to the ITE Trip Generation Manual land use codes. Any permitted uses not included in the densities/intensities above and in the table below are not subject to the densities/intensities set forth in this section.

		<i>Converting From</i>						
<i>Converting To</i>	LUC			220	310	445	710	820
	Description	Unit	Trip Rate	Residential	Hotel	Movie Theater	Office	Commercial
				DUs	Rooms	Screens	1,000 sf	1,000 sf
				0.41600	0.64500	16.12500	1.58000	1.14922
220	Residential	DUs	0.41600	1.000	1.5505	38.7620	3.7981	2.7625
310	Hotel	Rooms	0.64500	0.6450	1.000	25.000	2.4496	1.7817
445	Movie	Screens	16.12500	0.0258	0.0400	1.000	0.0980	0.0713
710	Office	1,000 sf	1.58000	0.2633	0.4082	10.2057	1.000	0.7274
820	Commercial	1,000 sf	1.14922	0.3620	0.5613	14.0313	1.3748	1.000

B. Permitted Uses

This section of the Written Description addresses the items required in Section 656.34(c)(2)(ii) of the Zoning Code: Permitted Uses and Structures, Permitted Accessory Uses and Structures, Minimum Lot Requirements (width/density/area), Maximum Lot Coverage by all Buildings and Structures, Minimum and/or Maximum Yard Requirements, and Maximum Height of Structures.

The Property is located in the Community-General Commercial (CGC) land use category of the 2030 Comprehensive Plan and in the Urban Area. Pursuant to the 2030 Comprehensive Plan, "Residential uses [in CGC] shall not be the sole use and shall not exceed 80 percent of a development."

Lots 1-7 Retail/commercial, Office
Lot 9 Multi-family Residential, Office
Lots 8 and 10 Hotel, Retail/commercial, Office

1. *Permitted Uses and Structures:*

- a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.
- b. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- c. Hotels and motels.
- d. Fruit, vegetable, poultry or fish market.
- e. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.
- f. Libraries, museums, and community centers.
- g. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine for on-premises consumption or off premises consumption or both.
- h. Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.D.8 below.
- i. Automobile service stations, including petroleum, electric, or natural gas sales, minor and major repair service garages, and automated car washes.

- j. Retail outlets for the sale of new or used automobiles and trucks, subject to the performance standards and development criteria set forth in Section IV.D.I below.
- k. Rental of automobile vehicles, trailers, and trucks, subject to the performance standards and development criteria set forth in Section IV.D.I below.
- l. Convenience stores, with petroleum, electric, or natural gas sales.
- m. Restaurants with on premises consumption of beer, wine and alcohol.
- n. Restaurants with the outside sale and service of food.
- o. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.D.6 below.
- p. The retail sale and on-premises consumption of alcoholic beverages, including liquor, beer and wine, permitted under any permitted use herein are exempt from the distance limitations set forth in Part 8 of the Zoning Code from applicable uses within this PUD.
- q. Retail and restaurant kiosks (static or mobile kiosks).
- r. Public buildings and facilities.
- s. Banks, savings and loans, and other financial institutions and similar uses, including drive-through and drive-up facilities.
- t. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas and theaters.
- u. Express or parcel delivery offices, but not trucking distribution centers.
- v. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.D.10 below.
- w. Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.D.5 and 7 below, which may include outdoor sales, entertainment, and public displays.
- x. Parking decks and parking garages.
- y. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities subject to review and approval of any lake owners' association if required by recorded private restrictions.
- z. Hospitals, medical clinic (outpatient), and similar facilities.
- aa. Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.
- bb. Medical, dental and chiropractic offices and clinics.
- cc. Business and professional offices.

- dd. Meeting facilities and conference centers for business meetings, social gatherings (holiday events, parties, reunions, weddings, and similar events), including the associated service of food and alcohol and the outside sale and service of alcohol meeting the performance standards and development criteria set forth in Section IV.D.6 below.
- ee. Facilities for the production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products in conjunction with a professional service being rendered at the time.
- ff. Buildings and uses immediately and exclusively accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.
- gg. Child and adult day care centers meeting the performance standards in Section IV.D.2 below.
- hh. Churches including a rectory, nursery and day school.
- ii. Art galleries, dance, art, gymnastics, karate and martial arts and music studios, and theaters for stage performances.
- jj. Blueprinting and job printing.
- kk. Research, dental, and medical laboratories.
- ll. Schools, including vocational, trade and business schools, subject to the performance standards and development criteria set forth in Section IV.D.9 below.
- mm. Temporary construction trailers and offices.
- nn. Outside retail sales of holiday items, including fireworks, subject to the performance standards and development criteria set forth in Section IV.D.7 below.
- oo. Multiple family residential dwellings.
- pp. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.D.4 below.
- qq. Cellular telephone towers and radio towers meeting the performance standards and development criteria set forth in Section IV.D.3 below.
- rr. Parks, playgrounds, playfields, recreational and community areas and structures, multi-use paths, trails, lakefront promenade, public art, and similar uses.
- ss. Amenity/recreation centers, which may include pools, cabanas/clubhouses, health/exercise facilities, and similar uses.
- tt. Any uses permitted herein may be integrated vertically within a structure, specifically including but not limited to the vertical integration of residential and retail uses.
- uu. Uses which are adjacent to a lake may use small pram boats, paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline, diesel and other powered motors are prohibited, except for boats used to maintain the lake.

- vv. Silviculture uses may continue until build-out.
- 2. *Minimum lot requirements (width and area):*
 - a. None
- 3. *Maximum lot coverage by all buildings and structures:*
 - a. None.
- 4. *Minimum yard requirements:*
 - a. Front - None
 - b. Rear - None
 - c. Side - None
- 5. *Maximum height of structures:*
 - a. Lots 1-7 Fifty (50) feet
 Lot 9 Sixty-five (65) feet
 Lots 8 and 10 One-hundred and fifty (150) feet
 - b. The maximum height does not apply to entrance or architectural features, spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances placed above the roof level and not intended for human occupancy.

C. Accessory Uses and Structures

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (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 and structures related to a residential use may include noncommercial greenhouses and plant nurseries, private garages or carports, storage areas, children's play areas and play equipment, private barbecue pits and swimming pools, 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 with a residential use.

D. Additional Performance Standards

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

1. Automobile and truck dealerships and rental of automobile vehicles, trailers, and trucks, shall be allowed subject to the following conditions:
 - a. Service and body shop bays and car washes shall be either enclosed or screened from view from any public right-of-way by a Visual Screen eight (8) foot in height and 100 percent opaque.
 - b. Service bay doors shall remain closed except for the entry/exit of vehicles, equipment, and personnel.
 - c. Exterior light fixtures will be limited to a maximum of twenty-five feet (25') in height. In addition, light fixtures on any parking deck shall be limited to a maximum of twenty-five feet (25') in height, measured from the base of the light fixture, to a maximum height from ground level of sixty (60') feet.
 - d. A maximum of fifty percent (50%) of the exterior light fixtures may remain lit during non-business hours (10:00 P.M. to 8:00A.M.).
 - e. Loudspeaker outdoor paging systems are not permitted within a dealership site.
2. Child or adult day care centers shall be allowed subject to the following conditions:
 - a. All centers shall provide an adequate off-street area for the stacking of vehicles and required parking.
 - b. Child day care centers shall provide a fenced outdoor play area which meets the minimum requirements set forth by the state licensing agency and which shall be located in the rear or side yards of the subject property.
3. Communication towers shall be permitted subject to the requirements relating to the location of such towers pursuant to Part 15 of the City of Jacksonville Zoning Code.
4. Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
 - a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
5. Off-street parking lots shall be allowed subject to the following conditions:
 - a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any adjacent residential properties, subject to the review and approval of the Planning and Development Department.
 - b. Parking garages and decks shall not count toward the maximum parking requirements.
6. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be allowed subject to the following conditions:
 - a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment and which shall be no

greater than the inside area for sale and service. The outside area also shall be surrounded by a permanent railing or other barrier at least three and half feet high; provided that the barrier may be broken up by multiple entranceways no more than six feet wide each.

- b. Within one-hundred (100) feet from the shoreline of a lake, if the area for outside sale and service is not completely obstructed from the lake by structure(s) at least fifteen (15) feet in height, no amplified music may be played outside in conjunction with outside sale and service of alcoholic beverages after 10:00 p.m.
7. Outside retail sale of holiday items, including fireworks, shall be allowed subject to the following conditions:
 - a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.
 - b. There shall be adequate parking sufficient to accommodate the additional retail sales.
 - c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.
 8. Private clubs, conference centers, and meeting facilities shall be allowed subject to the following condition:
 - a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.
 9. Schools shall be allowed subject to the following conditions:
 - a. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area.
 10. Veterinarians, animal hospitals and associated animal boarding kennels shall be allowed subject to the following conditions:
 - a. Buildings which are used for animal boarding shall be completely soundproofed.
 - b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00a.m.

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as shown on the PUD Site Plan. Access to the tract will be provided via Town Center Parkway. For individual "lots" or parcels of land within the PUD which may be owned in fee simple, there shall be no required street frontage or access. Right-in, right-out

access points and existing median cuts as shown on the PUD Site Plan may be relocated subject to review and approval of the Development Services Division; any right-in, right-out access points in addition to those shown on the PUD Site Plan may be permitted within the 10-Set process.

A multi-use path shall be provided within this PUD as shown on the Exhibit "E" along the PUD's frontage on Town Center Parkway. The multi-use path shall be a minimum ten (10) feet in width, meet FDOT design standards for multi-use paths, and allow for pedestrian and bicycle use. The multi-use path shall be constructed in conjunction with each adjoining phase or section of development within the PUD. When completed, the multi-use path will allow pedestrian and bicycle interconnectivity between the PUD and the surrounding uses, enhancing the pedestrian and bicycle scale and nature of the project and reducing traffic impacts on the surrounding road links.

B. Recreation/Open Space

For multifamily residential uses within the PUD, active recreation/amenities shall be provided at a ratio of a minimum of 150 square feet of recreational land per residential unit. These active recreation/amenities may include parks, open space, pedestrian walks and paths, the multi-use path, and recreational uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, and similar uses which may be provided within a multifamily use.

C. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the City's Ordinance Code, with the following additional and superseding provisions specifically noted to address the integrated mixed use/urban design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD site. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries, which may exist among individual uses.

1. *Buffers*

- a. The City's Ordinance Code requires buffers for "uncomplimentary land uses and zones" in Section 656.1216. Due to the integrated nature of this project, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.
- b. Uses which are adjacent to or abut a lake shall provide a minimum ten (10) foot high landscaped buffer between the lake and any loading docks and employee or rear service entrances which are visible from the lake. The landscaped buffer may be interrupted to allow pedestrian access to any dock, pier, over-water walkway, promenade or similar other facility developed over the lake.

2. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured one-hundred (100) feet off of the right of way (to allow for return radii to meet the needs of the travelling public).

3. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights-of-way and vehicle use areas. The multi-use path provided in Section V.A above and shown on Exhibit "E" may be located within such buffer, and, where so located, up to six (6) feet of the buffer may be comprised of the multi-use path and a minimum of four (4) feet comprised of landscaping as specified in Section 656.1215, Ordinance Code, or as otherwise approved by the Planning and Development Department. Parking along the perimeter vehicle use area buffer may be reduced in depth from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth be added to the width of the landscape buffer.

4. *Off-street Parking Distances Building Entrances*

The PUD shall be exempt from Sec. 656.607(b), *Zoning Code*.

5. *Shade Trees*

The parking fields shall be planted with 10 percent more non-shade trees than required by the City's Ordinance Code. Required vehicular use area trees shall be a minimum 3-3.5 inch caliper.

6. *Street Trees*

Street trees shall be provided along Town Center Parkway. Street trees shall have a minimum 3-3.5 inch caliper, or palm trees minimum of eight (8) feet in height.

D. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the project and tenants' identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right-of-way. Multiple tenants and/or uses may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated.

A summary table of the proposed sign standards is shown below.

Two (2) project identity monument signs will be permitted on Town Center Parkway. The project identity monument signs will not exceed thirty-five feet (35') in height and two hundred (200) square feet (each side) in sign face area

Up to two (2) multifamily project identity monument signs, one (1) per lighted access point, will be permitted for Lot 9. Each sign will not exceed fifteen (15) feet in height and fifty (50) square feet in sign face area.

Up to two (2) hotel project identity monument signs, one (1) per lighted access point, will be permitted for Lot 10. This sign will not exceed fifteen (15) feet in height and fifty (50) square feet in sign face area.

Each peripheral parcel will be permitted one (1) project identity monument sign with two sides. These signs will be oriented to the street on which the outparcel has frontage, identifying the

building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on an outparcel may be identified with one shared monument sign. Signage for outparcels with less than one and a half (1.5) acres may not exceed ten feet (10') in height and twenty-five (25) square feet in sign face area per side. Signage for outparcels with one and a half (1.5) acres to five (5.0) acres may not exceed fifteen feet (15') in height and fifty (50) square feet in sign face area per side. Signage for outparcels five (5.0) acres to twenty (20) acres may not exceed twenty feet (20') in height and seventy-five (75) square feet in sign face area per side. Signage for outparcels with greater than twenty (20) acres may not exceed twenty feet (20') in height and one hundred (100) square feet in sign face area per side. Any outparcel with street frontage in excess of 500 feet may have two monument signs oriented to that street. No monument signs shall be located less than one hundred (100) feet apart.

Signage for three (3) or more peripheral parcels may be identified with one shared monument sign not to exceed twenty-five feet (25') in height and the lesser of (i) the cumulative total of the square footages which would be provided each parcel pursuant to the immediately preceding paragraph above or (ii) two hundred (200) square feet in sign face area per side.

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right-of-way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way.

Projecting signs and roof signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right-of-way to which side the projecting sign or roof sign is attached. The ten (10) percent shall be measured cumulatively with any wall signs on the same side of the building.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible from public rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For predominately vehicle directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Changing message devices are permitted subject to the provisions of Section 656.1302, Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in

structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD, but will not be permitted in peripheral parcels. Seasonal festive banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening" or "Hiring Soon" banners) may be displayed for a maximum of thirty (30) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs

<u>Sign Type</u>	<u>General Location</u>	<u>Quantity</u>	<u>Max Area Per Side (sq ft)</u>	<u>Max Height (ft)</u>	<u>Min Dist Btwn Signs (ft)</u>
Project Identity Monument	Town Center Parkway	2	200	35	
Multifamily Project Identity Monument	Lot 9	Up to 2; 1 per access point	50	15	
Hotel Project Identity Monument	Lot 8 or Lot10	Up to 2; 1 per access point	50	15	
Peripheral Parcel Identity Monument	Less than 1.5 acres	1 Per Parcel	25	10	200
Peripheral Parcel Identity Monument	1.5 to 5 acres	1 Per Parcel	50	15	200
Peripheral Parcel Identity Monument	5 to 20 acres	1 Per Parcel	75	20	200
Peripheral Parcel Identity Monument	Greater than 20 acres	1 Per Parcel	100	20	200
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Projecting and Roof Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		10		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Festival Banners	Project Wide on Light Poles				

E. Architectural Guidelines

Buildings, structures, and signage shall be architecturally compatible with those in other uses within the PUD.

F. Construction offices/model homes/real estate sales

On-site, temporary construction offices/model units/sales offices will be permitted in any commercial parcel or residential "unit" or "phase" until that parcel or "unit" or "phase" is built out. Real estate sales activities are permitted within model units. Associated parking for sales activities is permitted adjacent to model units.

G. Modifications

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

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

H. Parking and Loading Requirements

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Parking shall be provided in garages, driveways, or common parking in accordance with the following standards:
 - a. Retail/Commercial and Restaurants: 3.6 spaces per 1,000 s.f. GLA
 - b. Office: 2.7 spaces per 1,000 s.f. GLA
 - c. Hotel: 0.9 space per room
 - d. Multifamily Residential: 1.35 spaces per dwelling unit
2. For residential uses, a minimum of 1.35 spaces per residential unit shall be provided in garages, driveways, or common parking.
3. Shared parking can be used to satisfy required parking.
 - a. When two or more uses occupy the same building and when the hours of operation do not overlap, the parking for the use that needs the most parking shall suffice for all uses.
 - b. Shared parking must be provided within 400 feet of the business(es) being served.
 - c. Notwithstanding the provisions of Section 656.607(a), shared parking is permitted amongst the various PUD lots or parcels regardless of the number of uses within a particular building and/or subdivision(s) of the Property.
4. Valet parking can be used to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.
5. In the verification of substantial compliance process pursuant to Section 656.341(g), Zoning Code, upon submittal to the Planning and Development Department of a study of proposed parking for a mix of identified uses, the total parking requirements for such uses may be reduced to not less than eighty (80) percent of the sum of the amount required for each separate identified use.
6. The PUD may provide for more parking than is required without amendment to the ordinance, should the owner or developer deem it necessary and appropriate. Due to the compact, integrated nature of this project, all vehicular use areas within the PUD are exempt from the landscaping requirements of Part 12, *Zoning Code* as well as the

Parking Lot Landscaping Matrix in Part 6.

I. Lighting

To minimize the effects of site lighting on the adjacent residential properties, directional site lighting fixtures will be utilized along the Property boundaries with adjacent residential properties to cast light downward onto the PUD site.

Lighting shall include decorative lighting at the building parapets to be consistent with the existing decorative lighting in nearby retail areas.

J. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

K. Utilities

The Property is served by JEA.

L. Pre-Application Conference

A Pre-application conference was held with Planning and Development Department Staff regarding this application on April 22, 2014.

M. Justification for the PUD Rezoning

The PUD proposes the concept of a carefully planned mixed-use development scaled for and complimentary to the pedestrian. Many best development and planning practices have been incorporated into the PUD including:

- A mix of land uses integrated vertically and horizontally;
- Internal and external vehicular connectivity;
- Pedestrian- and bicycle-oriented environment;
- Creation of employment opportunities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

N. PUD/Difference from Usual Application of Zoning Code

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. Such a unique and integrated community plan requires the use of the PUD ordinance in order to administer the standards that have been designed to ensure proper implementation of the community's intended design. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and more efficient.

O. Permissible Uses by Exception

There are no permissible uses by exception.

P. Names of Development Team

Developer/Owner: CPC Jacksonville SJTC, LLC

Planner/Engineer: Prosser, Inc.

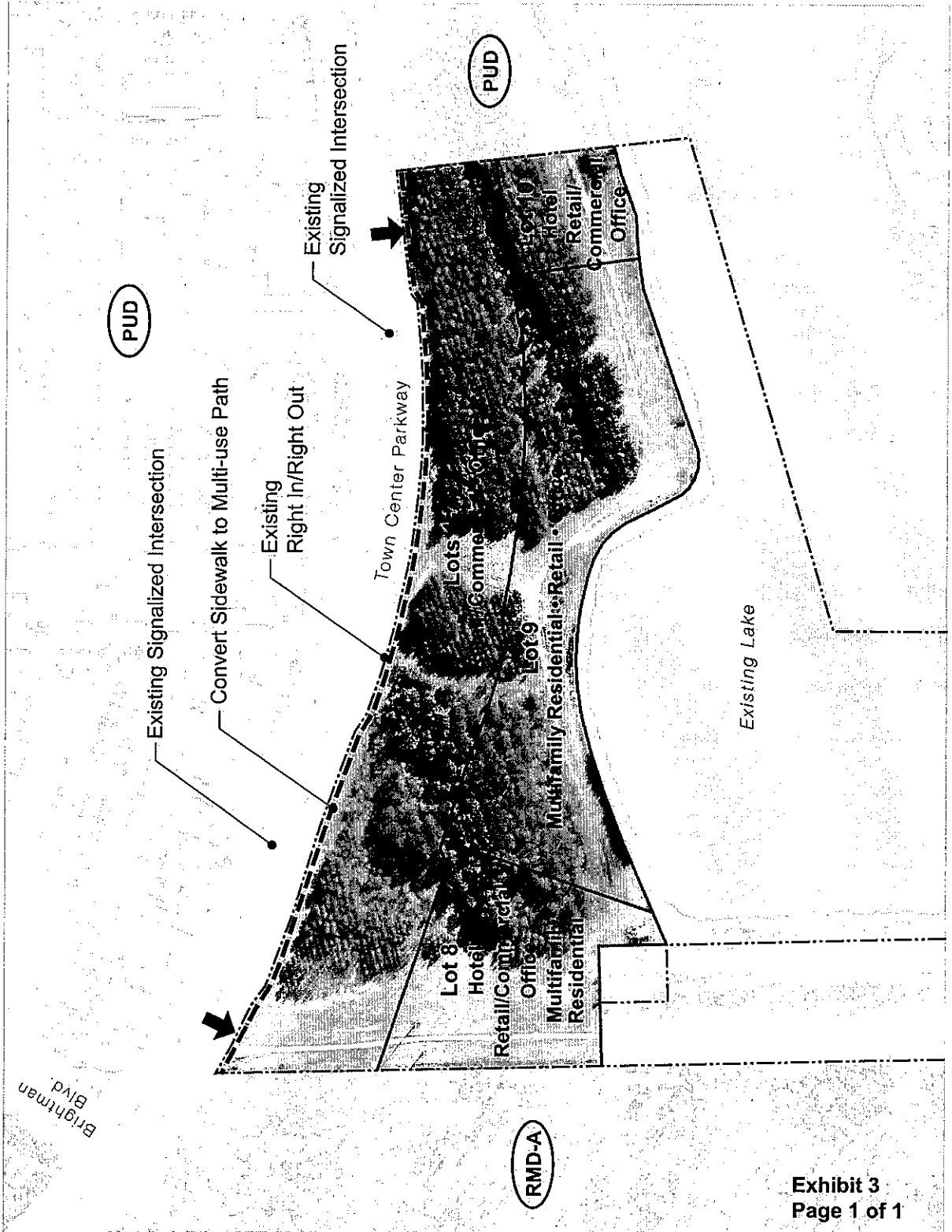
Q. Land Use Exchange Table

A Land Use Exchange Table may be found in Section IV.A.

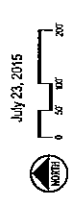
VI. PUD REVIEW CRITERIA

- A. **Consistency with the Comprehensive Plan:** As described above, the uses proposed herein are consistent with the CGC & RPI land use categories.
- B. **Consistency with the Concurrency Management System:** The PUD will comply with the Concurrency and Mobility Management System and the TMA Development Agreement applicable to the PUD site.
- 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 proposes uses and provides design mechanisms which are 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:** Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.
- I. **Listed Species Regulations:** A report by a wildlife consultant is attached to this application.
- J. **Off-Street Parking Including Loading and Unloading Areas:** The PUD provides ample off street parking.
- K. **Sidewalks, Trails, and Bikeways:** The PUD provides extensive pedestrian and bicycle connectivity and recreational trails.

**Town Center
Exchange
PUD Map
EXHIBIT E**



- Legend**
- ➔ Approximate Location of Additional Access Points
 - Property Line
 - _____ Lot Line
 - - - - Multi-use Path



PROSSER
152329.01

EXHIBIT F

PUD Name Town Center Exchange

Land Use Table

Total gross acreage	63.274	Acres	100 %
Amount of each different land use by acreage			
Single family	∅	Acres	∅ %
Total number of dwelling units	∅	D.U.	
Multiple family	10.30	Acres	16.3 %
Total number of dwelling units	440	D.U.	
Commercial	15.45	Acres	24.4 %
Industrial	∅	Acres	∅ %
Other land use (Hotel)	2.0	Acres	3.2 %
Active recreation and/or open space	1.5	Acres	2.4 %
Passive open space (Lake)	27.643	Acres	43.7 %
Public and private right-of-way	6.381	Acres	10.0 %
Maximum coverage of buildings and structures	None	Sq. Ft.	— %

Prepared by and return to:
Bert C. Simon, Esquire
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207

QUIT CLAIM DEED

This Quit Claim Deed is made effective as of this 18th day of July, 2014, between **Jan Malcolm Jones, Jr.**, individually, **Edward Skinner Jones**, individually and as Trustee of the **Edward Skinner Jones Revocable Living Trust** dated January 31, 1989, **Virginia Jones Charest**, formerly known as **Virginia Skinner Jones**, individually and as Trustee of the **Virginia Skinner Jones Living Trust** dated September 16, 1998, each conveying an undivided one-ninth (1/9th) interest, and **Arthur Chester Skinner, III**, individually and as Trustee of the **Arthur Chester Skinner, III, Revocable Living Trust** dated February 10, 1984, as amended, **Katherine Skinner Newton**, individually and as Trustee of the **Katherine Skinner Newton Living Trust Agreement** dated March 31, 1987, **David Godfrey Skinner**, individually and as Trustee of the **David Godfrey Skinner Revocable Living Trust** dated March 12, 1986, as amended, **Christopher Forrest Skinner**, individually and as Trustee of the **Christopher Forrest Skinner Revocable Living Trust** dated November 28, 1989, as amended, **Patricia Skinner Campbell**, individually and as Trustee of the **Patricia Skinner Campbell Revocable Trust Agreement** dated October 24, 2002, as amended, and **Randall Thomas Skinner**, individually, each conveying an undivided one-twelfth (1/12th) interest, and their respective heirs, trusts, executors and assigns, as tenants in common (collectively, "Grantor"), whose address is c/o Arthur Chester Skinner, III, 2963 DuPont Avenue, Jacksonville, Florida 32217, and

He Otter, LLC, a Florida limited liability company, whose address is 1869 South Cobb Industrial Blvd. SE, Smyrna, Georgia 30082, and **Charles Brightman Skinner, Jr.**, as Trustee of the **Charles Brightman Skinner, Jr. Living Trust** dated September 2, 2003, whose address is 76 San Juan Drive, Ponte Vedra Beach, Florida 32082, each owning an undivided one-half (1/2) interest, and their respective heirs, trusts, executors, and assigns, as tenants in common (collectively, "Grantee").

NOTE TO RECORDING CLERK: This Deed is given pursuant to and in furtherance of that **Stipulated Final Judgment of Partition** hereinafter identified. No consideration was paid or received in connection with the execution and delivery of this Deed. The property conveyed by this Deed is not subject to a mortgage as of the date of conveyance. Accordingly, pursuant to Chapter 12B-4.014(6), this Deed is not subject to documentary stamp tax.

WITNESSETH:

That Grantor, for and in consideration of, and in furtherance of and pursuant to that Stipulated Final Judgment of Partition dated July 17, 2014 issued in that certain partition action filed in the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida, styled Jan Malcolm Jones, Jr. et al, Plaintiffs v. Susan S. Thomas, as Trustee of the Susan S. Thomas Revocable Living Trust dated August 11, 1985 et al, Defendants, bearing Case No. 2010-CA-001333 (CV-H), and which is recorded in Official Records Book 16848, page 195, of the Public Records of Duval County, Florida, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, their successors and assigns forever, all of Grantor's right, title and interest in the following described land, situated, lying and being in the County of Duval, State of Florida:

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

SUBJECT TO taxes and assessments for 2014 and all covenants, conditions, restrictions, reservations, and easements of record, if any; provided however this reference shall not serve to reimpose the same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, including without limitation any appurtenant easements, rights, entitlements, permits or governmental approvals and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee, their successors and assigns forever.

[Signatures appear on following pages]

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON
Cheryl Barnes
Print Name: Cheryl Barnes

Jan Malcolm Jones, Jr.
Jan Malcolm Jones, Jr.

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24th day of March, 2014, Jan Malcolm Jones, Jr. Who is personally known to me or has produced FL driver license as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires:



(Continuation of signature page for Quit Claim Deed)

Rhonda Carter Mathison
Print Name: RHONDA CARTER MATHISON

Edward Skinner Jones
Edward Skinner Jones, (individually and as Trustee of
the Edward Skinner Jones Revocable Living Trust
dated January 31, 1989

Casey Barr
Print Name: CASEY BARR

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 21st day of March,
2014, Edward Skinner Jones, individually and as Trustee of the Edward Skinner Jones Revocable
Living Trust dated January 31, 1989. Who is personally known to me or has produced
FL driver license as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires



(Continuation of signature page for Quit Claim Deed)

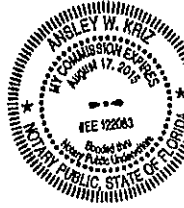
Courtney Chase
Print Name: Courtney Chase

Virginia Jones Charest
Virginia Jones Charest, formerly known as Virginia Skinner Jones, individually and as Trustee of the Virginia Skinner Jones Living Trust dated September 16, 1998

Cheryl Chase
Print Name: Cheryl Chase

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 21st day of March, 2014, Virginia Jones Charest, formerly known as Virginia Skinner Jones, individually and as Trustee of the Virginia Skinner Jones Living Trust dated September 16, 1998. Who is personally known to me or has produced _____ as identification.



Ansley
Notary Public, State of Florida
Print Name: Ansley W. Kne
My commission expires: 8/17/15

(Continuation of signature page for Quit Claim Deed)

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Arthur Chester Skinner, III
Arthur Chester Skinner, III, individually and as
Trustee of the Arthur Chester Skinner, III, Revocable
Living Trust dated February 10, 1984, as amended

Wally Bodinos
Print Name: WALLY BODINOS

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24th day of March,
2014, Arthur Chester Skinner, III, individually and as Trustee of the Arthur Chester Skinner, III,
Revocable Living Trust dated February 10, 1984, as amended. Who is personally known to me or
has produced FL driver license as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires:



(Continuation of signature page for Quit Claim Deed)

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Katherine Skinner Newton
Katherine Skinner Newton, individually and as
Trustee of the Katherine Skinner Newton Living
Trust Agreement dated March 31, 1987

Cathy Ennis
Print Name: CATHY ENNIS

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 25th day of March,
2014, Katherine Skinner Newton, individually and as Trustee of the Katherine Skinner Newton
Living Trust Agreement dated March 31, 1987. Who is personally known to me or has produced
Florida driver's license as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires:



(Continuation of signature page for Quit Claim Deed)

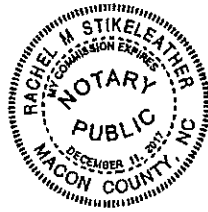
Amy Laine Mince
Print Name: Amy Laine Mince

Patricia Skinner Campbell
Patricia Skinner Campbell, individually and as
Trustee of the Patricia Skinner Campbell Revocable
Trust Agreement dated October 24, 2002, as
amended

Rachel M. Stikeleather
Print Name: Rachel M. Stikeleather

STATE OF North Carolina
COUNTY OF Macon

The foregoing instrument was acknowledged before me this 24 day of March,
2014, Patricia Skinner Campbell, individually and as Trustee of the Patricia Skinner Campbell
Revocable Trust Agreement dated October 24, 2002, as amended. Who is personally known to me
or has produced _____ as identification.



Rachel M. Stikeleather
Notary Public, State of North Carolina
Print Name: Rachel M. Stikeleather
My commission expires: 12-11-17

(Continuation of signature page for Quit Claim Deed)

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Christopher Forrest Skinner
Christopher Forrest Skinner, individually and as Trustee of the Christopher Forrest Skinner Revocable Living Trust dated November 28, 1989, as amended

Cashy Barnes
Print Name: CASHY BARNES

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24th day of March, 2014, Christopher Forrest Skinner, individually and as Trustee of the Christopher Forrest Skinner Revocable Living Trust dated November 28, 1989, as amended. Who is personally known to me or has produced FL Duval's license as identification.

Bert C. Simon
Notary Public, State of FLORIDA
Print Name: BERT C. SIMON
My commission expires



(Continuation of signature page for Quit Claim Deed)

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON
Wanda Barnes
Print Name: Wanda Barnes

Randall Thomas Skinner
Randall Thomas Skinner

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 21st day of March, 2014, Randall Thomas Skinner. Who is personally known to me or has produced FL driver license as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires



(Continuation of signature page for Quit Claim Deed)

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Wesley B. Burtis
Print Name: Wesley Burtis

David Godfrey Skinner
David Godfrey Skinner, individually and as Trustee
of the David Godfrey Skinner Revocable Living
Trust dated March 12, 1986, as amended

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 21st day of March,
2014, David Godfrey Skinner, individually and as Trustee of the David Godfrey Skinner
Revocable Living Trust dated March 12, 1986, as amended. Who is personally known to me or
has produced FL driver license as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires: _____



EXHIBIT "A"

PARCEL 1A: Lands assessed under Tax I.D. Parcels 167727-0000 & portion of 167727-0500

TC-1 OVERALLA PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 88°39'35" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 7, A DISTANCE OF 2698.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°39'35" EAST, ALONG LAST SAID LINE, 1757.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, PER PLAT BOOK 57, PAGES 39, 39A THROUGH 39I, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1969.50 FEET, AN ARC DISTANCE OF 184.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°47'40" WEST, 183.95 FEET; COURSE NO. 2: SOUTH 36°23'53" WEST, 53.04 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1981.50 FEET, AN ARC DISTANCE OF 93.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°16'19" WEST, 93.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 19°55'16" WEST, 91.03 FEET; COURSE NO. 5: SOUTH 16°54'00" WEST, 227.68 FEET; COURSE NO. 6: SOUTH 19°55'16" WEST, 226.84 FEET; COURSE NO. 7: SOUTH 33°25'00" WEST, 51.19 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 8: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2081.50 FEET, AN ARC DISTANCE OF 994.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°38'31" WEST, 985.15 FEET; COURSE NO. 9: SOUTH 35°54'09" EAST, 24.48 FEET; COURSE NO. 10: SOUTH 06°40'16" EAST, 293.39 FEET; THENCE SOUTH 83°19'44" WEST, 694.12 FEET; THENCE NORTH 16°20'45" WEST, 1218.66 FEET; THENCE SOUTH 90°00'00" WEST, 771.99 FEET TO THE EASTERLY LINE OF THE PLAT OF OLD MILL BRANCH UNIT THREE, AS RECORDED IN PLAT BOOK 56, PAGES 18, 18A THROUGH 18C, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESIGNATED PROPOSED LAKE NO. 8, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9760, PAGE 851 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°45'40" WEST, 71.46 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 621.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°39'22" EAST, 600.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 50°04'23" EAST, 130.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 4: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 36.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°59'58" EAST, 35.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 81°55'32" EAST, 89.62 FEET; THENCE NORTH 01°21'00" WEST, CONTINUING ALONG SAID EASTERLY LINE OF THE PLAT OF OLD MILL BRANCH UNIT THREE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10053, PAGE 623 OF SAID CURRENT PUBLIC RECORDS, 285.01 FEET TO THE POINT OF BEGINNING.

Exhibit "A" continued

LESS AND EXCEPT THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11856, PAGE 1847 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3: Lands assessed under TAX I.D. Parcel 167727-1000 and part of TAX I.D. 167742-0080 (Part of Partition Parcels S-15A & S-15B)
THOSE PORTIONS OF SECTIONS 7 AND 8, TOWNSHIP 3 SOUTH, RANGE 28 EAST, LYING SOUTH AND WEST OF J. TURNER BUTLER BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8206, PAGE 952 AND EAST OF THE EASTERLY LINE AND THE NORTHERLY PROLONGATION THEREOF OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13868, PAGE 782, ALL IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6A: Lands assessed under part of Tax I.D. Parcel 167741-0500 & part of Tax I.D. 167742-0080
(Partition Parcels S-15C & S-16 and Part of Partition Parcels S-15A & S-15B)
THAT PORTION OF SECTIONS 17 AND 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY STATE ROAD 9A, BOUNDED ON THE WEST AND SOUTH BY GATE PARKWAY PER PLAT BOOK 56, PAGE 47 AND BY OFFICIAL RECORDS BOOK 14163, PAGE 2180, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.
EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10809, PAGE 2314, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10809, PAGE 2332, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10809, PAGE 2350, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 11203, PAGE 1068 (LIFT STATION), AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13868, PAGE 782, AND THAT PORTION LYING WITHIN BURNT MILL ROAD PER PLAT BOOK 52, PAGE 55, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Prepared by and return to:
Bert C. Simon, Esquire
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207

QUIT CLAIM DEED

This Quit Claim Deed is made effective as of this 18th day of July, 2014, between **Charles Brightman Skinner**, individually and as Trustee of the Charles Brightman Skinner Revocable Living Trust Under Trust Agreement dated July 24, 1981, and **Violet Walters Skinner**, his wife, whose address is 6210 San Jose Boulevard West, Jacksonville, Florida 32217; **Mary Virginia Skinner Jones**, individually and as Trustee of the Mary Virginia Skinner Jones Living Trust under Trust Agreement dated March 25, 1999, and **Jan Malcolm Jones**, her husband, whose address is 2344 La Mesa Court, Jacksonville, Florida 32217; and **Arthur Chester Skinner, Jr.**, individually and as Trustee of the Arthur Chester Skinner, Jr. Revocable Living Trust under Trust Agreement dated September 10, 1981, whose address is 6803 Old Kings Road South, Jacksonville, Florida 32217, each conveying an undivided one-third (1/3rd) interest, and their respective heirs, trusts, executors, and assigns, as tenants in common (collectively, "Grantor"), and

He Otter, LLC, a Florida limited liability company, whose address is 1869 South Cobb Industrial Blvd. SE, Smyrna, Georgia 30082; and **Charles Brightman Skinner, Jr.**, as Trustee of the Charles Brightman Skinner, Jr. Living Trust dated September 2, 2003, whose address is 76 San Juan Drive, Ponte Vedra Beach, Florida 32082, each owning an undivided one-half (1/2) interest, and their respective heirs, trusts, executors, and assigns, as tenants in common (collectively, "Grantee").

NOTE TO RECORDING CLERK: This Deed is given pursuant to and in furtherance of that Stipulated Final Judgment of Partition hereinafter identified. No consideration was paid or received in connection with the execution and delivery of this Deed. The property conveyed by this Deed is not subject to a mortgage as of the date of conveyance. Accordingly, pursuant to Chapter 12B-4.014(6), this Deed is not subject to documentary stamp tax.

WITNESSETH:

That Grantor, for and in consideration of, and in furtherance of and pursuant to that Stipulated Final Judgment of Partition dated July 17, 2014 issued in that certain partition action filed in the Circuit Court, Fourth Judicial Circuit, in and for Duval County, Florida, styled Jan Malcolm Jones, Jr. et al, Plaintiffs v. Susan S. Thomas, as Trustee of the Susan S. Thomas Revocable Living Trust dated August 11, 1985 et al, Defendants, bearing Case No. 2010-CA-001333 (CV-H), and which is recorded in Official Records Book 16848, page 195, of the Public Records of Duval County, Florida, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, their successors and assigns forever, all of Grantor's right, title and interest in the following described land, situated, lying and being in the County of Duval, State of Florida:

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

SUBJECT TO taxes and assessments for 2014 and all covenants, conditions, restrictions, reservations, and easements of record, if any; provided however this reference shall not serve to reimpose the same.

This deed is given to terminate residual interests of the Grantors, if any, in life estates, rights of way, former rights of ways, easements or other interests in the lands described on Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any way appertaining, including without limitation any appurtenant easements, rights, entitlements, permits or governmental approvals and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee, their successors and assigns forever.

[Signatures appear on following pages]

IN WITNESS WHEREOF, the party of the first part has hereunto set hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

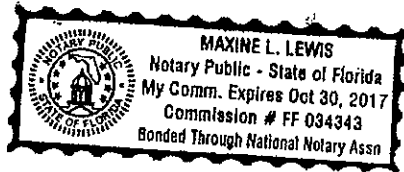
Maxine L. Lewis
Print Name: Maxine Lewis

Charles Brightman Skinner
Charles Brightman Skinner, individually and as Trustee of the Charles Brightman Skinner Revocable Living Trust Under Trust Agreement dated July 24, 1981

Casey Ratchford
Print Name: Casey Ratchford

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24 day of March, 2014, by **Charles Brightman Skinner**, individually and as Trustee of the Charles Brightman Skinner Revocable Living Trust Under Trust Agreement dated July 24, 1981. Who is personally known to me or has produced _____ as identification.



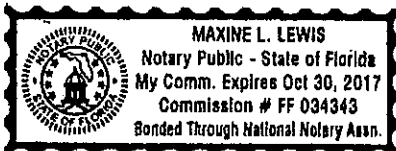
Maxine L. Lewis
Notary Public, State of Florida
Print Name: Maxine L. Lewis
My commission expires: 10/30/2017

Maxine L. Lewis
Print Name: Maxine Lewis
Casey Ratchford
Print Name: Casey Ratchford

Violet Walters Skinner
Violet Walters Skinner

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24 day of March, 2014, by **Violet Walters Skinner**. Who is personally known to me or has produced FL. Drivers License as identification.



Maxine L. Lewis
Notary Public, State of Florida
Print Name: Maxine Lewis
My commission expires: 10/30/2017

(Continuation of signature page for Quit Claim Deed)

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Mary Virginia Skinner Jones
Mary Virginia Skinner Jones, individually and as Trustee of the Mary Virginia Skinner Jones Living Trust under Trust Agreement dated March 25, 1999

Cassey Barnes
Print Name: Cassey Barnes

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24th day of March, 2014, Mary Virginia Skinner Jones, individually and as Trustee of the Mary Virginia Skinner Jones Living Trust under Trust Agreement dated March 25, 1999. Who is personally known to me or has produced FL driver license as identification.



Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires: _____

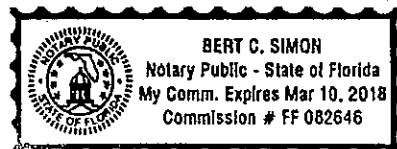
Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON
Cassey Barnes
Print Name: Cassey Barnes

Jan Malcolm Jones
Jan Malcolm Jones

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 24th day of March, 2014, by Jan Malcolm Jones. Who is personally known to me or has produced Florida I.D. Card as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires: _____



(Continuation of signature page for Quit Claim Deed)

Rhonda Carver Mathison
Print Name: RHONDA CARVER MATHISON

Arthur Chester Skinner, Jr.
Arthur Chester Skinner, Jr., individually and as
Trustee of the Arthur Chester Skinner, Jr. Revocable
Living Trust under Trust Agreement dated
September 10, 1981

Wesley Barnes
Print Name: WESLEY BARNES

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 21st day of March,
2014, Arthur Chester Skinner, Jr., individually and as Trustee of the Arthur Chester Skinner,
Jr. Revocable Living Trust under Trust Agreement dated September 10, 1981. Who is personally
known to me or has produced FL Driver License as identification.

Bert C. Simon
Notary Public, State of Florida
Print Name: BERT C. SIMON
My commission expires

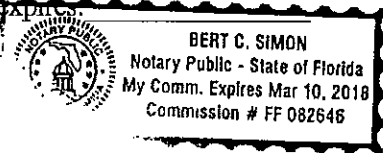


EXHIBIT "A"

PARCEL 1A: Lands assessed under Tax I.D. Parcels 167727-0000 & portion of 167727-0500

TC-1 OVERALL

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 7; THENCE NORTH 88°39'35" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 7, A DISTANCE OF 2698.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°39'35" EAST, ALONG LAST SAID LINE, 1757.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF TOWN CENTER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, PER PLAT BOOK 57, PAGES 39, 39A THROUGH 39I, INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1969.50 FEET, AN ARC DISTANCE OF 184.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°47'40" WEST, 183.95 FEET; COURSE NO. 2: SOUTH 36°23'53" WEST, 53.04 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 3: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1981.50 FEET, AN ARC DISTANCE OF 93.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°16'19" WEST, 93.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 19°55'16" WEST, 91.03 FEET; COURSE NO. 5: SOUTH 16°54'00" WEST, 227.68 FEET; COURSE NO. 6: SOUTH 19°55'16" WEST, 226.84 FEET; COURSE NO. 7: SOUTH 33°25'00" WEST, 51.19 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 8: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2081.50 FEET, AN ARC DISTANCE OF 994.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°38'31" WEST, 985.15 FEET; COURSE NO. 9: SOUTH 35°54'09" EAST, 24.48 FEET; COURSE NO. 10: SOUTH 06°40'16" EAST, 293.39 FEET; THENCE SOUTH 83°19'44" WEST, 694.12 FEET; THENCE NORTH 16°20'45" WEST, 1218.66 FEET; THENCE SOUTH 90°00'00" WEST, 771.99 FEET TO THE EASTERLY LINE OF THE PLAT OF OLD MILL BRANCH UNIT THREE, AS RECORDED IN PLAT BOOK 56, PAGES 18, 18A THOUGH 18C, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESIGNATED PROPOSED LAKE NO. 8, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9760, PAGE 851 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°45'40" WEST, 71.46 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 621.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°39'22" EAST, 600.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 50°04'23" EAST, 130.40 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 4: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 36.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°59'58" EAST, 35.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: NORTH 81°55'32" EAST, 89.62 FEET; THENCE NORTH 01°21'00" WEST, CONTINUING ALONG SAID EASTERLY LINE OF THE PLAT OF OLD MILL BRANCH UNIT THREE AND ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10053, PAGE 623 OF SAID CURRENT PUBLIC RECORDS, 285.01 FEET TO THE POINT OF BEGINNING.

Exhibit "A" continued

LESS AND EXCEPT THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 11856, PAGE 1847 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3: Lands assessed under TAX I.D. Parcel 167727-1000 and part of TAX I.D. 167742-0080 (Part of Partition Parcels S-15A & S-15B)

THOSE PORTIONS OF SECTIONS 7 AND 8, TOWNSHIP 3 SOUTH, RANGE 28 EAST, LYING SOUTH AND WEST OF J. TURNER BUTLER BOULEVARD, AS DESCRIBED IN OFFICIAL RECORDS BOOK 8206, PAGE 952 AND EAST OF THE EASTERLY LINE AND THE NORTHERLY PROLONGATION THEREOF OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 13868, PAGE 782, ALL IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6A: Lands assessed under part of Tax I.D. Parcel 167741-0500 & part of Tax I.D. 167742-0080

(Partition Parcels S-15C & S-16 and Part of Partition Parcels S-15A & S-15B)

THAT PORTION OF SECTIONS 17 AND 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING BOUNDED ON THE EAST BY STATE ROAD 9A, BOUNDED ON THE WEST AND SOUTH BY GATE PARKWAY PER PLAT BOOK 56, PAGE 47 AND BY OFFICIAL RECORDS BOOK 14163, PAGE 2180, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

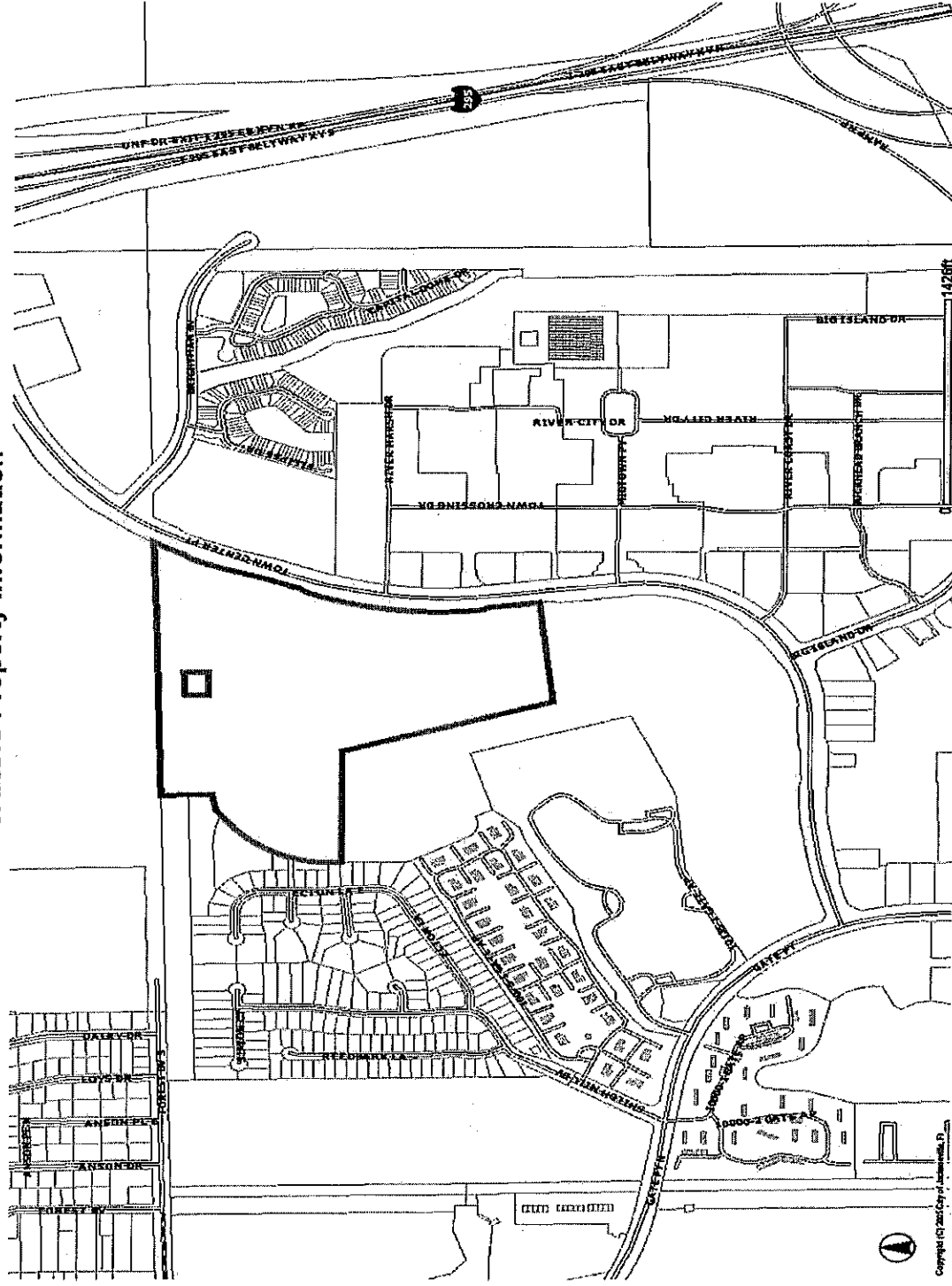
EXCEPTING THEREFROM THOSE LANDS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10809, PAGE 2314, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10809, PAGE 2332, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 10809, PAGE 2350, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 11203, PAGE 1068 (LIFT STATION), AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13868, PAGE 782, AND THAT PORTION LYING WITHIN BURNT MILL ROAD PER PLAT BOOK 52, PAGE 55, ALL OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flood Zone	AshSite Zone	JEDC Zone	Ev Zo
167727 0060	HE OTTER LLC ET AL	0 GATE PKWY N JACKSONVILLE 32246	100	62.85	1687001044	8607	07-3S-28E 62.82 PT GOVT LOTS 2,3,4,8, 9, RECD O/R 16849-1004	0.2 PCT ANNUAL CHANCE FLOOD HAZARD, AE	Not in AshSite Zone	Not in EnterpriseNA Zone	

JAXGIS Property Information



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LUZAP #894

VERIFICATION OF CONSISTENCY WITH § 656.341(c)(2)(i) PUD SITE PLAN REQUIREMENTS

As set forth in more detail below, the July 23, 2015 conceptual site plan (the "Site Plan") submitted with the Town Center Exchange PUD Application (the "PUD") materially satisfies the requirements of § 656.341(c)(2)(i) when considered in conjunction with the PUD written description (the "Written Description").

(A) *The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.*

The Site Plan's depicts the adjacent water body. There are no significant variations of elevation or unique natural features. As shown on the Site Plan, the parcel was managed for timber, but has recently been harvested.

(B) *The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s) in accordance with the following format:*

*Total gross acreage
Amount of each different land use by acreage
Total number and type of dwelling units by each type of same
Total amount of active recreation and/or open space
Total amount of passive open space
Amount of public and private rights of way
Maximum coverage of buildings and structures*

The PUD proposes a mix of uses with a land use exchange table and no restriction on the internal arrangement of uses. The proposed development densities and intensities are set forth in Section IV.A. of the Written Description, and the non-residential floor area is set forth in the land use exchange table in Section IV.A. and in the development standards in Section IV.B.2-5. of the Written Description. PUD Exhibit F provides the "legend" information. The Site Plan depicts the location of proposed uses by proposed development parcel.

(C) *The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights of way and paving widths. In addition, all existing and proposed rights of way, driveways and median openings (if any) within six hundred sixty feet of the proposed development.*

The Site Plan shows the existing vehicular circulation system in the adjacent area. There is no existing vehicular circulation system on site. The proposed internal vehicular circulation system has not been determined at this time. The Site Plan depicts a pedestrian circulation system permitting connectivity to the St. Johns Town Center, including a continuation of the multi-use path approved by Ord. 2015-222-E. The proposed points of ingress/egress to the development are shown on the Site Plan. The Written Description provides that the internal

roads will meet applicable code requirements for private roads, including rights of way and driveway widths. The Site Plan depicts all rights of way, driveways and median openings within 660 feet of the proposed development.

(D) Site plan(s), map(s), drawing(s), traffic studies and/or other studies and reports, as may be requested by the Department.

No such additional materials have been requested by the Department.

Additional Information:

1. End users are unknown at this time. The Site Plan provides sufficient flexibility such that PUD modifications will not be required at the time of verification(s) of substantial compliance.
2. The level of detail on the Site Plan is consistent with that shown on the site plan approved for the property immediately adjacent to the south by Ordinance 2015-222-E.

