

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-44 TO

PLANNED UNIT DEVELOPMENT

FEBRUARY 23, 2017

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 **2017-44** to Planned Unit Development.

| | |
|---|--|
| <i>Location:</i> | South side of Cedar Point Road between Gate Road and Teeger Road |
| <i>Real Estate Number(s):</i> | 159854-0000, 159854-0200 |
| <i>Current Zoning District:</i> | Residential Rural-Acre (RR-Acre) |
| <i>Proposed Zoning District:</i> | Planned Unit Development (PUD) |
| <i>Current Land Use Category:</i> | Residential Rural (RR) |
| <i>Proposed Land Use Category:</i> | Low Density Residential (LDR) |
| <i>Planning District:</i> | North, District 6 |
| <i>Planning Commissioner:</i> | Marshall Adkison |
| <i>City Council District:</i> | The Honorable Al Ferraro, District 2 |
| <i>Applicant/Agent:</i> | Greg Matovina Matovina & Company 2955 Hartley Road, Suite 108 Jacksonville, Florida 32257 |
| <i>Owner:</i> | David Schacter Sustainable Jax, LLC 426 Orange Bluff Drive Jacksonville, Florida 32211 |
| <i>Staff Recommendation:</i> | APPROVE WITH CONDITIONS |

GENERAL INFORMATION

Application for Planned Unit Development **2017-44** seeks to rezone approximately 34.08 acres of land from RR-Acre to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 102 single family homes. Minimum lot sizes range from 5,000 square feet to 7,000 square feet. Included in the proposed development are a minimum of 1 acre recreational area for the residents.

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 Rural Residential (RR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large Scale Land Use Amendment to the Future Land Use Map Series 2016A-001 (Ordinance 2017-43) that seeks to amend the portion of the site that is within the RR land use category to Low Density Residential (LDR). Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land use Map Series 2016A-001 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

The uses provided herein shall be applicable to all LDR sites within the Rural 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; 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.

The maximum gross density in the Rural Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein. The development is proposing a gross density of 3 units per acre. The Availability Letter from JEA

indicates the nearest potable water connection is on the north side Cedar Point Road adjacent to the development. The nearest sewer connection is on the south side of Cedar Point Road adjacent to the proposed development. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be $\frac{1}{4}$ of an acre if either one of centralized potable water or wastewater services are not available.

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

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

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Rural Residential (RR). There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series 2016A-001 (Ordinance 2017-43) that seeks to amend the portion of land that is within the RR land use category to 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 Policy 1.1.20A Extensions of the Development Areas will be noted in each land use amendment where an extension is needed or requested concurrent with a Future Land Use Map Amendment. In addition, plan amendments shall meet the requirements as set forth in Policy 1.1.21 and 1.1.22.

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

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

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

1. Land contiguous with the Development Area and which would be a logical extension of an existing urban scale and/or has a functional relationship to development within the Development Area.
2. Locations within one mile of a planned node with urban development characteristics.
3. Locations within one-half mile of the existing or planned JTA RTS.
4. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.
5. Public water and sewer service exists within one-half mile of the site.
6. Large Scale Multi-Use developments and Master Planned Communities which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.
7. Low density residential development at locations up to three miles from the inward boundary of the preservation project lands. Inward is measured from that part of the preservation project lands closest to the existing Suburban Area such that the preservation lands serves to separate suburban from rural. The development shall be a logical extension of residential growth, which furthers the intent of the Preservation Project to provide passive recreation and low intensity land use buffers around protected areas. Such sites should be located within one-half mile of existing water and sewer, or within JEA plans for expansion.

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

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

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

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

The Suburban Development Area boundary touches the southwest corner of the subject property and potable water and sanitary sewer mains are provided along Cedar Point Road in front of the subject site. The subject property does not include agricultural, conservation or preservation project lands. Therefore, if the amendment to LDR is approved, extension of the Suburban Development Area to include the subject site would be consistent with FLUE Policies 1.1.20A, 1.1.20B, 1.1.21 and 1.1.22.

The proposed amendment would promote and facilitate new development within the North planning district and would result in an increase in residential development potential as called for in FLUE Policy 1.1.24 and Objective 3.1.

The subject site is located within the boundaries of the North Jacksonville Vision Shared Vision and Master Plan. There are no specific recommendations for this area within the Plan. However, the proposed residential development providing a variety of housing alternatives will influence the economic growth in the area and is encouraged within the boundaries of the North Jacksonville Shared Vision and Master Plan.

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

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

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

(4) Internal compatibility

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

The streetscape: The proposed subdivision will have a similar streetscape as to the other subdivisions in the area; Tidewater and Cedarbrook North.

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed plan of development will incorporate a minimum of 1 acre of active recreational area for the residents.

The use of topography, physical environment and other natural features: The site plan shows the existing pond will be incorporated into the recreational area.

Traffic and pedestrian circulation patterns: The development will have minimal cul-de-sacs with interconnected streets.

The use and variety of building setback lines, separations, and buffering: The written description includes setbacks which are typical in the Residential Low Density zoning districts. However the PUD is proposing in a section of the subdivision to be built according to Traditional Neighborhood Design (TND) standards. The front yard is reduced to 10 feet, while the rear yard is increased to 20 feet.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located in a rural area that is undergoing large lots are being combined for subdivisions. Single family development at this location increases the housing options for those 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 | RR | RR-Acre | Single family dwellings, SJRWMD lands |
| South | RR | RR-Acre | Undeveloped |
| East | RR | RR-Acre | Single family dwellings |
| West | RR | RR-Acre | Single family dwellings |

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category as a single family development, which is not to exceed 102 dwelling units. The PUD is appropriate at this location because it will offer alternative types of residential dwellings in the area.

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

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The written description contains specific buffers along the perimeter of the development to make the proposed subdivision compatible with the existing larger lots.

The existing residential density and intensity of use of surrounding lands: The surrounding lots are over 1.5 acres in size.

The availability and location of utility services and public facilities and services: JEA indicates potable water and sewer is available adjacent to the development.

| SCHOOL | CONCURRENCY SERVICE AREA | STUDENTS GENERATED | SCHOOL CAPACITY | CURRENT ENROLLMENT 20 Day Count (2016/17) | % OCCUPIED | 4 YEAR PROJECTION |
|----------------|--------------------------|--------------------|-----------------|---|------------|-------------------|
| New Berlin ES | 7 | 17 | 1296 | 1152 | 89% | 95% |
| Oceanway MS | 1 | 8 | 1009 | 955 | 95% | 119% |
| First Coast HS | 7 | 9 | 2212 | 2022 | 91% | 109% |

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The Traffic Engineer has three recommendations for the development. Provide left and right turn lane warrant analysis for the entrance at Cedar Point Rd. Cul-de-sacs with islands shall be designed such that SU-30 design vehicles can negotiate them. The roundabout shall be designed to FHWA Single Lane Roundabout Standards. The site plan does show any access from Gate Lane.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area and may include a recreation center, a swimming pool, a cabana or clubhouse and an exercise facility. There will be approximately 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 identify on site wetlands. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.”

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

Since the development is within 2 miles of an elementary school, children in this subdivision will be within walking distance. The Traffic Engineer recommends a sidewalk is provided along the frontage on Cedar Point Road and connect this sidewalk to the existing sidewalk by Cedarbrook View Drive. The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 10, 2017, 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 **2017-44** be **APPROVED with the following exhibits:**

1. The original legal description dated June 28, 2016.
2. The original written description dated December 12, 2016.
3. The original site plan dated December 12, 2016.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-44** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. Provide left and right turn lane warrant analysis for the entrance at Cedar Point Rd. Cul-de-sacs with islands shall be designed such that SU-30 design vehicles can negotiate them. The roundabout shall be designed to FHWA Single Lane Roundabout Standards. Since this is within 2 miles of an elementary school, all the children in this subdivision will be within walking distance. Provide sidewalk along the frontage on Cedar Point Road and connect this sidewalk to the existing sidewalk by Cedarbrook View Drive.
2. Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning

Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.



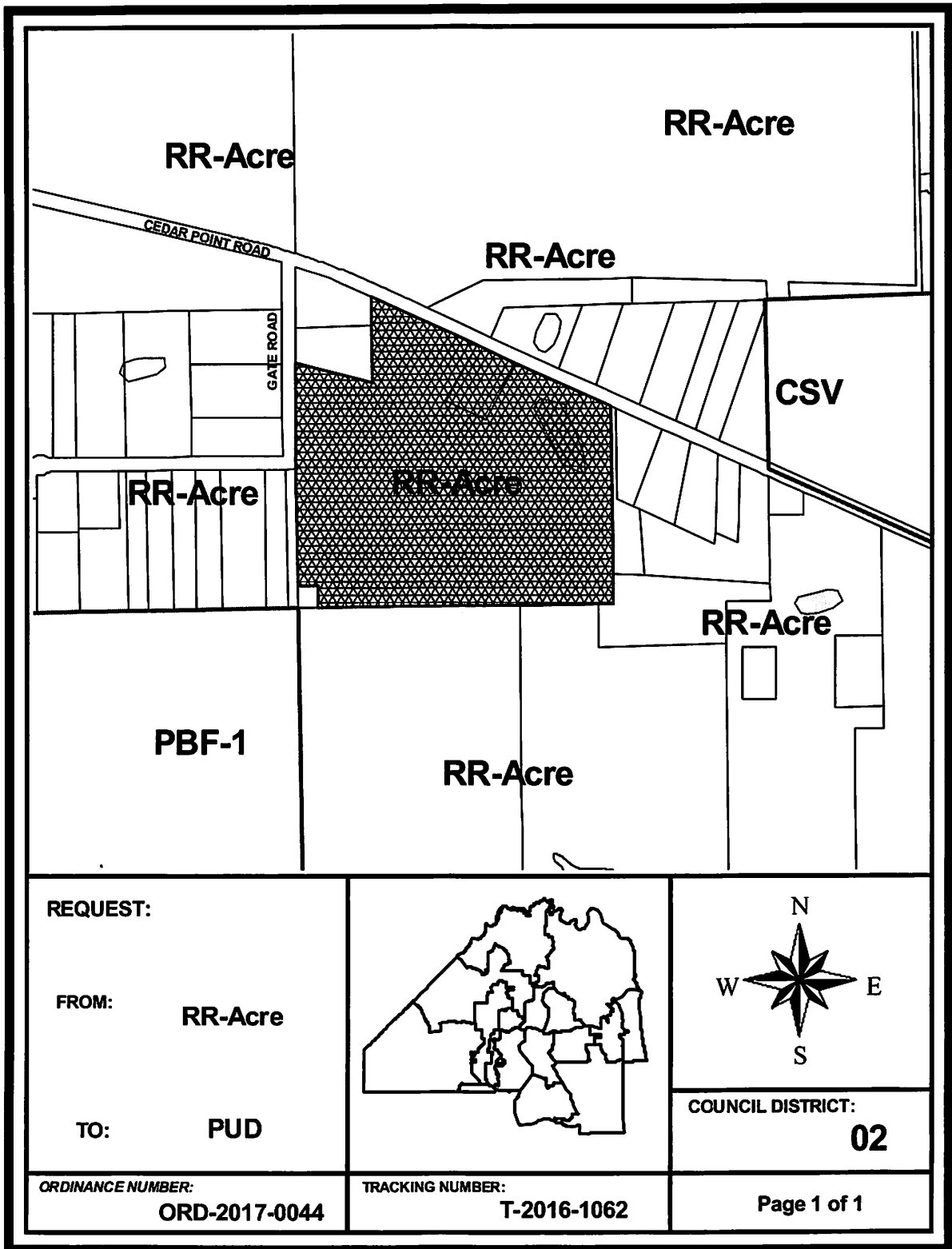
View of subject property.



View of subject property.



Aerial view of property



Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0044 **Staff Sign-Off/Date** BEL / 01/11/2017

Filing Date 01/18/2017 **Number of Signs to Post** 7

Hearing Dates:

1st City Council 02/28/2017 **Planning Commission** 02/23/2017

Land Use & Zoning 03/07/2017 **2nd City Council** N/A

Neighborhood Association EDEN GROUP, INC.

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1062

Application Status PENDING

Date Started 02/19/2016

Date Submitted 02/19/2016

General Information On Applicant

| | | |
|------------------------------|-------------------|------------------------|
| Last Name | First Name | Middle Name |
| MATOVINA | GREGORY | E. |
| Company Name | | |
| MATOVINA & COMPANY | | |
| Mailing Address | | |
| 2955 HARTLEY ROAD, SUITE 108 | | |
| City | State | Zip Code |
| JACKSONVILLE | FL | 32257 |
| Phone | Fax | Email |
| 9042920778 | 9042929468 | GMATOVINA@MATOVINA.COM |

General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

| | | |
|---------------------------|-------------------|--------------------|
| Last Name | First Name | Middle Name |
| SCHACTER | DAVID | |
| Company/Trust Name | | |
| SUSTAINABLE JAX, LLC | | |
| Mailing Address | | |
| 426 ORANGE BLUFF DRIVE | | |
| City | State | Zip Code |
| JACKSONVILLE | FL | 32211 |
| 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 | 159854 0000 | 2 | 6 | RR-ACRE | PUD |
| Map | | | | | |

| | | | | |
|-------------|---|---|---------|-----|
| 159854 0200 | 2 | 6 | RR-ACRE | PUD |
|-------------|---|---|---------|-----|

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

Existing Land Use Category

RR

Land Use Category Proposed? ☒**If Yes, State Land Use Application #**

5189

Total Land Area (Nearest 1/100th of an Acre) 34.08

Development Number

Proposed PUD Name BRADLEY POND

Justification For Rezoning Application

TO MAKE PROPERTY USE CONSISTENT WITH SURROUNDING PROPERTIES

Location Of Property**General Location**

SOUTH OF CEDAR POINT RD, EAST OF GATE RD IN NORTH JACKSONVILLE

House # **Street Name, Type and Direction** **Zip Code**

4666 CEDAR POINT RD 32226

Between Streets

GATE RD and TEEGER RD

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**
34.08 Acres @ \$10.00 /acre: \$350.00
- 3) Plus Notification Costs Per Addressee**
26 Notifications @ \$7.00 /each: \$182.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,512.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

June 28, 2016

ORDINANCE

Legal Description

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 31, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY OF GATE ROAD (A 60-FOOT RIGHT-OF-WAY) AND LIES SOUTH 00° 27' 10" EAST, 192.76 FEET FROM THE INTERSECTION OF THE SAID EASTERLY RIGHT-OF-WAY OF GATE ROAD AND THE SOUTHWESTERLY RIGHT-OF-WAY OF CEDAR POINT ROAD (A 60-FOOT RIGHT-OF-WAY); THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, THE SAME BEING THE EASTERLY RIGHT-OF-WAY OF SAID GATE ROAD, SOUTH 00° 27' 10" EAST, 223.39 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF BILLY R. AND BONNIE E. WEBB, ACCORDING TO DEED RECORDED IN BOOK 13855, PAGE 881, OFFICIAL RECORDS OF SAID COUNTY, FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, SOUTH 74° 37' 38" EAST, 340.65 FEET TO A 1/2" IRON PIPE FOUND AT THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG THE EASTERLY LINE OF LAST MENTIONED LANDS AND THE EXTENSION THEREOF, NORTH 00° 23' 50" WEST, 375.56 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHEASTERLY CORNER OF LANDS NOW OR FORMERLY OF BETTY S. TAYLOR, ACCORDING TO DEED RECORDED IN BOOK 13427, PAGE 2127, OFFICIAL RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF THE AFOREMENTIONED CEDAR POINT ROAD; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 65° 47' 54" EAST, 507.42 FEET TO A 1/2" IRON PIPE SET AT THE MOST NORTHERLY CORNER OF LANDS NOW OR FORMERLY OF JAMES A. AND DEIDRA B. PADGETT, ACCORDING TO DEED RECORDED IN BOOK 8532, PAGE 1727, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, SOUTH 29° 01' 54" WEST, 285.69 FEET TO A 1/2" IRON PIPE FOUND AT THE MOST WESTERLY CORNER THEREOF; THENCE ALONG THE SOUTHEASTERLY LINE OF LAST MENTIONED LANDS, NORTH 29° 01' 54" EAST, 285.69 FEET TO A 1/2" IRON PIPE FOUND AT THE MOST EASTERLY CORNER THEREOF, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID CEDAR POINT ROAD; THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, SOUTH 65° 47' 54" EAST, 438.63 FEET TO A 1/2" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF LANDS NOW OR FORMERLY OF LARRY R. AND TAMMY S. JONES, ACCORDING TO DEED RECORDED IN VOLUME 5594, PAGE 2094, OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG THE WESTERLY LINE OF LAST MENTIONED LANDS AND THE EXTENSION THEREOF, SOUTH 00° 37' 14" EAST, 865.62 FEET TO A 1/2" IRON PIPE FOUND ON THE NORTH LINE OF LANDS NOW OR FORMERLY OF RONALD C. BURKE, ACCORDING TO DEED RECORDED IN VOLUME 4078, PAGE 874, OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 88° 08' 40" WEST, 1,274.16 FEET TO A POINT LYING ON THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF THE VERIZON WIRELESS COMMUNICATIONS, L.P. CELL TOWER LEASE SITE AS FOUND MONUMENTED AND SHOWN IN DEED RECORDED IN THE CURRENT OFFICIAL RECORDS OF SAID COUNTY IN BOOK 16695, PAGE 1770; THENCE NORTH 00° 30' 07" WEST TO AND ALONG THE EASTERLY LINE OF LAST MENTIONED LEASE SITE, 92.47 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 89° 38' 05" WEST, ALONG THE NORTHERLY LINE OF LAST MENTIONED LEASE SITE AND THE WESTERLY PROLONGATION THEREOF, 89.27 FEET TO A POINT LYING ON THE WEST LINE OF SAID SECTION 31; THENCE ALONG WEST LINE AND TO AND ALONG THE EASTERLY RIGHT-OF-WAY OF AFOREMENTIONED GATE ROAD, NORTH 00° 27' 10" WEST, 995.43 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 32.86 ACRES MORE OR LESS.

ORDINANCE _____

Legal Description

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THE LAND DESCRIBED IN OFFICIAL RECORDS VOLUME 1330, PAGE 249, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 31, SAID CORNER BEING MARKED BY A 4"X4" ST. REGIS CONCRETE MONUMENT; THENCE ALONG THE NORTH LINE OF SAID 1/4 NORTH 88 DEGREES 08 MINUTES 07 SECONDS EAST, A DISTANCE OF 434.48 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CEDAR POINT ROAD (A 60 FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 65 DEGREES 48 MINUTES 31 SECONDS EAST, A DISTANCE OF 390.49 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE SOUTH 65 DEGREES 48 MINUTES 31 SECONDS EAST, A DISTANCE OF 190.00 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY, SOUTH 29 DEGREES 01 MINUTES 17 SECONDS WEST, A DISTANCE OF 285.69 FEET; THENCE NORTH 65 DEGREES 48 MINUTES 31 SECONDS WEST, A DISTANCE OF 190.00 FEET; THENCE NORTH 29 DEGREES 01 MINUTES 17 SECONDS EAST, A DISTANCE OF 285.69 FEET TO THE POINT OF BEGINNING.

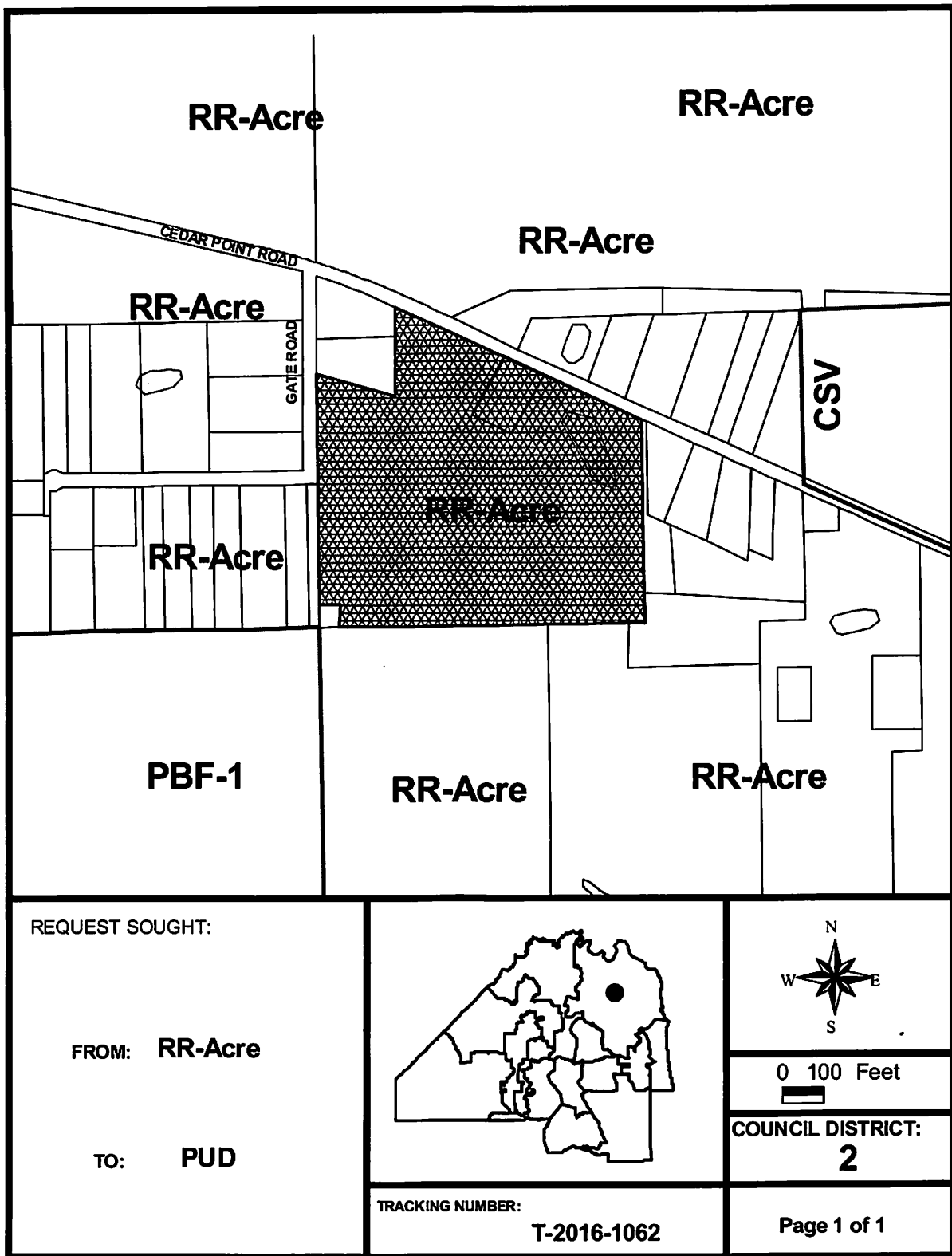


EXHIBIT A - Property Ownership Affidavit

Date: June 29, 2016

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:

159854-0000 & 159854-0200; 4866 & 4809, Cedar Point Rd., Jacksonville
32226

To Whom it May Concern:

I David Shacter hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for _____ submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By _____
Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Sustainable Tax, LLC
By [Signature]
Print Name: David A. Shacter
Its: Managing Member

*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 29 day of June 2016 by David A. Shacter, who is personally known to me or who has produced Florida Drivers License as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

**Amy E. Rosario
Notary Public
State of Florida**

**My Commission Expires 08/29/2017
Commission No. FF 49833**

Amy E. Rosario
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 08/29/2017

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: June 29, 2016

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

Re: Agent Authorization for the following site location: 159854-0000 4666 Cedar Pt. Rd.
159854-0200 4629 Cedar Pt. Rd.

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 Metasine & Co.
Greg Metasine to act as agent to file application(s) for _____ 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 _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Sustainable Tech, LLC

By [Signature]

Print Name: David A. Shacter

Its: Managing Member

*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 29 day of June
2016 by David A. Shacter who is personally known to me or who has
produced Florida Drivers License as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Amy E. Rosario
(Printed name of NOTARY PUBLIC)

Amy E. Rosario
Notary Public
State of Florida

My Commission Expires 08/29/2017
Commission No. FF 49833

State of Florida at Large.

My commission expires: 08/29/2017

Binding Letter

Date: Jan 11, 2017

City of Jacksonville
Planning and Development Department
Ed Ball Building
214 North Hogan Street, Suite 300
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: 

Its: Managing Member

Exhibit D

WRITTEN DESCRIPTION

BRADLEY POND

December 16, 2016

I. PROJECT DESCRIPTION

- A. Terrawise Homes, Inc. (the "Applicant") proposes to rezone approximately +/- 34.08 acres of property (the "Property") from RR-Acre to a Planned Unit Development ("PUD") to permit development of the subject property as a 102 lot single family residential subdivision. The subject property is located south of Cedar Point Road, east of Gate Road, north of vacant land and west of homes on land with the same land use and zoning. Cedarbrook, a single family development, is located approximately 1,350' west of the property and Tidewater, another single family development is located approximately 2,500' to the east. The subject property is in close proximity to shopping, mass transportation and schools.
- B. Project Architect/Planner: J. Lucas & Associates, Inc.
- C. Project Engineer: J. Lucas & Associates, Inc.
- D. Project Developer: Terrawise Homes, Inc.
- E. Current Land Use Category: Rural Residential
- F. Current Zoning District: Residential Rural (RR-Acre)
- G. Requested Zoning District: Planned Unit Development (PUD)
- H. Requested Land Use Category: Low Density Residential (LDR)
- I. Real Estate Numbers: 159854-0020 159854-0200

II. QUANTITATIVE DATA

- A. Total acreage: +/- 34.08 acres
- B. Maximum number of dwelling units by each type:
 - Parcel A – 22
 - Parcel B – 35
 - Parcel C – 45

TOTAL - 102

- C. Total amount of non-residential floor area: N/A
- D. Minimum amount of recreation area: 1.02 acres
- E. Total amount of open space: +/- 8.43 acres
- F. Total amount of public/private rights of way: +/- 7 acres
- G. Maximum amount of land coverage of all buildings and structures: 50%
- H. Phase schedule of construction: initiation date: 2nd quarter 2017 completion date: 4th quarter 2019

III. STATEMENTS

- A. This proposed PUD differs from the usual application of the Zoning Code because it provides more open space that is required by the Code, utilizes clustering of different housing types to promote various lifestyles and price ranges, employs traditional neighborhood (TND) home designs with garages served by alleys and greater lot coverage and provides a greater emphasis on walkability, connectivity and community.
- B. A Homeowners' Association for the development shall be responsible for the maintenance of the common areas, alleys and recreation facilities. The streets may be dedicated to the City of Jacksonville or may remain privately owned and maintained by the Homeowners Association.
- C. The Subject Property will fulfill housing needs appropriate to various lifestyles and income levels, provide a mix of housing types appealing to first time buyers, retirees and other buyers. This would have a positive impact on the area, blend with surrounding uses and help to increase the property values of the older communities in the area.

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Single family dwellings and other uses allowed in RLD zoning districts as allowed by Part 656.305.A.II.(a), (4)(family day care homes), (5)(community residential homes), (6)(essential services), (9)(neighborhood parks, pocket parks, playgrounds or recreational structures) and (11)(home occupations of the Zoning Code. Temporary sales offices and construction trailers shall be allowed to be placed on site and moved throughout the site. The number of temporary offices will not exceed four(4) at any given time and shall be removed upon the completion of all sales

and construction activities on the Property. No construction trailer shall be located next to a completed and occupied home. Completed homes may be used as model homes or sales or construction offices.

Single family dwellings will be constructed on Suburban Lots with the garage facing the street that the home fronts on or as TND Lots with an alley behind each home and garages facing the alley.

- B. Permissible Uses by Exception: N/A
- C. Limitations on Permitted or Permissible Uses by Exception: N/A
- D. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code provided however, that no setback shall be required to locate air conditioning compressors in a required side yard and fences, swimming pools, screened enclosures and air conditioning compressors shall be permitted in the second front yard on double frontage or through lots.

V. DESIGN GUIDELINES

- A. Lot Requirements (Required setbacks shall be measured to the face of the structural wall of the home or building. Nonstructural exterior surfaces or veneers will not be considered encroachments:

- | | |
|------------------------|---|
| (1) Minimum lot area: | Parcel A – 7,000 square feet Parcel B – 6,000 square feet* Parcel C – 5,000 square feet |
| (2) Minimum lot width: | Parcel A – 70 feet Parcel B – 60 feet Parcel C – 50 feet* |

For corner lots, the minimum lot width shall be increased by 5 feet.

- | | |
|---------------------------|--|
| (3) Maximum lot coverage: | Parcel A - 50% Parcel B – 50% Parcel C – 55% |
| (4) Minimum front yard: | Parcel A - 20 feet Parcel B – 20 feet Parcel C – 10 feet |

On corner lots, one of the front yards may be reduced to 10 feet for Suburban Lots.

- | | |
|------------------------|--------|
| (5) Minimum side yard: | 5 feet |
|------------------------|--------|

- (6) Minimum rear yard: Parcel A - 10 feet
 Parcel B - 10 feet
 Parcel C - 20 feet

A rear yard shall also include any yard for a double frontage or through lot that is shown on the plat for the development which reflects a 5 foot non-access easement and the yard of any TND lot that backs up to the alley serving the garage for that lot.

- (7) Maximum height of structures: 35 feet

(8) Minimum frontage of each lot 80% of required lot width

Lot frontage may be reduced to 25 feet on cul de sacs and curves.

** Parcel C may be developed as either TND Lots using the same Design Guidelines for ParcelC or as Suburban lots using the same Design Guidelines as for Parcel B provided however, that each phase for this parcel shall be developed as one or the other i.e. C Phase One or Phase Two shall not be allowed to contain a mix of TND and Suburban lots but one parcel or the other may be allowed to be developed as TND lots and the other as Suburban lots.

B. Ingress, Egress and Circulation

- (1) Parking Requirements. The parking requirements for this development shall be consistent with Part 6 of the Zoning Code. On street, parallel parking will be allowed and encouraged for streets adjacent to TND lots.

(2) Vehicular Access.

- a. Primary vehicular access to the Property shall be by way of Cedar Point Road substantially as shown by the Site Plan. There shall be no access to Gate Road. The final location of the access point on Cedar Point Road is subject to the review and approval of the Development Services Division.
- b. Within the Property, internal access shall be provided to each home and the common areas via the streets as shown on the Site Plan which shall meet the standards required by the Code of Subdivision Regulations.
- c. The PUD provides for two (2) potential access points to land locked parcels to the south of the PUD. In the event that these access points are included in the final plans for the PUD, the development of either or both of the parcels to the south shall require a modification of this PUD.

(3) Pedestrian Access.

- a. The community is designed to promote walkability and opportunities for residents to get out and enjoy each other's company as well as the plentiful open space and amenities in the community. Pedestrian access shall be provided by sidewalks installed as per the alternate pedestrian system shown on the Site Plan which includes a 5' sidewalk on both sides of most streets and meandering sidewalks and paths throughout the recreation and open space areas or as otherwise approved by the City of Jacksonville Planning and Development Department.

C. Signage

- (1) The Applicant may construct up to two (2) permanent single faced identity signs at each side of the entrance Cedar Point Road or one permanent, double faced sign in a median of the entry road to the development. The signs may be located within the road right-of-way or on private property. Each sign shall not exceed twenty-four (24) square feet in area or twelve (12) feet in height.
- (2) Real estate and construction signs shall also be allowed on each lot as provided for by Part 656.1306 and Section 656.1307 of the Zoning Code.

D. Landscaping and Buffering

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code. Street trees and xeriscaping shall be allowed and encouraged for all lots in the PUD.

A twenty foot (20') buffer will be provided along Cedar Point Road in accordance with the City of Jacksonville Zoning Code. In addition, a twenty foot (20') buffer will be provided along Gate Road, the buffer will be extended to the southeast corner of the Property and a six foot (6') fence will be installed on the eastern boundary of this twenty foot (20') buffer. Finally, a six foot (6') privacy fence will be located along the eastern boundary as shown by the Site Plan.

Only one (1) story homes shall be allowed to be constructed in Parcel A on Lots adjacent to the required twenty foot (20') buffer..

E. Recreation and Open Space

A minimum of one (1) acre of recreation area shall be provided for every 100 single family lots (and any fraction thereof) pursuant to Part 656.420 of the Zoning Code. The recreation may include community gardens along the pedestrian crossings, active recreation such as playgrounds, covered areas for gathering and other amenities. The recreation and open space shall be maintained by a mandatory homeowners association for the PUD.

F. Utilities

Water, sanitary sewer and electric will be provided by JEA. Alleys may be utilized for the placement of underground utility lines subject to approval by the utility provider.

G. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District and all other local, state and federal requirements. The site plan has been designed to minimize impacts to wetlands.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. PUD REVIEW CRITERIA

- A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the proposed designated Land Use is Low Density Residential (LDR) which allows for the use requested in the subject PUD.
- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for residential uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Cedar Point Road. All uses are for single family.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with residential development in the area. The PUD provides for twenty foot (20' buffers along the western boundary and open space along the eastern boundary adjacent to existing rural uses and restricts homes constructed adjacent to those uses to one (1) story construction.
- F. Recreation/Open Space: The PUD will provide recreation/common area for the community of approximately 5.13 acres. In addition, ponds and wetlands total approximately 3.3 acres and provide additional open space accessible to all residents.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction.

- H. Listed Species Regulations: The Subject Property contains less than 50 acres and a listed species survey is not required.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each home as required by Part 6 of the Zoning Code. On street, parallel parking will be allowed and encouraged for streets adjacent to TND lots.
- J. Sidewalks, Trails and Bikeways: Pedestrian access shall be provided by sidewalks installed as per the alternate pedestrian system shown on the Site Plan or as otherwise approved by the City of Jacksonville Planning and Development Department.
- K. Stormwater Retention: A total of two (2) ponds are proposed to be constructed and the existing pond is proposed to remain on the Property and will be maintained by the Homeowners Association.
- L. Utilities: The Jacksonville Electric Authority will provide all utilities.

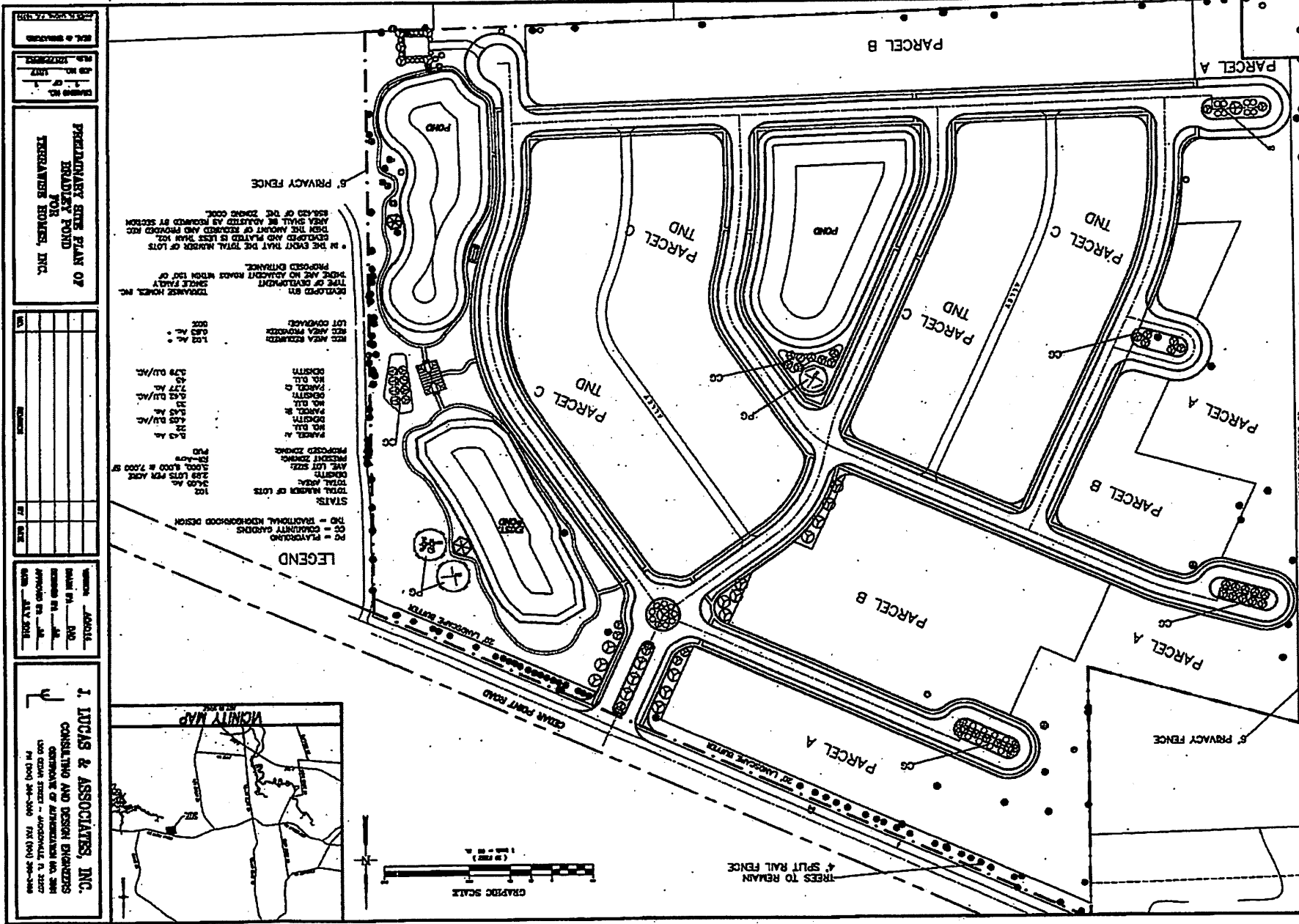


EXHIBIT F

PUD Name

BRADLEY POND

Date

Dec 12, 2016

Land Use Table

| | | | |
|--|-------|---------|--------|
| Total gross acreage | 34.08 | Acres | 100 % |
| Amount of each different land use by acreage | | | |
| Single family | 18.65 | Acres | 54.7 % |
| Total number of dwelling units | 102 | D.U. | |
| Multiple family | 0 | Acres | % |
| Total number of dwelling units | | D.U. | |
| Commercial | 0 | Acres | % |
| Industrial | 0 | Acres | % |
| Other land use | 0 | Acres | % |
| Active recreation and/or open space | 5.13 | Acres | 15.1 % |
| Passive open space, wetlands, pond | 3.3 | Acres | 9.7 % |
| Public and private right-of-way | 7 | Acres | 20.5 % |
| Maximum coverage of non-residential buildings and structures | | Sq. Ft. | % |

EXHIBIT G

Deed

RECORD AND RETURN TO:
JOSEPH F. DUSZLAK
348 East Adams Street
Jacksonville, Florida 32202

THIS INSTRUMENT PREPARED BY:
JOSEPH F. DUSZLAK, ESQUIRE
348 East Adams Street
Jacksonville, Florida 32202

**PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(single individual personal representative)**

The undersigned, DEIRDRA LYN PADGETT, as Personal Representative of the Estate of WARREN EUGENE BRADLEY, deceased, 4666 Cedar Point Road, Jacksonville, Florida, 32226, hereby acknowledges that title to the real property located in Duval County, Florida, owned by the decedent at the time of death, described as follows:

Part of Section 31, TOWNSHIP 1, North, Range 28 East, of the current public records of Duval County, Florida, being more particularly described in Official Records Book 5531, Page 450 and Official Records Book 5862, Page 2135, except those portions recorded in Official records Book 5862, Page 2134, Official Records Book 6353, Page 1527 and Official Records Book 7314, Page 1479.

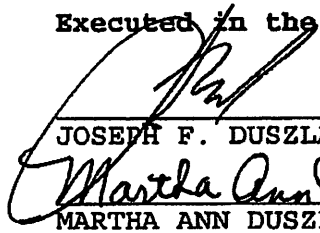
Property Appraiser's Parcel Identification Number 159854-0000 (the "Property"), vested in DEIRDRA LYN PADGETT, Individually, 4666 Cedar Point Road, Jacksonville, Florida, 32226 (the "Beneficiary" or "Beneficiaries") by operation of law as of the date of the decedent's death pursuant to Florida law as will more fully appear from the proceedings in the Circuit Court for Duval County, Florida, Probate Division, in File No. 16-2005-CP-690,

subject to rights of the Personal Representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.


Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the Beneficiary or Beneficiaries, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in DEIRDRA LYN PADGETT, free of all rights of the Personal Representative.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the Estate of the decedent, has executed this instrument on February 13, 2006.

Executed in the presence of:


JOSEPH F. DUSZLAK


MARTHA ANN DUSZLAK


DEIRDRA LYN PADGETT
As Personal Representative of
the Estate of WARREN EUGENE
BRADLEY, deceased.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on

February 13, 2006, by DEIRDRA LYN PADGETT as Personal
Representative of the Estate of WARREN EUGENE BRADLEY, deceased,
who is personally known to me Yes or who produced a Drivers'
License as identification.

Deirdra P. Snyder

NOTARY PUBLIC
MY COMMISSION EXPIRES:

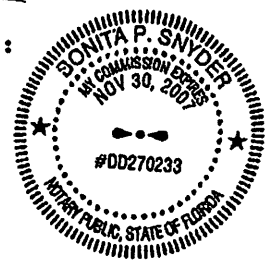


EXHIBIT H

Aerial Photograph

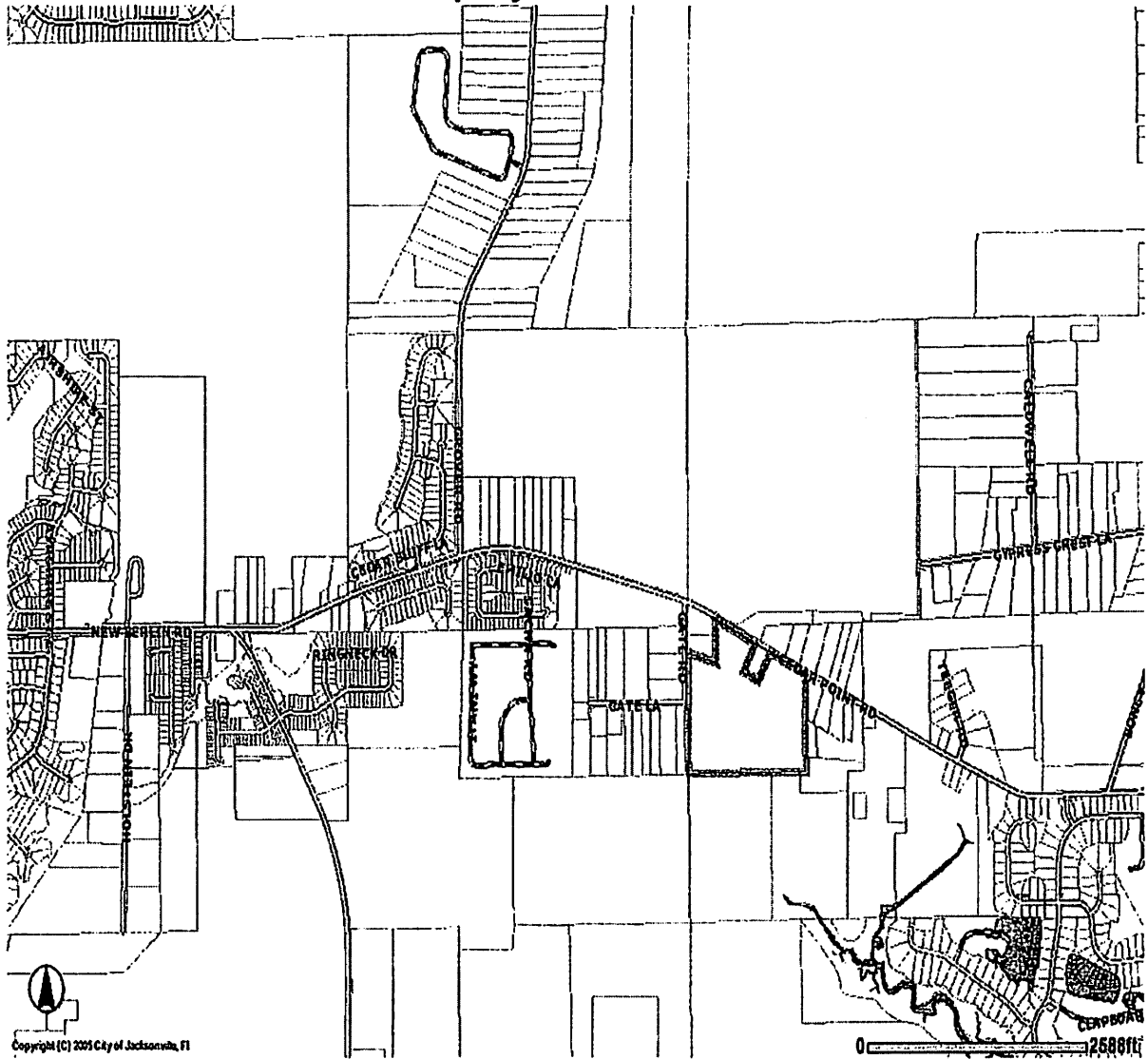
JAXGIS Property Information



| RE # | Name | Address | Transaction Price | Acres | Book-Page | Map Panel | Legal Descriptions | Flood Zone | Ash Site Zone | JEDC Zone | Evacuation Zone | CPAC | Noise Zone | APZ/HH Zone | Civ HH Zone | MI HH Zone | Civ School Reg |
|-------------|----------------------|--|-------------------|-------|----------------|-----------|---|------------|----------------------|------------------------|-----------------|------------------------|------------|-------------|-------------|------------|----------------|
| 159854 0000 | PADGETT DEIRDRA LYNN | 4666 CEDAR POINT RD JACKSONVILLE 32226 | 100 | 32.95 | 16766019328231 | | 31-1N-28E 32.94 PT SEC 31 RECD O/RS 5531-450, NA 5862-213s (EX PTS RECD | NA | Not in Ash Site Zone | Not in Enterprise Zone | ZONE D | N/A / Planning Dist: 6 | NA | NA | NA | NA | NA |

EXHIBIT K

Site Location Map

JAXGIS Property Information

| RE # | Name | Address | Transaction Price | Acres | Book-Page | Map Panel | Legal Descriptions | Flood Zone | Ash Site | JEDC Zone |
|-------------|----------------------|---|-------------------|-------|------------|-----------|--|------------|----------------------------|---------------------------|
| 159854 0000 | PADGETT DEIRDRA LYNN | 4666 CEDAR POINT RD JACKSONVILLE 32226 | 100 | 32.95 | 1876601932 | 8231 | 31-1N-28E 32.94 PT SEC 31 RECD O/RS 5531-450, 5862-2135 (EX PTS RECD | NA | Not in Ash Site Zone | Not in Enterpr Zone |



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Sharon Hudson
Matovina & Company
2955 Hartley Rd, Suite 108
Jacksonville, Florida, 32257

January 10, 2017

Project Name: Bradley Farms
Availability#: 2015-0506

Dear Mr/Mrs Sharon Hudson,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2015-0506

Request Received On: 5/8/2015

Availability Response: 1/10/2017

Prepared by: Mollie Price

Project Information

Name: Bradley Farms

Type: Single Family

Requested Flow: 36,750 gpd

Location: 4666 Cedar Point Road Jacksonville 32226

Parcel ID No.: 159854-0000

Description: 105 single family homes

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing 12" water main along the northerly side of Cedar Point Road, opposite side from this property.

Connection Point #2: NA

Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. This property appears to be outside the Suburban boundary, please contact COJ Planning and Development division for considering this property to be included within the boundary before developing.

Sewer Connection

Sewer Treatment Plant: DISTRICT 2

Connection Point #1: Existing 8" sewer force main along the southerly side of Cedar Point Road, adjacent to this property.

Connection Point #2: NA

Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: North Grid

Connection Point #1: Proposed reclaimed water main will be available within the next 5 years, See Special Conditions

Connection Point #2: NA

Special Conditions:

Reclaimed water will be available in the near future for your development. In the interim a temporary connection to the potable water system will be required. Coordinate the temporary connection with the JEA Development group so the configuration is designed to simplify the transition to reclaimed water when it becomes available.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.