

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

**APPLICATION FOR REZONING ORDINANCE 2015-0586**

**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 **2015-0586** to Planned Unit Development.

***Location:*** 0 Ker-Del Road South, 5654 Dunn Avenue and 5330 Dunn Avenue; between Farm Bureau Road and Interstate 295

***Real Estate Number(s):*** a portion of 020032-0000, 004303-0000, and 004297-0000

***Current Zoning District:*** Planned Unit Development (PUD), Residential Rural-Acre (RR-Acre) and Commercial Community/General-1 (CCG-1)

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

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** North - 6

***City Council District:*** The Honorable Katrina Brown, District 8

***Planning Commissioner:*** Lisa King

***Applicant/Agent:*** Paul Harden, Esq.  
Law Office of Paul M. Harden  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

***Owner(s):*** Citizens State Bank  
Willis Keene  
PO Box 1280  
Fernandina Beach, Florida 32035

Dayspring Baptist Church  
5654 Dunn Avenue  
Jacksonville, Florida 32218

Faith Baptist Church of Jacksonville, Inc.  
5330 Dunn Avenue  
Jacksonville, Florida 32218

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Planned Unit Development **2015-0586** seeks to rezone approximately 169.60 acres of land from Planned Unit Development (PUD), Residential Rural-Acre (RR-Acre) and Commercial Community/General-1 (CCG-1) to PUD. The rezoning to PUD is being sought to permit development of the subject property as a 317 lot single family residential subdivision. The subject property is located at 5654 Dunn Avenue and 5330 Dunn Avenue between Farm Bureau Road and Interstate 295. There are existing single family subdivision developments to both the east (zoned PUD) and west (zoned RLD-60) of the property as well as large parcels of vacant and undeveloped land to the north, south, east, and west.

**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 Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The LDR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site. This PUD proposes a gross density of 1.88 dwelling units to the acre and will have full urban services available to the site.

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

Principal Uses: Single family and Multi-family dwellings; Commercial retail sales and service establishments when incorporated into mixed use developments which utilize the Traditional Neighborhood Development (TND) concept and such uses are limited to 25 percent of the TND site area; and other uses associated with and developed as an integral component of TND.

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

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.

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

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

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

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

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

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR).

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

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

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

**FLUE Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate

combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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

The proposed PUD differs from the usual application of the Zoning Code because it contains a unified development plan incorporating similar design themes and other development criteria. The creation of a master planned development affords an efficient use of the land. The site is designed around and along wetland areas with limitations on site development in consideration of wetlands. Substantially more open space will be provided than from the usual application of the zoning code

*(2) Consistency with the Concurrency Mobility and Management System*

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

*(3) Allocation of residential land use*

This proposed Planned Unit Development intends to utilize lands for a single family development. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

The Duval County School Board reviewed this application submittal and has the following comments:

1. Student generation by the proposed change (317 residential units) – 106 students
2. Schools affected – Dinsmore ES – currently at 86% capacity; Highlands MS – currently at 64% capacity; Ribault HS – currently at 90% capacity.

*(4) Internal compatibility*

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed PUD will provide recreation/common areas for the community at a ratio of a minimum of 1 acre per every 100 lots. In addition, ponds and wetlands will comprise a large portion of the site providing additional passive open space.

Traffic and pedestrian circulation patterns: The PUD proposes one access point off of Dunn Avenue and will contain sidewalks which meet the 2030 Comprehensive Plan. The final location of the access point is subject to the review of the FDOT and the Development Services Division.

The proposed PUD contains limitations on the uses permitted on the property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, recreation and open space and other requirements relating to common areas and vehicular and pedestrian traffic. The final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.

The use and variety of building setback lines, separations, and buffering: The proposed PUD written description contains development standards which are the same as the current Zoning Code requirements for the RLD-50 zoning district. The development will be required to provide shade trees, landscape buffers, and tree mitigation meeting the minimum standards of the City of Jacksonville Landscape and Tree Protection Regulations. The PUD contains limitations on the uses permitted on the property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, recreation and open space and other requirements relating to common areas and vehicular and pedestrian traffic.

Signage: The applicant proposes one (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height. Signs may be internally or externally illuminated. Directional signs not exceeding a maximum of four (4) square feet in area. Other signs shall be meet be in accordance with Part 13 of the Zoning Code.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of any use within the proposed Planned Unit Development: The proposed development will cluster building sites on the upland; thereby allowing for preservation of existing wetlands.

*(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 project is within an area where residential development dominates the area. If approved as conditioned the PUD would add another subdivision with flexibility in the location, type and size of the homes to the community and increase the housing options in/for the area.

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

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	LDR/RPI	PUD/RR-Acre/CCG-1	Church/SF homes
South	LDR	RR-Acre	Undeveloped land/SF homes
East	LDR	RR-Acre	Undeveloped land/SF homes
West	LDR	RLD-60	SF residential development

*(6) Intensity of Development*

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

The existing residential density and intensity of use of surrounding lands: The use is consistent with the residential density and intensity of surrounding lands. This PUD proposes a gross density of 1.88 dwelling units to the acre and over 15 acres of recreational and passive open space, and differs from the usual application of the Zoning Code because it contains a significant amount of wetlands on the site and will be designed around and along wetland areas which limits site development in consideration of wetlands. Substantially more open space will be provided for than with the usual application of the zoning code. It will afford a development with a different option of single family lot sizes within a residential community in keeping with the area's pattern of development.

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

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

The PUD will provide a recreation/common area for the community of at least 3.25 acres in size. In addition, ponds and wetlands will comprise over 15 acres, providing additional passive open space.

*(8) Impact on wetlands*

Surveying of a 2004 Geographical Information Systems shape file did identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

The Peacock Consulting Group conducted a wildlife assessment survey of the subject property in July of 2015. This survey concludes that no protected species of wildlife were observed on the subject property or are known to occur on the subject property. There may be incidental foraging by listed wading birds in some scattered open areas in some of the wetlands and ditches. However, this habitat type will remain after development of the site. Therefore, the proposed development

should not have any adverse impact to listed species of wildlife onsite, or on immediately adjacent property. A complete copy of the report is attached to/with the rezoning application.

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

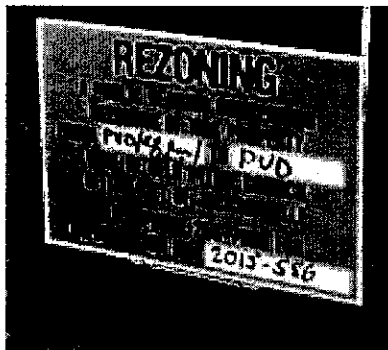
The written description indicated the site will be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

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

### SUPPLEMENTAL INFORMATION

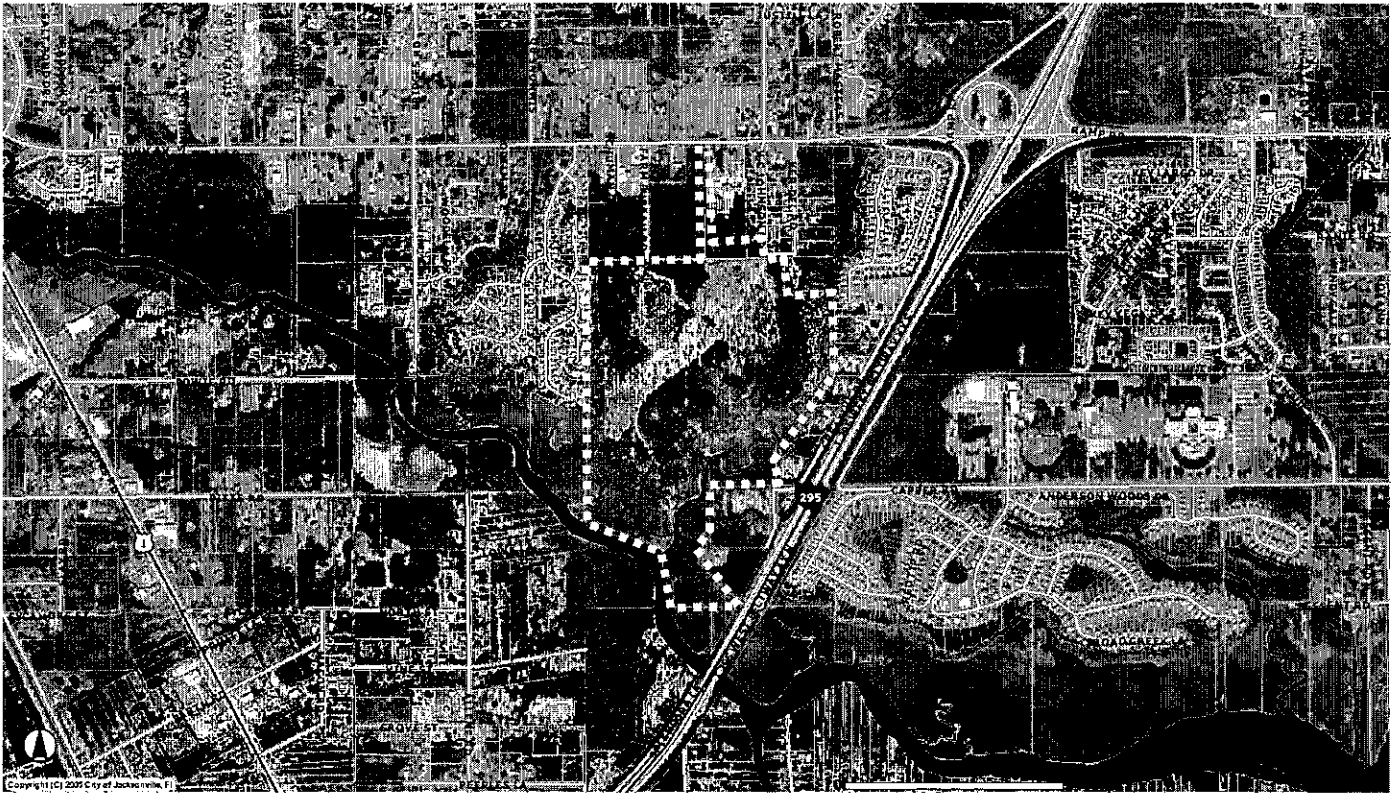
Upon visual inspection of the subject property on September 2, 2015 the required Notice of Public Hearing signs were posted.



### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-0586 be **APPROVED** with the following exhibits:

1. The original legal description dated April 14, 2015.
2. The original written description dated July 7, 2015
3. The original site plan dated July 23, 2015
4. The development shall proceed in accordance with the Development Services Division memorandum dated August 31, 2015 or as otherwise approved by the Planning and Development Department.



**Aerial view of the subject site facing north**



**The subject site on the right facing east along Dunn Avenue**





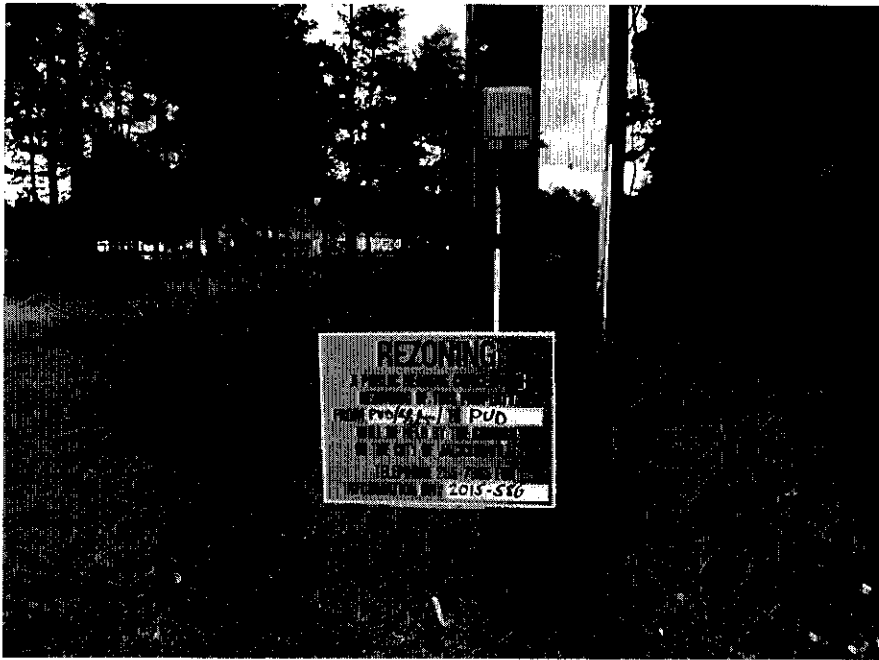
The subject site on the right facing east along Dunn Avenue



The subject site facing south from Dunn Avenue



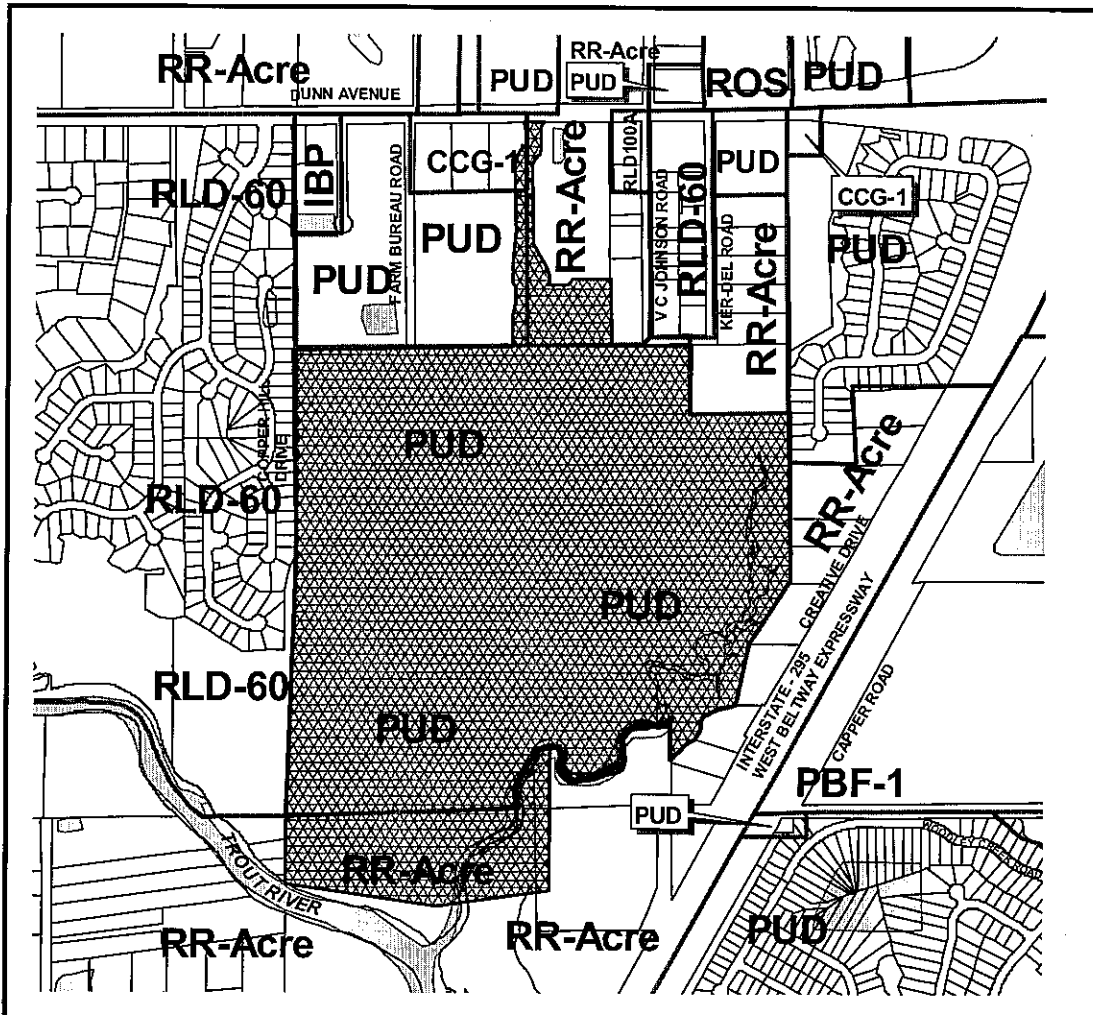
**The subject site on the left facing west along Dunn Avenue**



**The subject site facing south from Dunn Avenue**



**The subject site facing south from Dunn Avenue**



<p>REQUEST SOUGHT:</p> <p><b>FROM:</b> PUD, PUD, RR-Acre &amp; CCG-1</p> <p><b>TO:</b> PUD</p>		<p>N W E S</p> <p>000 Feet</p> <p>COUNCIL DISTRICT: <b>8</b></p>
<p>ORDINANCE NUMBER: <b>ORD-2015-0586</b></p>	<p>TRACKING NUMBER: <b>T-2015-0871</b></p>	<p><b>Exhibit 2</b></p>

DEVELOPMENT SERVICES



August 31, 2015

**MEMORANDUM**

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

FROM: Lisa King  
Traffic Technician Senior

Subject: **Osprey Landing PUD  
R-2015-0586 fka R-2010-0652**

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

1. Dunn Avenue is a FDOT maintained roadway. Number, design and location of accesses, as well as any required offsite improvements will be determined and permitted through FDOT.
2. There shall be no access to VC Johnson Road and/or Ker Del Road.
3. Roadways shall meet the design standards of Section 3 of the Land Development Procedures Manual and Section 654 of the Subdivision Code.
4. There shall be no gates/gate house on any roadways proposed to be dedicated public roads.
5. If roadways will be private, then provide a public turn around area prior to gates.
6. Subdivision entrance signs shall be located in accordance with the current sign laws.

**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.



**Florida Department of Transportation**

**RICK SCOTT  
GOVERNOR**

2198 Edison Avenue MS 2806  
Jacksonville, FL 32204-2730

**JIM BOXOLD  
SECRETARY**

September 9, 2015

Andy Hetzel  
Senior Planner  
Planning & Development Department  
Ed Ball Building  
214 N. Hogan Street, Suite 300  
Jacksonville, Florida 32202

**RE: Osprey Landing PUD – COJ ORD 2015-086**

**Introduction**

Osprey Landing PUD is a proposed PUD with 317 single-family units on 169.6 acres. The proposal is to create a unified development plan / creation of a master planned development by rezoning from existing PUD, RR-Acre and CCG-1 zoning to PUD. The current land use is LDR/CGC and the 2030 FLUM designates this property as LDR.

The access is proposed from SR 104 (Dunn Avenue) via an existing church driveway, just west of V C Johnson Road.

**Trip Generation**

The proposed PUD will have a maximum of 317 single-family units on 169.6 acres. Table 1 shows the trip generation rates based on ITE's *Trip Generation Manual, 9th Edition*.

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trip Rate	AM Peak Trip Rate	PM Peak Trip Rate
Single-Family Detached	210	47	DU	9.52	0.75	1.00

### Programmed Improvements

There are no programmed capacity projects in the vicinity of the project.

### Evaluation of Impacts to State Facilities

#### Accessibility

The applicant's site plan shows project access to SR 104 (Dunn Avenue) via an existing church driveway, just west of V C Johnson Road. The applicant will need to coordinate with FDOT to ensure the proposed access point operates satisfactorily in both AM and PM peak hours and provides required lanes and storage accordingly.

#### Roadway Capacity

Table 2 shows the peak hour and maximum level of service volumes for the affected state roads according to FDOT's *2014 Florida State Highway System Level of Service Report* dated June 2015.

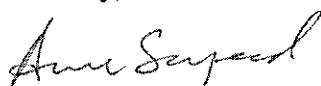
**Table 2**

Roadway	Map ID	Segment	Lanes	LOS Standard	Maximum Service Volume	2014 Peak Hour Volume	LOS
SR 104	186	New Kings Road to I-295	2/U	D	2,170	968	C
SR 104	187	I-295 to Lem Turner Road	4/D	D	3,580	1,588	C
I-295	49	SR 15/US 1 (New Kings Road) to SR 104 (Dunn Avenue)	4/D	D	6,700	4,770	C
I-295	50	SR 104 (Dunn Avenue) to SR 115 (Lem Turner Road)	4/D	D	6,700	4,590	C

The facilities mentioned in Table 2 have sufficient capacity to accommodate the trips from the project.

As mentioned in this report, the applicant will need to coordinate with FDOT access management regarding the proposed access point to ensure safe and adequate laneage, storage and deceleration lanes at this intersection based on posted roadway speed limits. If there are any questions concerning FDOT's review, please contact me at (904) 360-5647 or [Ameera.Sayeed@dot.state.fl.us](mailto:Ameera.Sayeed@dot.state.fl.us).

Sincerely,



Ameera Sayeed, AICP, GISP  
FDOT D2 Growth and Development/Modeling Supervisor

Cc.	Sean Kelly, P.E.	FDOT Jacksonville Maintenance Permits Engineer
	Tom Cavin, P.E.	FDOT District Two Access Management Engineer
	Nathan Lee, P.E.	FDOT District wo Permits Engineer



## Application For Rezoning To PUD

### Planning and Development Department Info

Ordinance # 2015-0586 Staff Sign-Off/Date AH / 07/27/2015

Filing Date 08/25/2015 Number of Signs to Post 2

### Hearing Dates:

1st City Council 09/22/2015 Planning Commission 09/17/2015

Land Use & Zoning 10/06/2015 2nd City Council N/A

Neighborhood Association EDEN GROUP, INC.

Neighborhood Action Plan/Corridor Study N/A

### Application Info

Tracking # 871 Application Status PENDING  
Date Started 06/16/2015 Date Submitted 06/16/2015

### General Information On Applicant

Last Name	First Name	Middle Name
HARDEN	PAUL	M.

### Company Name

LAW OFFICE OF PAUL M. HARDEN

### Mailing Address

501 RIVERSIDE AVENUE, SUITE 901

City	State	Zip Code
JACKSONVILLE	FL	32202

Phone	Fax	Email
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
KEENE	WILLIS	

### Company/Trust Name

CITIZENS STATE BANK; KINGSLAND, GA 31548 C/O POOLE & POOLE, PA

### Mailing Address

P.O. BOX 1280

City	State	Zip Code
FERNANDINA BEACH	FL	32035

Phone	Fax	Email
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Last Name	First Name	Middle Name
WESTTON	BENNIE	

### Company/Trust Name

DAYSRING BAPTIST CHURCH, INC.

### Mailing Address

5654 DUNN AVENUE

**City** JACKSONVILLE **State** FL **Zip Code** 32218

**Phone** **Fax** **Email**

**Last Name** MILES **First Name** JAMES **Middle Name**

**Company/Trust Name**  
FAITH BAPTIST CHURCH OF JACKSONVILLE, INC.

**Mailing Address**  
5330 DUNN AVENUE

**City** JACKSONVILLE **State** FL **Zip Code** 32218

**Phone** **Fax** **Email**

**Property Information**

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	020032 0000	8	6	PUD	PUD
Map	004303 0000	8	6	PUD	PUD
Map	004297 0000	8	6	RR-ACRE	PUD
Map	004303 0000	8	6	CCG-1	PUD

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

**Existing Land Use Category**

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 169.60

Development Number

Proposed PUD Name OSPREY LANDING PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**

WEST OF I-295, NORTH OF THE TROUT RIVER

House #	Street Name, Type and Direction	Zip Code
0	KER-DEL RD S	32218

**Between Streets**

FARM BUREAU ROAD and I-295

**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**  
**169.60 Acres @ \$10.00 /acre:** \$1,700.00
- 3) Plus Notification Costs Per Addressee**  
**167 Notifications @ \$7.00 /each:** \$1,169.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$4,869.00

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

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION

(SEE SHEETS 3 AND 4 FOR SKETCHES)

A portion of the South 1/2 of the Northeast 1/4, together with the North 1/2 of the Southeast 1/4, together with a portion of Farm Lots 18 and 31, Dinsmore Farms (unrecorded), all lying within Section 7, Township 1 South, Range 26 East, Duval County, Florida, being more particularly described as follows: COMMENCING at the Northeast corner of said Section 7, said point being situate on the centerline of Dunn Avenue (a 100 foot right of way); thence South 00°51'02" East, along the East line of said Section 7 and along the Westerly line of those certain lands recorded in Official Records Book 10527, Page 822 and along the West line of White Oak Trail as recorded in Plat Book 36, Pages 41 through 41F, inclusive, both of the Current Public Records of said County, 1719.74 feet to the Southeast corner of those certain lands recorded in Official Records Volume 11844, Page 1856 of said Current Public Records, for a POINT OF BEGINNING; thence continue South 00°51'02" East continuing along said Easterly line of Section 7, a distance of 915.82 feet to a point hereinafter referred to as Reference Point "A"; thence South 36°33'57" West, 1,138.29 feet to a point hereinafter referred to as Reference Point "B"; returning to said Reference Point "A", continue South 00°51'02" East, along said Easterly line of Section 7, a distance of 52.12 feet to the Southwest corner of those certain lands recorded in Official Records Book 7722, Page 1848 of said Current Public Records to the approximate edge of marsh of Halls Branch (also referred to as Half Creek); thence Southwesterly along the edge of said marsh and following the meanderings thereof, 1500 feet, more or less, to its intersection with the East line of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 7; thence North 00°33'58" West, along said last mentioned line, 150 feet, more or less, to said aforementioned Reference Point "B"; thence run South 80°37'40" West, 671.58 feet to a point situate on the West line of said Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 7 and a point hereinafter referred to as Reference Point "C"; returning to said Reference Point "B", continue North 00°33'58" West, along said East line of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4, a distance of 46 feet, more or less, to the waters of said Halls Branch; thence Southwesterly, Westerly and Northwesterly along said waters of Halls Branch, 1050 feet, more or less, to a point situate on said West line of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4; thence South 00°23'38" East, along said last mentioned line, 20 feet, more or less, to said Reference Point "C"; thence continue South 00°23'38" East, along said last mentioned line, and along the East line of said Farm 18, a distance of 750.00 feet; thence South 81°33'54" West, 622.74 feet; thence North 79°43'20" West, 815.80 feet to a point situate on the West line of said Farm 31, the same being the West line of said Southeast 1/4 of Section 7; thence North 00°46'27" West, along said last mentioned line and along the West line of said South 1/2 of the Northeast 1/4 and along the East line of Copperhill Unit Two, as recorded in Plat Book 44, Pages 84, 84A and 84B of said Current Public Records, a distance of 3000.00 feet to the Northwest corner of said South 1/2 of the Northeast 1/4; thence North 89°18'03" East, along the North line of said South 1/2 of the Northeast 1/4, a distance of 2225.82 feet to the Northwest corner of said lands in Official Records Book 11844, Page 1856; thence South 00°50'17" East, along the West line of said last mentioned lands, 399.88 feet to the Southwest corner thereof; thence North 89°09'39" East, along the South line of said last mentioned lands, 549.80 feet to the POINT OF BEGINNING.

Containing 162.5879 acres, more or less.

Being the same lands as described as all of Parcel "1" and a portion of Parcel "2" recorded in Official Records Book 12333, Page 296 of said Current Public Records.

(SEE SHEET 2 FOR CONTINUATION)

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

SHEET 1 OF 4

**NOTES**

1. Boundaries are based on the SOUTHERLY R/W LINE OF DUNN AVENUE (N89°15'26"E).
2. This is a SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)
3. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
4. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown herein.

**LEGEND**

- DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC. DENOTES IRON PIPE FOUND (NONE)

DATE 4-14-15  
 SCALE -  
 JOB No. 2014-129-10  
 F.B. -  
 page -  
 Comp. File 14-129.dwg  
 Drawn by WJM

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	ORL	Oriented Lines
R/W	Right of Way	(L.M.)	Field Measured
O.R.V.	Official Records Volume	Nm	Noted equals
D.B.	Deed Book	As	Arc Length equals
Pg.	Page	Ch	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	∠	Delta or Central Angle equals
Esmt	Easement	IP	Iron Pipe
		Conc.	Concrete

**RICHARD A. MILLER & ASSOCIATES, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 6701 BEACH BOULEVARD, SUITE 200  
 JACKSONVILLE, FLORIDA 32216  
 Fax (904) 721-5758  
 Tele. (904) 721-1225

THIS IS TO CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 33-10, (formerly CHAPTER 31C17-4), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

BY:   
 WILLIAM J. MELROSE, STATE OF FLORIDA, REGISTERED  
 LAND SURVEYSOR, CERTIFICATE No. 5843

4/14/2015  
 Exhibit 1

# MAP SHOWING SKETCH AND LEGAL DESCRIPTION

(SEE SHEETS 3 AND 4 FOR SKETCHES)

TOGETHER WITH

PARCEL "A":

A portion of Farms 9 and 10, as shown on the unrecorded plat of Dinsmore Farms, and also lying in the North 1/2 of Northeast 1/4 of Section 7, Township 1 South, Range 26 East of the Current Public Records of Duval County, Florida, and being a portion of those certain lands recorded in Official Records Volume 5940, Page 425 of the Current Public Records of said County, and being more particularly described as follows: BEGINNING at the Northwest corner of said lands in Official Records Volume 5940, Page 425, said point being situate on the Southerly right of way line of Dunn Avenue (a 100 foot right of way as now established) and being situate on the West line of said Farm 9, said point also lying South 89°15'26" West, 636.00 feet from the Westerly right of way line of V.C. Johnson Road (a 60 foot right of way as now established); thence North 89°15'26" East along said Southerly right of way line of Dunn Avenue, 97.64 feet; thence South 00°44'34" East, 7.50 feet to a point of cusp of a curve concave Southeasterly and having a radius of 17.50 feet; thence Southwesterly around and along the arc of said curve, 27.52 feet, said arc being subtended by a chord bearing and distance of South 44°12'02" West, 24.77 feet to the point of tangency of said curve; thence South 00°51'23" East, 93.04 feet to the point of curvature of a curve concave Westerly and having a radius of 137.50 feet; thence Southerly around and along the arc of said curve, 101.60 feet, said arc being subtended by a chord bearing and distance of South 20°18'46" West, 99.31 feet to a point of reverse curvature of a curve concave Easterly and having a radius of 62.50 feet; thence Southerly around and along the arc of said curve, 46.18 feet, said arc being subtended by a chord bearing and distance of South 20°18'46" West, 45.14 feet to the point of tangency of said curve; thence South 00°51'23" East, 434.25 feet; thence South 28°53'53" East, 153.66 feet to the point of curvature of a curve concave Westerly and having a radius of 101.00 feet; thence Southerly around and along the arc of said curve, 103.02 feet, said arc being subtended by a chord bearing and distance of South 02°27'27" East, 98.61 feet to a non-tangent point; thence North 89°15'26" East, 117.98 feet; thence North 38°20'44" East, 41.80 feet; thence North 89°15'26" East, 209.95 feet to a point on the Westerly line of lands described in Official Records Volume 4107, Page 984 of said Public Records; thence South 00°44'37" East along said Westerly line, 381.42 feet to the Southwest corner of said lands and a point situate on the South line of said Farm 10; thence South 89°18'03" West, along the South line of said Farm 10, a distance of 461.22 feet to the Southwest corner of said Farm 10; thence North 00°38'39" West, along the West line of said Farm 10 and along the West line of said Farm 9, a distance of 1269.78 feet to the POINT OF BEGINNING.

Containing 5.0200 acres, more or less.

TOGETHER WITH

PARCEL "B":

A portion of Farms 23 and 24, as shown on the unrecorded plat of Dinsmore Farms, and also lying in the North 1/2 of the Northeast 1/4 of Section 7, Township 1 South, Range 26 East, of the Current Public Records of Duval County, Florida, and being a portion of those certain lands recorded in Official Records Book 10263, Page 827 (Parcel 1) of the Current Public Records of said County and all being more particularly described as follows: BEGINNING at the Northeast corner of said lands in Official Records Book 10263, Page 827, said point being situate on the Southerly right of way line of Dunn Avenue (a 100 foot right of way as now established) and being situate on the East line of said Farm 24, said point lying South 89°15'26" West, 636.00 feet from the Westerly right of way line of V.C. Johnson Road (a 60 foot right of way as now established); thence South 00°38'39" East, along the East line of said Farm 24 and the East line of said Farm 23, and along the East line of said last mentioned lands, 1269.78 feet to the Southeast corner thereof, the same being the Southeast corner of said Farm 23; thence South 89°18'03" West, along the South line of said Farm 23, a distance of 89.32 feet; thence North 00°51'23" West, 152.89 feet to the point of curvature of a curve concave Easterly and having a radius of 212.50 feet; thence Northerly around and along the arc of said curve, 81.78 feet, said arc being subtended by a chord bearing and distance of North 10°10'08" East, 81.28 feet to a point of reverse curvature of a curve concave Westerly and having a radius of 87.50 feet; thence Northerly around and along the arc of said curve 33.67 feet, said arc being subtended by a chord bearing and distance of North 10°10'08" East, 33.47 feet to the point of tangency of said curve; thence North 00°51'23" West, 68.28 feet to the point of curvature of a curve concave Westerly and having a radius of 9.50 feet; thence Northerly around and along the arc of said curve, 5.44 feet, said arc being subtended by a chord bearing and distance of North 17°14'56" West, 5.36 feet to a point of reverse curvature of a curve concave Easterly and having a radius of 103.50 feet; thence Northerly around and along the arc of said curve 59.22 feet, said arc being subtended by a chord bearing and distance of North 17°14'56" West, 58.42 feet to the point of tangency of said curve; thence North 00°51'23" West, 85.03 feet; thence North 04°51'15" East, 180.90 feet; thence North 00°51'23" West, 356.59 feet to the point of curvature of a curve concave Easterly and having a radius of 162.50 feet; thence Northerly around and along the arc of said curve, 107.46 feet, said arc being subtended by a chord bearing and distance of North 18°05'21" East, 105.52 feet to a point of reverse curvature of a curve concave Westerly and having a radius of 37.50 feet; thence Northerly around and along the arc of said curve, 24.80 feet, said arc being subtended by a chord bearing and distance of North 18°05'21" East, 24.35 feet; thence North 89°08'37" East, 25.00 feet; thence North 00°51'23" West, 105.14 feet to the point of curvature of a curve concave Southwesterly and having a radius of 17.50 feet; thence Northwestery around and along the arc of said curve, 27.45 feet, said arc being subtended by a chord bearing and distance of North 45°47'58" West 24.72 feet to a non-tangent point; thence North 00°44'34" West, 7.50 feet to a point situate on said Southerly right of way line of Dunn Avenue; thence North 89°15'26" East, along said Southerly right of way line, 22.36 feet to the POINT OF BEGINNING.

Containing 1.9885 acres, more or less.

SHEET 2 OF 4

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY		LEGEND	DATE
<b>P.C.P.</b>	Permanent Control Point	⊙	4-14-15
<b>P.R.M.</b>	Permanent Reference Monument	⊙	SCALE
<b>P.O.B.</b>	Point of Beginning	○	JOB No. 2014-129-10
<b>P.C.</b>	Point of Curvature	○	F.B.
<b>P.T.</b>	Point of Tangency	○	page
<b>P.R.C.</b>	Point of Reverse Curvature	○	Comp. File 14-129.dwg
<b>P.I.</b>	Point of Intersection	○	Drawn by WMM
<b>R/W</b>	Right of Way		
<b>O.R.V.</b>	Official Records Volume		
<b>O.S.</b>	Used Book		
<b>Pg.</b>	page		
<b>B.R.L.</b>	Building Restriction Line		
<b>E.</b>	Easement		
<b>L.S.</b>	Licensed Business		
<b>R.L.S.</b>	Registered Land Surveyor		
<b>J.E.A.</b>	Jacksonville Electric Authority		
<b>E.Q.</b>	Equipment		
<b>A/C</b>	Air Conditioner		
<b>C.A.T.V.</b>	Cable Television		
<b>O.H.</b>	Overhead Lines		
<b>(F.M.)</b>	Field Measured		
<b>R=</b>	Radius equals		
<b>L=</b>	Arc Length equals		
<b>Ch=</b>	Chord Bearing & Distance equals		
<b>Δ=</b>	Delta or Central Angle equals		
<b>I.P.</b>	Iron Pipe		
<b>Conc.</b>	Concrete		
		<b>RICHARD A. MILLER &amp; ASSOCIATES, INC.</b>	
		PROFESSIONAL LAND SURVEYORS	
		6701 BEACH BOULEVARD, SUITE 200	Fax (904) 721-5758
		JACKSONVILLE, FLORIDA 32216	Tele. (904) 721-1226

4/14/2015

Exhibit 1

EXHIBIT A

Property Ownership Affidavit

Date: 1/6/14

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

Re: Ownership Certification

Gentleman:

I, Citizens State Bank; Kingsland, GA 31548 hereby certify that I am the  
Owner of the property described in the attached legal description, Exhibit 1 in connection with  
filing application(s) for FUD rezoning  
submitted to the Jacksonville Planning and Development Department.

Willis R. Keene Jr.  
Willis R. Keene Jr.  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 6<sup>th</sup> day of  
January (month), 2014 (year) by Willis R. Keene Jr  
who is personally known to me or has produced \_\_\_\_\_  
as identification.

Terri Jo Lance  
(Notary Signature)



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## Detail by Entity Name

### Foreign Profit Corporation

CITIZENS STATE BANK (GEORGIA)

### Cross Reference Name

CITIZENS STATE BANK

### Filing Information

Document Number	F07000004551
FE/EIN Number	58-0532517
Date Filed	09/11/2007
State	GA
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/04/2010

### Principal Address

201 EAST KING STREET  
KINGSLAND, GA 31548

### Mailing Address

P.O. BOX 1355  
KINGSLAND, GA 31548

Changed: 05/04/2010

### Registered Agent Name & Address

CROSBY, BETTY  
715 CENTRE STREET  
FERNANDINA BEACH, FL 32034

Name Changed: 05/04/2010

Address Changed: 05/04/2010

### Officer/Director Detail

#### Name & Address

Title SRVP

CROSBY, BETTY

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## Title VP

BROWNING, LISA  
201 EAST KING STREET  
KINGSLAND, GA 31548

## Title D

BENNETT, PAUL  
201 EAST KING STREET  
KINGSLAND, GA 31548

## Title VP

Keene, Willis  
P.O. BOX 1355  
KINGSLAND, GA 31548

**Annual Reports**

Report Year	Filed Date
2013	01/18/2013
2014	02/24/2014
2015	01/30/2015

**Document Images**

<u>01/30/2015 -- ANNUAL REPORT</u>	View image in PDF format
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<u>09/11/2007 -- Foreign Profit</u>	View image in PDF format

**EXHIBIT A - Property Ownership Affidavit**

Date: May 27, 2015

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

Re: Property Owner Affidavit for the following site location:  
5654 Dunn Ave. RE 004303 0000

To Whom it May Concern:

I Bennie Weston hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Osprey Landing PUD submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By \_\_\_\_\_

Print Name: \_\_\_\_\_

If Owner is Corporate Entity:\*

Print Corporate Name:

Dayspring Baptist Church Inc

By Bennie J. Weston

Print Name: BENNIE J. WESTON

Its: CHAIRMAN OF TRUSTEE

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 27 day of May 2015 ~~2014~~, by Bennie J. Weston, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Terri L. Williams

(Signature of NOTARY PUBLIC)

Terri L. Williams

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: Sept 5, 2018



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## Detail by Entity Name

### Florida Non Profit Corporation

DAYSPRING BAPTIST CHURCH, NC.

### Filing Information

Document Number	763734
FEI/EIN Number	592458692
Date Filed	06/17/1982
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/03/2012
Event Effective Date	NONE

### Principal Address

5654 DUNN AVENUE  
JACKSONVILLE, FL 32218

Changed: 10/13/2006

### Mailing Address

5654 DUNN AVENUE  
JACKSONVILLE, FL 32218

Changed: 10/13/2006

### Registered Agent Name & Address

WILLIAMS, TERRIL  
5654 DUNN AVE  
JACKSONVILLE, FL 32218

Name Changed: 04/08/2009

Address Changed: 04/23/2004

### Officer/Director Detail

#### Name & Address

Title Chairman of Trustees

WESTON, BENNIE, J

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State of Florida, Department of State

JACKSONVILLE, FL 32208

Title Trustee

HOFF, HENRY  
 11084 ARROWBROOK LANE  
 JACKSONVILLE, FL 32221

Title Clerk, Secretary

BULLOCK, JUDY Y  
 3830 MILLPOINT DRIVE  
 JACKSONVILLE, FL 32257

Title Trustee

BLUE, PATRICIA W  
 6196 RAINTREE ROAD  
 JACKSONVILLE, FL 32277

Title Trustee

ODAMS, PATRICIA L  
 12375 VC Johnson Road  
 Jacksonville, FL 32218

Title Trustee

OLIVER, CHERYL E  
 8619 Bermuda Road  
 Jacksonville, FL 32208

**Annual Reports**

Report Year	Filed Date
2013	02/07/2013
2014	02/18/2014
2015	03/25/2015

**Document Images**

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<u>09/19/2011 -- Amended and Restated Articles</u>	View image in PDF format
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<u>04/05/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/2009 -- ANNUAL REPORT</u>	View image in PDF format

**EXHIBIT A - Property Ownership Affidavit**

Date: 6-16-15

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

Re: Property Owner Affidavit for the following site location:  
Osprey Landing PUD

To Whom it May Concern:

I, James D. Miles, III hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

Faith Baptist Church of Jacksonville, Inc.

By \_\_\_\_\_

By James D. Miles III

Print Name: \_\_\_\_\_

Print Name: James D. Miles, III

Its: President

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

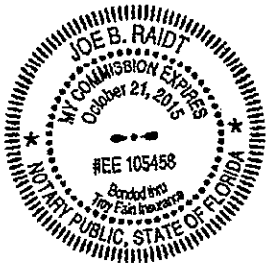
Sworn to and subscribed and acknowledged before me this 16<sup>TH</sup> day of JUNE 2015 by James D. Miles, III as President of Faith Baptist, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Joe B. Raidt  
(Signature of NOTARY PUBLIC)

JOE B. RAIDT  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: Oct. 21, 2015



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## Detail by Entity Name

### Florida Non Profit Corporation

FAITH BAPTIST CHURCH OF JACKSONVILLE, INC.

### Filing Information

Document Number	730858
FEI/EIN Number	591555388
Date Filed	10/04/1974
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/08/2007

### Principal Address

5330 DUNN AVENUE  
JACKSONVILLE, FL 32218

Changed: 03/08/2000

### Mailing Address

5330 DUNN AVENUE  
JACKSONVILLE, FL 32218

Changed: 03/08/2000

### Registered Agent Name & Address

MILES, JAMES D  
11432 V C JOHNSON ROAD  
JACKSONVILLE, FL 32218

Name Changed: 10/08/2007

Address Changed: 10/08/2007

### Officer/Director Detail

#### Name & Address

#### Title P

MILES, JAMES D  
11432 V C JOHNSON ROAD

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State of Florida, Department of State

Title S

Snowden, Nancy G  
 10550 Dove Lane  
 JACKSONVILLE, FL 32218

Title T

CLARK, STEVEN E  
 10299 PLUMMER ROAD  
 JACKSONVILLE, FL 32219

Title Secretary

Miles, Cheryl L  
 11432 V C Johnson Road  
 Jacksonville, FL 32218

Annual Reports

Report Year	Filed Date
2013	04/11/2013
2014	04/18/2014
2015	03/16/2015

Document Images

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<u>03/08/2000 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/19/1999 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/03/1998 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/18/1997 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>

**EXHIBIT B**

**Agent Authorization**

Date: 1/6/14

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

Re: Agent Authorization for the following site location:

\_\_\_\_\_

Gentleman;

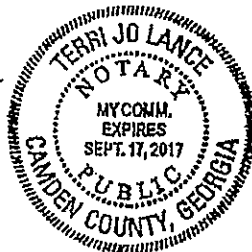
You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for PUD Rezoning for the above referenced property and in connection with such authorization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

  
\_\_\_\_\_  
(Willis Keene (Owner's Signature))

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 6<sup>th</sup> day of January (month), 2014 (year) by Willis Keene, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
(Notary Signature)





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DIVISION OF CORPORATIONS**

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## Detail by Entity Name

### Foreign Profit Corporation

CITIZENS STATE BANK (GEORGIA)

### Cross Reference Name

CITIZENS STATE BANK

### Filing Information

Document Number	F07000004551
FEI/EIN Number	58-0532517
Date Filed	09/11/2007
State	GA
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/04/2010

### Principal Address

201 EAST KING STREET  
KINGSLAND, GA 31548

### Mailing Address

P.O. BOX 1355  
KINGSLAND, GA 31548

Changed: 05/04/2010

### Registered Agent Name & Address

CROSBY, BETTY  
715 CENTRE STREET  
FERNANDINA BEACH, FL 32034

Name Changed: 05/04/2010

Address Changed: 05/04/2010

### Officer/Director Detail

#### Name & Address

Title SRVP

CROSBY, BETTY

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State of Florida, Department of State

## Title VP

BROWNING, LISA  
201 EAST KING STREET  
KINGSLAND, GA 31548

## Title D

BENNETT, PAUL  
201 EAST KING STREET  
KINGSLAND, GA 31548

## Title VP

Keene, Willis  
P.O. BOX 1355  
KINGSLAND, GA 31548

**Annual Reports**

Report Year	Filed Date
2013	01/18/2013
2014	02/24/2014
2015	01/30/2015

**Document Images**

<u>01/30/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/24/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/18/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/04/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/04/2010 -- Reinstatement</u>	View image in PDF format
<u>09/11/2007 -- Foreign Profit</u>	View image in PDF format

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: \_\_\_\_\_

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

Re: Agent Authorization for the following site location: 5654 Dunn Ave. RE# 004303 0000

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Paul Harden to act as agent to file application(s) for Osprey Landing PHD 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:

If Owner is Corporate Entity:\*

Print Corporate Name:

Dayspring Baptist Church Inc

By \_\_\_\_\_

By Bennie J. Weston

Print Name: \_\_\_\_\_

Print Name: Bennie J. Weston

Its: CHAIRMAN OF TRUSTEE

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 27 day of May 2015  
~~2014~~, by Bennie J. Weston, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Terri L. Williams

(Signature of NOTARY PUBLIC)

Terri L. Williams

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: Sept 5, 2018

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## Detail by Entity Name

### Florida Non Profit Corporation

DAYSPRING BAPTIST CHURCH, NC.

### Filing Information

Document Number	763734
FEI/EIN Number	592458692
Date Filed	06/17/1982
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/03/2012
Event Effective Date	NONE

### Principal Address

5654 DUNN AVENUE  
JACKSONVILLE, FL 32218

Changed: 10/13/2006

### Mailing Address

5654 DUNN AVENUE  
JACKSONVILLE, FL 32218

Changed: 10/13/2006

### Registered Agent Name & Address

WILLIAMS, TERRI L  
5654 DUNN AVE  
JACKSONVILLE, FL 32218

Name Changed: 04/08/2009

Address Changed: 04/23/2004

### Officer/Director Detail

#### Name & Address

Title Chairman of Trustees

WESTON, BENNIE, J

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State of Florida, Department of State

JACKSONVILLE, FL 32208

Title Trustee

HOFF, HENRY  
11084 ARROWBROOK LANE  
JACKSONVILLE, FL 32221

Title Clerk, Secretary

BULLOCK, JUDY Y  
3830 MILLPOINT DRIVE  
JACKSONVILLE, FL 32257

Title Trustee

BLUE, PATRICIA W  
6196 RAINTREE ROAD  
JACKSONVILLE, FL 32277

Title Trustee

ODAMS, PATRICIA L  
12375 VC Johnson Road  
Jacksonville, FL 32218

Title Trustee

OLIVER, CHERYL E  
8619 Bermuda Road  
Jacksonville, FL 32208

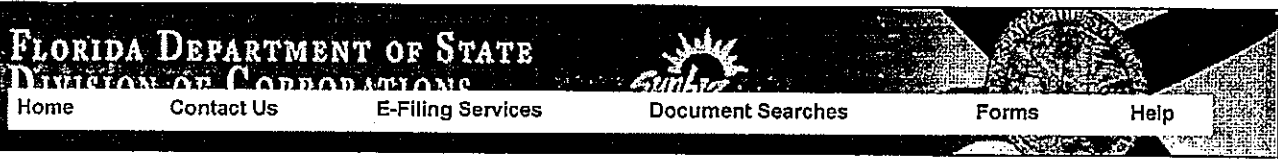
**Annual Reports**

Report Year	Filed Date
2013	02/07/2013
2014	02/18/2014
2015	03/25/2015

**Document Images**

<u>03/25/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/18/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/03/2012 -- Amendment</u>	View image in PDF format
<u>09/19/2011 -- Amended and Restated Articles</u>	View image in PDF format
<u>04/06/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/05/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/08/2009 -- ANNUAL REPORT</u>	View image in PDF format





## Detail by Entity Name

### Florida Non Profit Corporation

FAITH BAPTIST CHURCH OF JACKSONVILLE, INC.

### Filing Information

Document Number	730858
FEI/EIN Number	591555388
Date Filed	10/04/1974
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/08/2007

### Principal Address

5330 DUNN AVENUE  
JACKSONVILLE, FL 32218

Changed: 03/08/2000

### Mailing Address

5330 DUNN AVENUE  
JACKSONVILLE, FL 32218

Changed: 03/08/2000

### Registered Agent Name & Address

MILES, JAMES D  
11432 V C JOHNSON ROAD  
JACKSONVILLE, FL 32218

Name Changed: 10/08/2007

Address Changed: 10/08/2007

### Officer/Director Detail

#### Name & Address

#### Title P

MILES, JAMES D  
11432 V C JOHNSON ROAD

## Title S

Snowden, Nancy G  
10550 Dove Lane  
JACKSONVILLE, FL 32218

## Title T

CLARK, STEVEN E  
10299 PLUMMER ROAD  
JACKSONVILLE, FL 32219

## Title Secretary

Miles, Cheryl L  
11432 V C Johnson Road  
Jacksonville, FL 32218

**Annual Reports**

Report Year	Filed Date
2013	04/11/2013
2014	04/18/2014
2015	03/16/2015

**Document Images**

<u>03/16/2015 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/18/2014 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/11/2013 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/30/2012 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/17/2011 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/26/2010 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/13/2009 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/04/2008 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>10/08/2007 -- REINSTATEMENT</u>	<a href="#">View image in PDF format</a>
<u>02/16/2006 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>01/18/2005 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/28/2004 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>05/02/2003 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>05/05/2002 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/06/2001 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/08/2000 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>02/19/1999 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/03/1998 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/18/1997 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>



**EXHIBIT C**

**Binding Letter**

Date: 1/6/14

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: \_\_\_\_\_ PUD

Ladies and Gentlemen:

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

Sincerely,

By:  V.P.  
(Owner's Signature)

Its: Vice President

# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, 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 rezoning 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, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

BY: *Dennis J. Weston*

Its: CHAIRMAN of TRUSTEE

# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: Osprey Landing PUD

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, 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 rezoning 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, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

Faith Baptist Church of Jacksonville, Inc.

By: 

James D. Miles, III

Its: Pastor \_\_\_\_\_

# Exhibit D

## PUD AMENDED WRITTEN DESCRIPTION

Osprey Landing PUD

Date: September 15, 2015

Current Zoning District: PUD, RR-Acre & CCG-1

Current Land Use Designation: LDR

Proposed Zoning District: PUD

RE #: 020032-0000 (portion), 004297-0000 (portion) & 004303-0000 (portion)

### I. PROJECT DESCRIPTION

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide a development compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan incorporating a similar design theme and other development criteria. The creation of a master planned development affords an efficient use of the land.

- A. **Project Name:** Osprey Landing PUD
- B. **Project Architect/Planner:** North Florida Engineering Services, Inc.
- C. **Project Engineer:** North Florida Engineering Services, Inc.
- D. **Project Developer:** Osprey Landing Development, LLC
- E. **Quantitative Data Summary:**
  - 1. **Total Acreage:** 169.6 acres
  - 2. **Total amount of non-residential floor area:** 0.00 sq. ft.
  - 3. **Total amount of open space:** 16.11 acres
  - 4. **Total amount of public/private rights of way:** 16.61 acres
  - 5. **Total amount of land coverage of all buildings and structures:** Maximum 50%
  - 6. **Phase schedule of construction (include initiation dates and completion dates):** Project will consist of 5-6 phases. The estimated start of construction will be January of 2016 and take 3-7 years to complete.

### II. USES AND RESTRICTIONS

- A. **Permitted Uses and Structures**
  - 1. Single-family dwellings; three-hundred three (303) dwelling units maximum.
  - 2. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.

3. Home occupations meeting the performance standards and development criteria set forth in Part 4.

**B. Permissible Uses by Exception.**

1. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4
2. Home occupations meeting the performance standards and development criteria set forth in Part 4.

**C. Permitted Accessory Use and Structures.**

1. In accordance with section 656.403 (Accessory Uses and Structures).

**III. DESIGN GUIDELINES**

**A. Single-Family Residential Uses. Minimum lot requirements and building requirements shall be in accordance with the requirements provided herein.**

- |     |                               |                   |
|-----|-------------------------------|-------------------|
| (1) | Minimum lot area:             | 5,000 square feet |
| (2) | Minimum lot width:            | 50 feet           |
| (3) | Maximum lot coverage:         | 50 percent        |
| (4) | Minimum front yard:           | 20 feet           |
| (5) | Minimum side yard:            | 5 feet            |
| (6) | Minimum rear yard:            | 10 feet           |
| (7) | Maximum height of structures: | 35 feet           |

**B. Ingress, Egress and Circulation**

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- (2) *Vehicular Access.* Access, internal and external road activities and other traffic approvals shall be as shown on the conceptual site plan. The final design of the access locations, internal and external road activities and traffic matters shall be subject to the review and approval of the Planning Department
- (3) *Pedestrian Access.*
  - a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan or as approved by the City of Jacksonville Planning and Development Department.

**C. Signage**

One (1) double-faced or two (2) single-faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height is permitted. Signs may be internally or externally illuminated. Directional signs not exceeding a maximum of four (4) square feet in area. Other signs shall be meet be in accordance with Part 13 of the Zoning Code.

**D. Landscaping**

The Property will be developed in accordance with Part 12 of the Zoning Code. The site shall contain at a minimum the landscaping requirements of the Ordinance Code, 656. Part 12 of the same.

**E. Recreation and Open Space Single-Family Residential Use**

A minimum of one (1) acre of recreation area shall be provided per every 100 lots.

**F. Utilities**

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA.

- (1) Water will be provided by JEA.
- (2) Sanitary sewer will be provided by JEA.
- (3) Electric will be provided by JEA.

**G. Wetlands**

Wetlands will be permitted according to local, state and federal requirements.

**H. Phasing**

Project will consist of 5-6 phases. The estimated start of construction will be January of 2016 and take 3-7 years to complete.

**I. Site Plan and Modifications**

The site plan approved as part of this PUD is a conceptual. Final design is subject to change through final site planning, engineering design, permitting and other regulatory approvals. Amendments to the approved PUD may be accomplished by administrative deviation, by minor modification or by filing a rezoning. Any use not specifically listed, but similar to or associated with the listed uses, in the alternative, may be permitted by administrative deviation or minor modification. PUD amendments, including administrative deviations, minor modifications or rezonings, may be sought for individual parcels or access points within the PUD. All development improvements are subject to appropriate local, State and Federal permitting agencies.

#### IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

#### V. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is compatible with the City of Jacksonville's 2030 Comprehensive Plan. The proposed development will be beneficial to the surrounding neighborhood and community. The design and layout of the PUD accomplishes the following:

- A. Creative in its approach through the use of existing land use designation;
- B. Provide a more desirable development than would be possible through the strict application of the requirements of the Zoning Code;
- C. More efficient use of land resulting in lower development costs;
- D. Provide a development that will improve the characteristics of the surrounding area;
- E. Enhance the appearance of the area through development criteria;
- F. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,
- G. Proposes land uses and intensities which will meet applicable planning goals.

#### VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated Low Density Residential (LDR) according to the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. The uses proposed herein are consistent with the FLUM designation.
- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).
- C. *Allocation of Residential Land Use.* The proposed PUD allows for a development program of up to 303 single-family dwellings as herein described.
- D. *Internal Compatibility/Vehicular Access.* The proposed PUD contains limitations on the uses permitted on the Property as well as a common development scheme that contains provisions for signage, landscaping, sidewalks, recreation and open space and other requirements relating to common areas and vehicular and pedestrian traffic. The final design and engineering plans shall be subject to the review and approval of the City Traffic Engineer.

- E. *External Compatibility/Intensity of Development.* The Property is located in a Low Density Residential Land Use designation. The aesthetic and design guidelines contained in the PUD will positively contribute to the residential developments in the general area.
- F. *Recreation/Open Space.* A minimum of one (1) acre of recreation area shall be provided per 100 units.
- G. *Impact of Wetlands.* The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.
- H. *Listed Species Regulations.* The Property is less than fifty (50) acres; therefore, a listed species survey is not required.
- I. *Off-Street Parking and Load Requirements.* The Property will comply with Part 6 of the Zoning Code or as otherwise approved by the Planning and Development Department.
- J. *Sidewalks, Trails, and Bikeways.* Sidewalks will be constructed consistent with the 2030 Comprehensive Plan.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* JEA will provide electric, sewer and water services to the Property.

## VII. SUCCESSORS IN TITLE

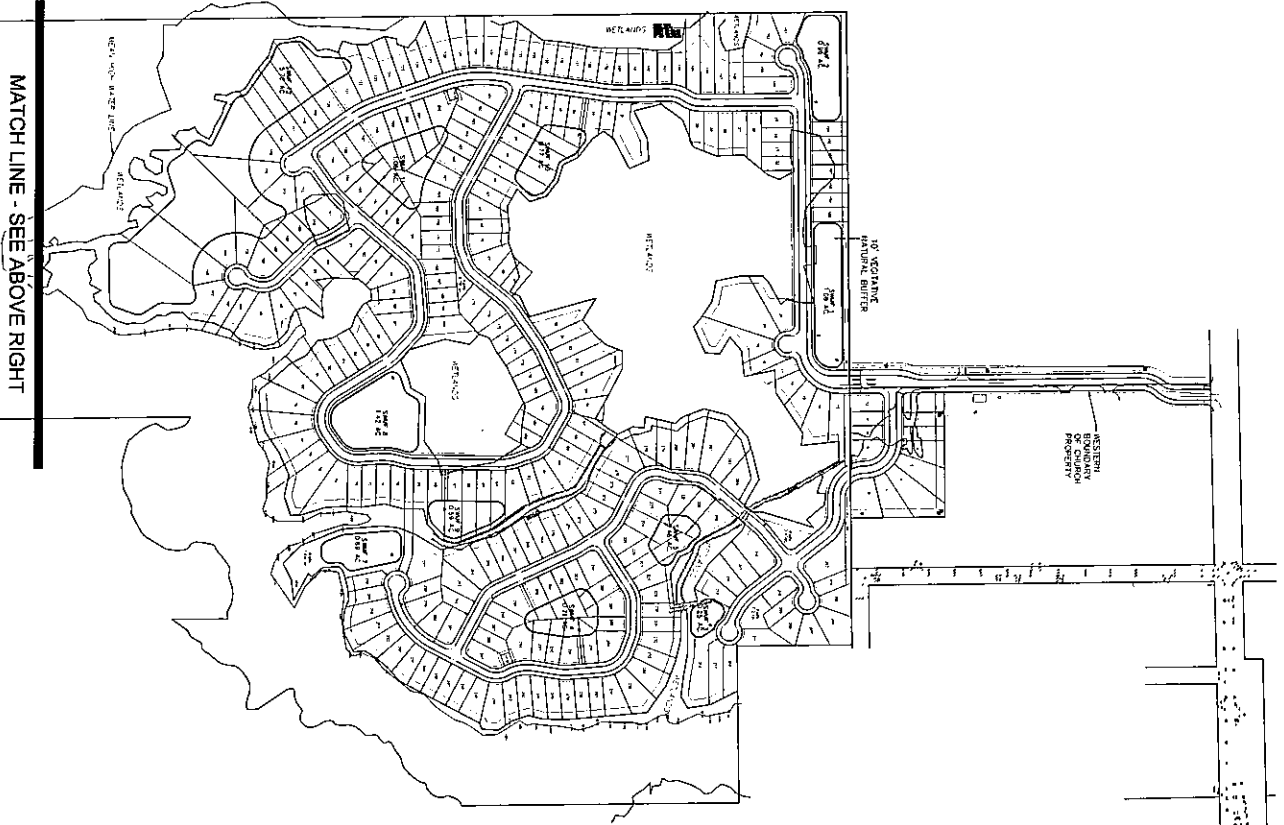
All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

## VIII. STATEMENTS

- A. **How does the proposed PUD differ from the usual application of the Zoning Code?**  
The site is designed around and along wetland areas and limits site development in consideration of wetlands. Substantially more open space from a usual application of the zoning code
- B. **Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.**

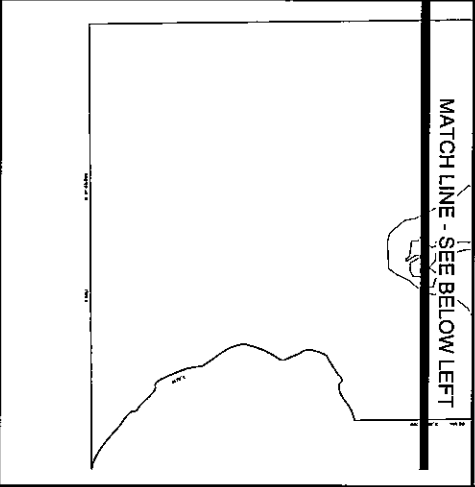
Roadways not dedicated to the City of Jacksonville, if any, will be maintained by a homeowners association.





MATCH LINE - SEE ABOVE RIGHT

MATCH LINE - SEE BELOW LEFT



**NORTH FLORIDA ENGINEERING SERVICES, INC.**  
 CERTIFICATION # 26085  
 263 River Hills Drive, Jacksonville, FL 32218 //ph (904) 737-0971  
 //fax (904) 395-5372 //email info@nfes.net //web www.nfes.net

**OSPREY LANDING**  
**SITE PLAN**

NO.	REVISION	DATE
1		9/11/2015

DATE: 09/11/15  
 DRAWN BY: JLD  
 SCALE: 1" = 200'  
 SHEET NUMBER: 1

# EXHIBIT F

PUD Name

**Osprey Landing**

## Land Use Table

---

Total gross acreage	<b>169.6</b>	Acres	100 %
Amount of each different land use by acreage			
Single family	<b>169.6</b>	Acres	<b>100</b> %
Total number of dwelling units	<b>303</b>	D.U.	
Multiple family	<b>0</b>	Acres	<b>0</b> %
Total number of dwelling units	<b>0</b>	D.U.	
Commercial	<b>0</b>	Acres	<b>0</b> %
Industrial	<b>0</b>	Acres	<b>0</b> %
Other land use	<b>0</b>	Acres	<b>0</b> %
Active recreation and/or open space	<b>2.36</b>	Acres	<b>1.39</b> %
Passive open space	<b>13.75</b>	Acres	<b>8.11</b> %
Public and private right-of-way	<b>16.61</b>	Acres	<b>9.79</b> %
Maximum coverage of buildings and structures	<b>3,693,888</b>	Sq. Ft.	<b>50</b> %