



March 9, 2017

The Honorable Lori N. Boyer, President  
The Honorable Danny Becton, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2017-94**

**Application for: Alta Lakes PUD**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

● Recommendation by JPDD:       Approve       Approve with Conditions       Deny

● Recommendation by PC to LUZ:       Approve       Approve with Conditions       Deny

● This rezoning is subject to the following exhibits:

1. The original legal description dated December 16, 2016
2. The original written description dated December 16, 2016
3. The original site plan dated November 3, 2016

● Recommended Planning Commission Conditions\* to the Ordinance:

1. A traffic study shall be submitted to the Traffic Engineering Division for review and approval prior to submittal of 10 set plans. The study shall be prepared by a professional traffic engineer. The traffic engineer shall include a methodology meeting with the City Traffic Engineer prior to commencement of the study. The methodology and extent of this study shall be defined and approved by the City's Traffic Engineer.
2. The minimum front yard setback shall be 20 feet.
3. Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant or developer 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.

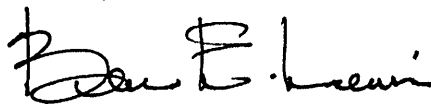
\*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 7-1
- PC Commentary: There was one speaker in opposition. She would prefer a mix of lots sizes from 60 to 90 feet wide. This is similar to Marsh Winds across the street. The property is surrounded by designated truck routes.  
Tyler Loenhart, DCSD representative indicated the elementary, middle and high schools in the area have a capacity of approximately 90%. There is a new K thru 8 school that is waiting on funding.  
Commissioner Adkison is concerned about over school crowding and relying on portables to solve the issue. He also wants a mix of lot sizes in the development. The agent indicated he will incorporate condition #2 in the written description. It should have been 20 feet.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor  
Planning and Development Department

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

**APPLICATION FOR REZONING ORDINANCE 2017-094 TO**

**PLANNED UNIT DEVELOPMENT**

**MARCH 9, 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 **2017-094** to Planned Unit Development.

***Location:*** East of Alta Drive to West of New Berlin Road  
1,500 feet north of Faye Road

***Real Estate Number(s):*** 108429-0100, 108439-0000, 108439-0050

***Current Zoning District:*** Planned Unit Development (PUD) per ord. 2008-243-E

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

***Current Land Use Category:*** Light Industrial (LI)

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

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

***Planning Commissioner:*** Marshall Adkison

***City Council District:*** The Honorable Al Ferraro, District 2

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

***Owner:*** First Citizens Bank and Trust Company  
4300 Six Forks Road, FCC22  
Raleigh, North Carolina 27609

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2017-094** seeks to rezone approximately 278 acres of land from PUD to PUD. The property is currently undeveloped. The rezoning to PUD is

being sought so that the property can be developed as a single-family subdivision with a maximum of 550 single family lots. All lots will have a minimum of 50 feet in width and 5,000 square feet in area. Previous Ordinance 2008-0243 rezoned the property to PUD for the purpose of developing a light industrial and warehouse facility with a maximum of 2,200,000 sq. ft. industrial warehouse space.

There is a companion Application for Land Use Amendment to the Future Land Use Map Series 2016A-002 (Ordinance 2017-093) that seeks to amend the property from the Light Industrial (LI) land use category to the Low Density Residential (LDR) land use category. The Large Scale Future Land Use Amendment is being considered for adoption along with this companion rezoning and staff is recommending that Application for Land Use Amendment to the Future Land Use Map Series 2016A-002 be approved.

### **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 currently located in the Light Industrial (LI) 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. There is however a companion Application for Land Use Amendment to the Future Land Use Map Series 2016A-002 (Ordinance 2017-093) that seeks to amend the property from the Light Industrial (LI) land use category to the Low Density Residential (LDR) land use category. 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. The proposed PUD proposes a gross density of 1.9 dwelling units to the acre and will have full urban services available to the site. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

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.

*(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*

This proposed rezoning to Planned Unit Development has been reviewed in relation to and 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 the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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

FLUE Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA)

as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

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 Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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.

FLUE Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

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 applicant increases the opportunity for residential development with low density residential lots maintaining the character and trend of the area satisfying Objective 3.1. The land use categories surrounding the property include Low Density Residential and Light Industrial (LI); therefore, the rezoning continues this pattern of anticipated urbanized development as recommended under Objective 3.1 and Policy 1.1.21. Moreover, residential development would complement the surrounding area and promote a pattern of compatible land use compliant with

Objective 1.1 and Policy 1.1.22. The density for the property will not exceed the maximum 7 dwelling units per acre set forth in the LDR, Suburban Development Area. The LDR land use designation and PUD zoning is a logical extension of the existing LDR demarcation line immediately west of the site and the areas pattern of development consistent with Objective 1.1. The proposed land use amendment and rezoning is a logical extension of the proposed LDR land uses adjacent to the north and west of the amendment site. Extending the LDR area will continue the pattern of urbanized development proposed in the surrounding area. According to the site plan, there will be two entrances to the Alta Lakes Subdivision; one from New Berlin Road and one from Alta Drive. Additionally, development of the subject site would complement the surrounding land uses due to easy access to schools and parks and recreation.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application has been evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Area of Industrial Situational Compatibility

Policy 3.2.33 Where there is not an adopted neighborhood plan and/or study recommending the contrary, within the “Area of Situational Compatibility”, as shown on the Industrial Preservation Map (Map L-23), lands designated Heavy Industrial or Light Industrial on the Future Land Use Map that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements, shall not be converted to a non-industrial land use category unless the applicant demonstrates to the satisfaction of the City that the site cannot be reasonably used for any of industrial uses. Reasonable demonstration for suitability of industrial uses may include but is not limited to the following: Access to arterial road network, access to rail, proximity to existing residential, industrial vacancy rates in the vicinity, size of parcel and potential for redevelopment. Conversion of these lands shall only be permitted for construction of mixed use development consistent with the requirements for job creation as defined by Policy 3.2.34.

Policy 3.2.34 The City shall create a formula for the calculation of capital investment and direct and indirect job creation in various commercial and industrial land uses. This formula shall be used to ensure that the conversion of industrial lands in Situational Compatibility Areas will result in the creation of mixed use developments that shall have comparable potential for support of the industrial base in the City of Jacksonville.

Policy 3.2.35 The City shall continue to implement, and amend as necessary, the land development regulations established to strengthen existing buffering standards and protect industrial lands from residential encroachment.

Wetlands

The wetlands survey map depicting the location of the approximate 85.9 acres of various types of wetlands found on the property (Attachment D, Wetlands Map) was provided by an applicant of a previous land use amendment application (2007D-008). Since then nothing has changed regarding the “category III” wetlands. The functional value of the wetlands run from high to

low and the various wetland types found are as follows:

- “Stream and Lake Swamp” type located in the western corner of the subject site.
- “Wetland Forested Mixed” type located throughout the site.
- “Vegetated Non-Forested Wetland” located in the southern portion of the subject site.
- “Cypress Swamp” located in the central portion of the site.

The United States Department of Agriculture, Natural Resource Conservation Service “Soil Survey” classifies the wetland soils as “Evergreen-Wesconnett Complex” and Hurricane and Ridgewood soils. The Evergreen and Wesconnett are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. Hurricane and Ridgewood soils are sandy, nearly level to gently sloping poorly drained soils with high water tables. The proposed project of the site must meet the requirements of Goal 4 of the Conservation Coastal Management Element (CCME) of the Comprehensive Plan to achieve no further net loss of the natural functions of the City’s remaining wetlands, improve the quality of the City’s wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands. Other requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.1 of the CCME.

#### CCME

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

This PUD rezoning is being utilized as a tool to address mechanisms to minimize impacts to wetlands as called for in the CCME. Furthermore, the applicant has stated that nearly half of the property is located within conservation easements making large areas within the site non-developable.

#### Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of high and medium sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

#### Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.



*(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 subject property (zoned PUD by Ordinance 2008-0243-E) was assigned CDN Number 6194 under the development name "Alta Lakes". It was previously the subject of Fair Share agreement FS 32481.0 for 600 single family residences. That agreement was aggregated with CCAS 71238 (for warehouse) and replaced by FS 72292 for 2,500,000 enclosed square feet of "high-cube warehouse" facility on 278.8 acres by Ordinance 2009-0020-E, with donation of land for storm-water management and transportation improvements. That agreement was amended and \$4,087,118.75 appropriation was withdrawn for Alta Road Improvement Projects under Ord. 2013-0091-E. The Fair Share Agreement is valid until set to expire July 24, 2020 (as was extended under F.S. 252.363), and with certain entitlements to be continued after the termination date.

Project will be required to comply with Sec. 655 for Mobility and Concurrency Management System Office requirements. The proposed development may require an application for a Mobility Fee Calculation Certificate (MFCC) to convert the calculations to the intended use, and Concurrency Reservation Certificates (CRC) to convert the Fair Share entitlements to building permits.

*(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 existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The proposed development will be providing an area for recreation needs, and Sheffield Regional Park is within a mile of the site. Open space and recreation area will be provided for within the development. There will be a minimum of a 40 foot buffer surrounding the perimeter of the property. The buffer shall be in as natural condition as possible, but if trees of greater than or equal to 3 inches diameter breast height (dbh) are not present, appropriate shade trees shall be provided to augment the vegetative buffer. These areas will be natural set-aside areas that cannot be used for active recreation/park use. They will be natural growth areas in addition to the wetland areas on the site for wildlife habitat.

The use of topography, physical environment and other natural features: This site is currently

undeveloped and it should also be noted that about half the site is un-developable. The applicant has provided information demonstrating that the site cannot be reasonably used for industrial uses. This information includes vacancy rates for industrial buildings in the nearby area showing higher vacancy rates than other areas of Jacksonville. In addition, the applicant identified that the site does not have access to the arterial road network, has no access to rail, and has large pockets of jurisdictional wetlands which makes the site layout not practical or viable for industrial use. Those lands are subject to a conservation easement; and that land with pockets of uplands can be reasonably developed into single-family uses, but the jurisdictional lands now covered by a conservation easement makes development of large parcels for industrial use difficult or impossible. The geographic limitations of the site along with the lack of significance of the situational compatibility designation were also recognized in the staff report with regard to rezoning 2008-243, the PUD now existing on the site.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries and traffic and pedestrian circulation patterns: Alta Drive, from Rushing Branch to Faye Road, is the directly accessed functionally classified roadway. Alta Drive is a 2-lane undivided Class I Collector in this vicinity and is currently operating at 88.9% of capacity. This Alta Drive segment has a maximum daily service volume of 15,930 vpd and a 2016 daily traffic volume of 14,148. The Jacksonville Transportation Authority is currently preparing roadway design plans for the widening of Alta Drive.

New Berlin Road, from Cedar Point Road to New Berlin Road East, is the directly accessed functionally classified roadway. New Berlin Road is a 2-lane undivided Class I Collector in this vicinity and is currently operating at 41.5% of capacity. This New Berlin Road segment a maximum daily service volume of 15,930 vpd and a 2016 daily traffic volume of 6,618.

A truck route network has been approved by The Context Sensitive Street Standards Committee, which includes these roads surrounding the subject property: New Berlin Road to the east, Faye Road to the south, Alta Drive to the west, and Port Jacksonville Parkway to the north. By identifying specific truck routes like these, potential conflicts with heavy trucks and residential and school bus traffic can be decreased and overall safety can be increased.

This proposal is for 550 dwelling units of ITE 210 Single Family Homes, based 9th Edition Trip Generation, this would generate a total of 5,236 vpd.

The Transportation Planning Division requests the creation of a contiguous multi-use path from the project's New Berlin Road frontage to Black Walnut Court, to provide for pedestrian and bicycle access to New Berlin Elementary, pursuant to Section 2.2.2 of the City of Jacksonville's Land Development Procedures Manual. The multi-use path shall be a minimum of five (5) feet in width, with a recommended width of eight (8) feet, must meet design standards for sidewalks, and allow for pedestrian and bicycle use. Also, pedestrian/bicycle connectivity must be provided between the east and west housing clusters with a 10 foot multi-use path.

Additionally, to in accordance with policy 2.2.1 of the City of Jacksonville's Land

Development Procedures Manual, sidewalks must be installed on all new local streets indicated on the site plan. The addition of sidewalks must be shown on the final 10-set plans in order to maintain compliance with the Comprehensive Plan. A traffic impact study prepared by a professional traffic engineer and submitted prior to the 10-set plan review is recommended to identify specific necessary operational improvements.

The use and variety of building setback lines, separations, and buffering: It should be noted that until 2008 this site was designated Low Density Residential and Rural Residential. The site was changed by a Comprehensive Plan amendment to Light Industrial and rezoning to PUD in 2008. That is to say, in the original land use and zoning, this entire site was more appropriately positioned for the use proposed now. The development is requesting lot sizes of 50 feet and minimum lot area of 5,000 square feet, with the fifty foot wide lots providing flexibility in design and different residential types, with development controls regarding height, lot coverage, and setbacks. A 40-ft wide buffer will be provided along the perimeter of the site. These design guidelines ensure the health safety and welfare of the residents with respect to open space and architectural character.

The use and variety of building sizes and architectural styles: The written description indicates that the lot sizes will allow the developer to provide unique architectural features and variations in the size and types of homes.

The separation and buffering of vehicular use areas and sections of vehicular use areas: The written description indicates that the minimum proposed front yard setback is 15 feet. Staff opposes the 15' front setback and recommends a 20' front setback. Vehicles parked in a driveway with less than 20' setback will block sidewalks. Each lot should also have a driveway that can accommodate two vehicles.

#### *(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 developing area where residential subdivisions and industrial uses are in close proximity. The area immediately surrounding the subject site primarily consists of residential and industrial uses. The residential area consists of single-family homes. To the north and northeast of the subject site is a large lot residential community, a JEA transmission line easement, and undeveloped industrial property. To the east and south of the subject property are lands utilized by industrial warehouse uses and undeveloped property. There is a 10 acre lake on the southern portion of this site which buffers it from the industrial uses to the south. Immediately west of the subject site are single-family homes. Residential development at this location complements the existing uses by increasing the housing options in and for 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	LDR/LI	RR-Acre/PUD (04-1293/14-060)	Single-family homes and industrial uses
South	LDR/HI	RLD-60 and IBP	Single-family homes and industrial use buffer area
East	LI	IL	Industrial warehouse use
West	LDR	RR-Acre/PUD (00-907)	Single family residences

The use is consistent with the residential density and intensity of surrounding lands. This PUD proposes a gross density of 1.9 dwelling units to the acre and over 15 acres of passive open space, and differs from the usual application of the Zoning Code because it contains a significant amount of wetlands and buffer areas on the site and will be designed around and along wetland and conservation areas. 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 offerings within a residential community in keeping with the area's pattern of development.

*(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 550 dwelling units. The PUD is appropriate at this location because it will provide alternative housing styles for residents in the area.

The availability and location of utility services and public facilities and services: JEA will provide water, sewer and electric service.

The amount and size of open spaces, plazas, common areas and recreation areas: The proposed development is planning on providing over 8 acres of active recreation area as well as over 15 acres of passive park and open space areas on the property, not including wetlands and conservation lands on the site. Some land will be natural growth set-a-side areas that cannot be used for active recreation/park use. They will be natural growth areas in addition to the wetland areas on the site for wildlife habitat.

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

The proposed development is providing over 8 acres of active recreation areas for recreation needs. Sheffield Regional Park is also within a mile of the site.

*(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 identified wetlands on-site. However, any development

impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

*(9) Listed species regulations*

The applicant submitted a wildlife report for the land use amendment application site. According to the study, active gopher tortoise burrows were located and a take permit (DUV-169) was obtained from the FWC on October 16, 2006.

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

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

*(11) Sidewalks, trails, and bikeways*

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. The Proposed PUD is within the 2 mile walking distance to New Berlin Elementary School. The developer should provide a continuous sidewalk on the west side of New Berlin Road from the project frontage to Black Walnut Court to the north of the property.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on February 25, 2017, the required Notice of Public Hearing signs were posted.



**RECOMMENDATION**

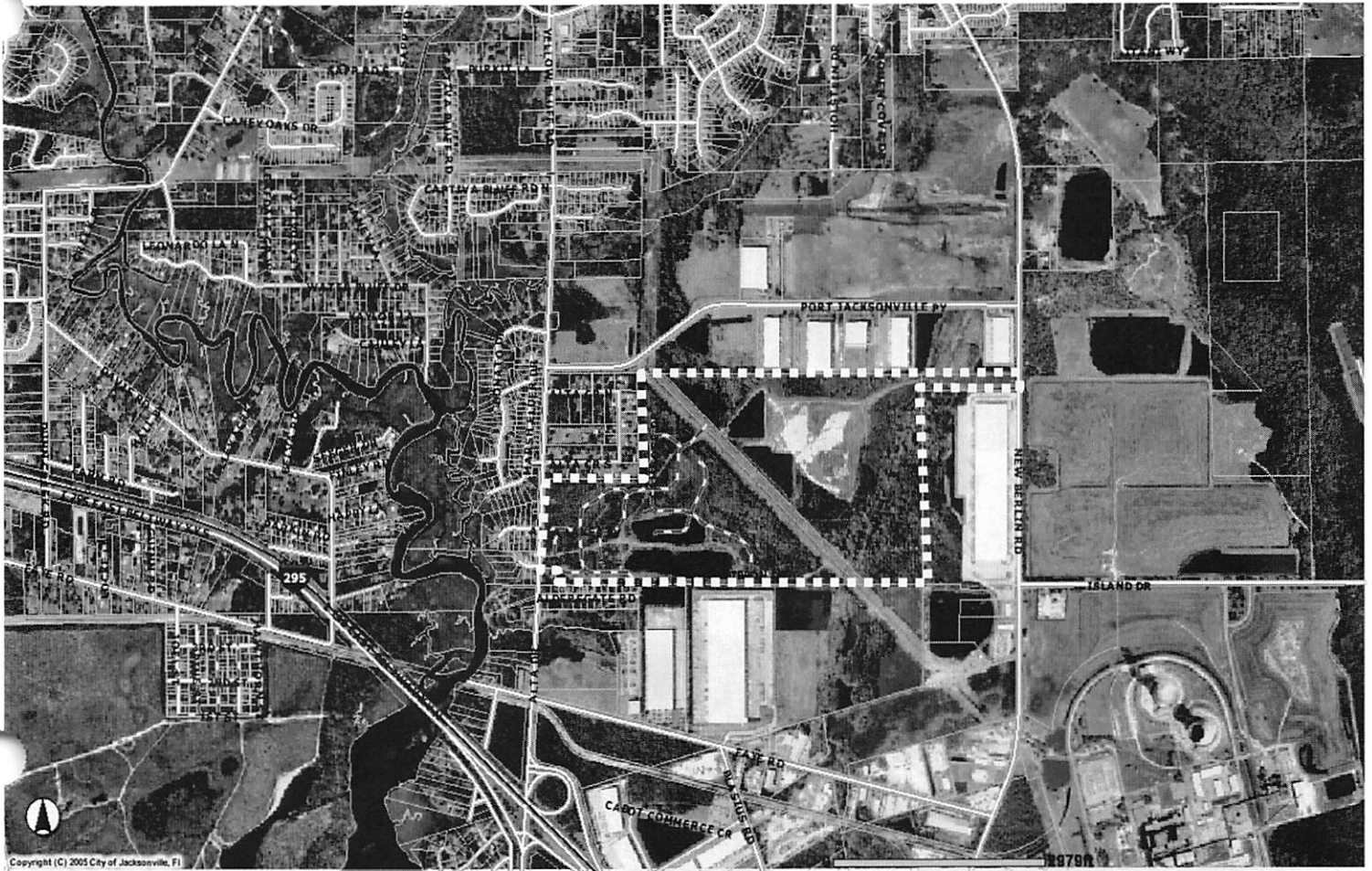
Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-094 be **APPROVED with the following exhibits:**

1. The original legal description dated December 16, 2016.
2. The original written description dated December 16, 2016.

3. The original site plan dated November 3, 2016.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-094** be **APPROVED** subject to the **following condition, which may only be changed through a rezoning:**

1. A traffic study shall be submitted to the Traffic Engineering Division for review and approval prior to submittal of 10 set plans. The study shall be prepared by a professional traffic engineer. The traffic engineer shall include a methodology meeting with the City Traffic Engineer prior to commencement of the study. The methodology and extent of this study shall be defined and approved by the City's Traffic Engineer.
2. The minimum front yard setback shall be 20 feet.
3. Prior to requesting a final building inspection or occupying the facility in any manner, the owner, applicant or developer 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.



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



**The subject property on the right facing north along Alta Dr.**



**Facing east into the subject property from Alta Dr.**

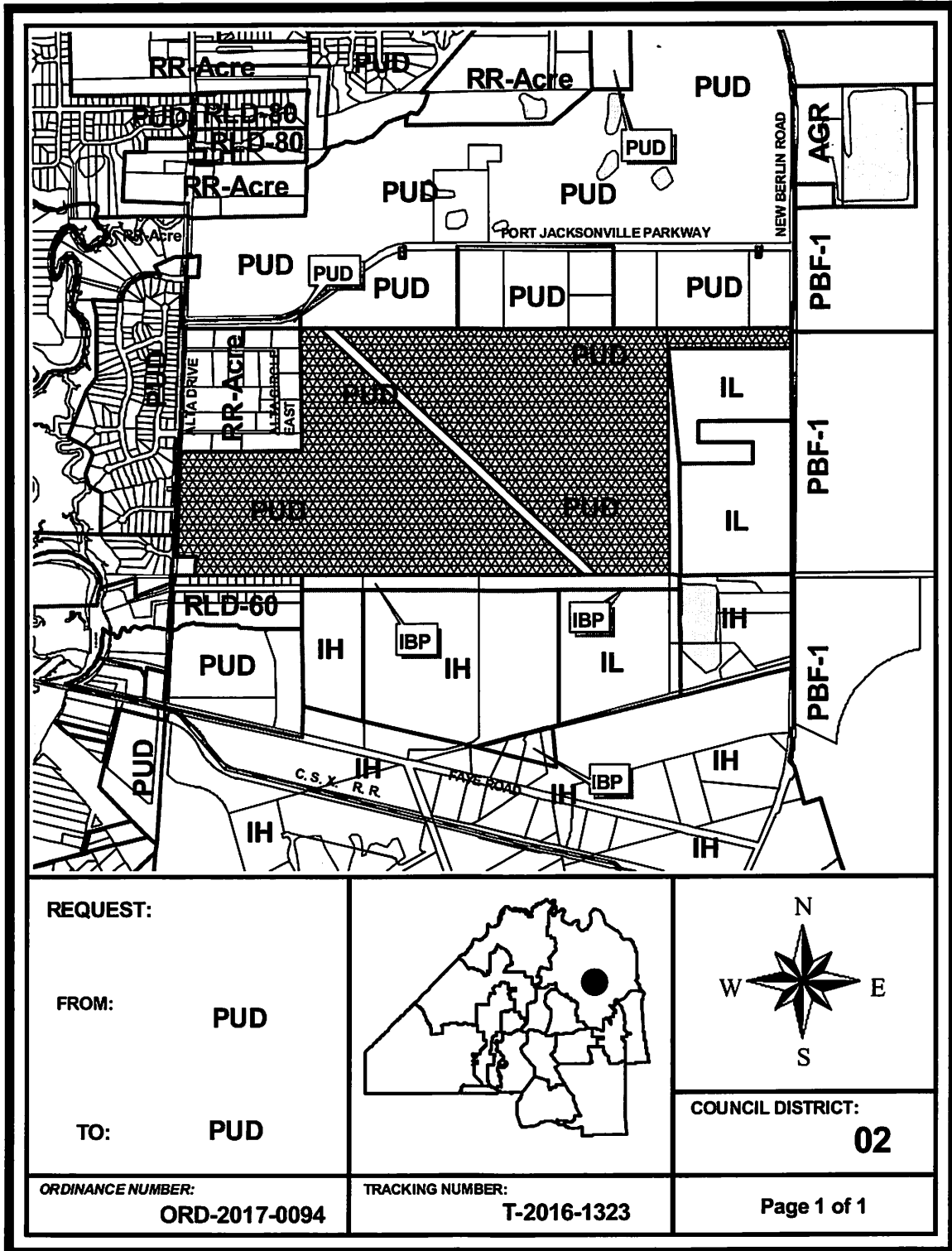


**Facing south along New Berlin Rd. with the subject site on the right**



**Facing west into the subject property from New Berlin Rd.**





# Application For Rezoning To PUD

## Planning and Development Department Info

Ordinance # 2017-0094 Staff Sign-Off/Date AH / 12/27/2016  
 Filing Date 02/07/2017 Number of Signs to Post 3

### Hearing Dates:

1st City Council 02/14/2017 Planning Commission 03/09/2017  
 Land Use & Zoning 03/21/2017 2nd City Council 03/28/2017

Neighborhood Association EDEN GROUP INC.  
 Neighborhood Action Plan/Corridor Study N/A

## Application Info

Tracking # 1323 Application Status PENDING  
 Date Started 12/16/2016 Date Submitted 12/16/2016

## General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HARDEN	PAUL	M.
<b>Company Name</b>		
LAW OFFICE OF PAUL M. HARDEN		
<b>Mailing Address</b>		
501 RIVERSIDE AVENUE, SUITE 901		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32202
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043965731	9043995461	PAUL_HARDEN@BELLSOUTH.NET

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
BYLOW	TIM	
<b>Company/Trust Name</b>		
FIRST-CITIZENS BANK & TRUST COMPANY		
<b>Mailing Address</b>		
4300 SIX FORKS RD., FCC22		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
RALEIGH	NC	27609
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

## Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2008-242-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	108429 0100	2	6	PUD	PUD
Map	108439 0000	2	6	PUD	PUD

Map 108439 0050 2 6 PUD PUD

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

**Existing Land Use Category**

LI

**Land Use Category Proposed?**

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

5197

**Total Land Area (Nearest 1/100th of an Acre)** 278.81

**Development Number**

**Proposed PUD Name** ALTA LAKES PUD

**Justification For Rezoning Application**

SEE EXHIBIT D - WRITTEN DESCRIPTION

**Location Of Property**

**General Location**

WEST OF NEW BERLIN RD., NORTH OF I-295

House #	Street Name, Type and Direction	Zip Code
0	NEW BERLIN RD	32226

**Between Streets**

I-295 and CEDAR POINT 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:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**278.81 Acres @ \$10.00 /acre:** \$2,790.00
- 3) Plus Notification Costs Per Addressee**  
**74 Notifications @ \$7.00 /each:** \$518.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$5,577.00

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

# ORDINANCE

Legal Description

(page 1 of 2)

12/16/2016

## PARCEL 1A, ALTA LAKES

A PORTION OF THE SOUTH ONE-HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 2; THENCE NORTH 89°47'43" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 781.85 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5820, PAGE 1994 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 47°05'38" WEST, ALONG SAID NORTHEASTERLY LINE, 3,917.86 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THE SOUTH ONE HALF OF SAID SECTION 2; THENCE SOUTH 89°44'09" EAST, ALONG SAID NORTHERLY LINE, 3,632.06 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID SECTION 2; THENCE SOUTH 00°25'19" EAST, ALONG SAID EASTERLY LINE, 2,653.41 FEET TO THE POINT OF BEGINNING.

## PARCEL 1B, ALTA LAKES

A PORTION OF THE SOUTH ONE-HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 2; THENCE NORTH 89°47'43" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 929.31 FEET TO A POINT LYING ON THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5820, PAGE 1994 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°47'43" WEST, ALONG SAID SOUTHERLY LINE, 3080.19 FEET TO AN ANGLE POINT; THENCE NORTH 89°51'27" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, 1,130.61 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10195, PAGE 2138 OF SAID PUBLIC RECORDS; THENCE NORTH 02°26'24" EAST ALONG THE EASTERLY LINE OF SAID LANDS, 210.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 89°51'27" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO A POINT LYING ON THE NORTHWESTERLY CORNER OF SAID LANDS, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF ALTA DRIVE, A 60 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 02°26'24" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 1,116.93 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID

# ORDINANCE \_\_\_\_\_

(page 2 of 2)

## Legal Description

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SECTION 2, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°55'19" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG LAST SAID SOUTHERLY LINE A DISTANCE OF 1,309.94 FEET TO A POINT LYING ON THE SOUTHEASTERLY CORNER OF SAID QUARTER-QUARTER; THENCE NORTH 01°06'41" EAST, ALONG THE EASTERLY LINE OF SAID QUARTER-QUARTER, 1,326.57 FEET TO A POINT LYING ON THE NORTHEASTERLY CORNER OF SAID QUARTER-QUARTER, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID SECTION 2; THENCE SOUTH 89°44'09" EAST, ALONG SAID NORTHERLY LINE, 158.72 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5820, PAGE 1994; THENCE SOUTH 47°05'38" EAST, ALONG SAID SOUTHWESTERLY LINE, 3,918.10 FEET TO THE POINT OF BEGINNING.

### PARCEL 2, ALTA LAKES

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SAID SECTIONS 1, 2, 11, AND 12, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°25'19" WEST ALONG THE DIVIDING LINE OF SECTIONS 1 AND 2, A DISTANCE OF 2,653.41 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID SECTION 1, SAID POINT ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE NORTH 89°56'14" EAST ALONG SAID NORTHERLY LINE, 1,343.09 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 00°21'13" WEST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, 200.01 FEET; THENCE SOUTH 89°56'14" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 1,340.38 FEET TO A POINT LYING ON SAID DIVIDING LINE OF SECTIONS 1 AND 2; THENCE NORTH 00°25'19" WEST, ALONG SAID DIVIDING LINE, 200.00 FEET TO THE POINT OF BEGINNING.

### PARCEL 3

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1A AND 1B AS SET FORTH IN DEED RECORDED IN O.R. BOOK 5820, PAGE 1994, AS LEGALLY DESCRIBED, RATIFIED, CLARIFIED AND REAFFIRMED IN THAT CERTAIN USE AND HOLD HARMLESS AGREEMENT RECORDED IN O.R. BOOK 14949, PAGE 958, ALL IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

**EXHIBIT A - Property Ownership Affidavit**

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

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:  
RB#108439-0050, 108439-0000, 108429-0100

To Whom it May Concern:

I, First-Citizens Bank & Trust Co. hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for FLUM & Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

First-Citizens Bank & Trust Company

By \_\_\_\_\_

By Tim Bylow

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

Print Name: Tim Bylow

Its: Senior Vice President

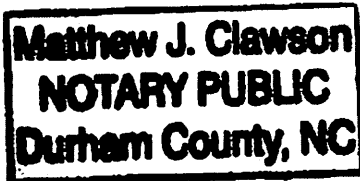
\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA North Carolina  
COUNTY OF DUVAL Durham

Sworn to and subscribed and acknowledged before me this 21 day of April <sup>2016</sup> ~~2014~~, by Tim Bylow, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Matthew J. Clawson  
(Signature of NOTARY PUBLIC)

Matthew J. Clawson  
(Printed name of NOTARY PUBLIC)



State of Florida ~~at Large~~. North Carolina  
My commission expires: 6-19-2016

**CERTIFIED COPY OF CORPORATE RESOLUTION  
OF  
FIRST-CITIZENS BANK & TRUST COMPANY**

I, Kathy A. Klotzberger, Secretary of First-Citizens Bank & Trust Company, certify that the following is a true copy of the resolution duly adopted by the Board of Directors of First-Citizens Bank & Trust Company at its regular meeting on April 28, 2015, and that the following resolution is in full force and effect and has not been amended or rescinded:

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
FIRST-CITIZENS BANK & TRUST COMPANY  
CONCERNING  
AUTHORITY OF CORPORATE OFFICERS**

**WHEREAS**, the Board of Directors of First-Citizens Bank & Trust Company (the "Bank") has determined that it is in the best interests of the Bank, and helpful to its efficient operation, to clarify the authority of certain Bank officers to (i) sign, execute, and deliver agreements, certificates, instruments, and other documents necessary or appropriate for the conduct of the Bank's business, (ii) guarantee signatures, (iii) attest lawfully executed documents on the Bank's behalf, and/or (iv) affix the seal of the Bank to such documents as may require it.

**NOW, THEREFORE, BE IT HEREBY RESOLVED** by the Board of Directors of First-Citizens Bank & Trust Company as follows:

1. Subject to Section 2 below, the following Bank officers elected or appointed from time to time by the Board of Directors are authorized to sign, execute, and deliver documents on behalf of the Bank and thereby bind the Bank without the joinder of any other corporate officer:

The Chairman and Chief Executive Officer  
The Vice Chairman  
The President  
The Chief Financial Officer  
The Chief Operating Officer  
The Chief Strategy Officer  
The Chief Legal Officer  
The Chief Risk Officer  
The Chief Human Resources Officer  
The Chief Accounting Officer  
The Treasurer

The Secretary  
Each Executive Vice President  
Each Group Vice President  
Each Regional Executive Vice President  
Each Area Vice President  
Each Senior Vice President  
Each Vice President  
Each Assistant Vice President  
Each Banking Officer  
Each Bank Officer  
Each Branch Officer

2. Limitations on authority:

- (a) The authorities granted herein shall be subject to such limitations and requirements as may be established from time to time by other resolutions or policies adopted by the Board or one or more committees thereof, applicable Bank standards, procedures and requirements, the Code of Ethics, and applicable laws and regulations.



- (b) The authorities granted herein to each Vice President, Assistant Vice President, Banking Officer, Bank Officer and Branch Officer shall only extend to documents that are within the scope of each such officer's specific job responsibilities and authority.
3. Each of the officers identified in Section 1, and any non-officer Bank associate who holds any of the following job titles (as opposed to corporate titles), are hereby given the corporate title of Assistant Secretary of First-Citizens Bank & Trust Company, with authority to carry out the duties of that office, including, but not limited to, the power and authority to guarantee signatures, to attest lawfully executed documents on the Bank's behalf, and/or to affix the seal of the Bank to such documents as may require it:

**Job Titles:**

Financial Sales Manager of any type or grade  
Service Manager of any type or grade  
Financial Services Representative II  
Financial Services Representative III  
Telephone Banker I  
Telephone Banker II  
Business Services Representative of any type  
Personal Banker of any type  
Retail Sales Manager of any type  
Relationship Manager of any type

4. Management shall ensure that appropriate standards, procedures and requirements regarding signing authority limits, approvals and controls are implemented and maintained with respect to particular business units and functions within the Bank, as applicable.
5. The Board hereby delegates to its Risk Committee the responsibility for evaluating, monitoring and overseeing the adequacy and effectiveness of the Company's standards and procedures related to signing authority, and the Committee may adopt such policy or policies limiting or otherwise governing signing authority, and matters related thereto, as the Committee may deem appropriate.
6. The Chief Human Resources Officer of the Bank may, at any time and in his or her discretion, designate job titles (in addition to those specifically identified in Section 3 of this Resolution) and give to Bank associates who from time to time hold these designated job titles the additional corporate title of Assistant Secretary of First-Citizens Bank & Trust Company, with authority to carry out the duties of that office, including, but not limited to, the power and authority to guarantee signatures, to attest lawfully executed documents on the Bank's behalf, and/or to affix the seal of the Bank to such documents as may require it.
7. The Chief Human Resources Officer of the Bank may, at any time and in his or her discretion, designate specifically-named associates who do not hold one of the corporate titles or job titles identified or referenced in any of the preceding sections of this Resolution the additional corporate title of Assistant Secretary of First-

Citizens Bank & Trust Company, with authority to carry out the duties of that office, including, but not limited to, the power and authority to guarantee signatures, to attest lawfully executed documents on the Bank's behalf, and/or to affix the seal of the Bank to such documents as may require it.

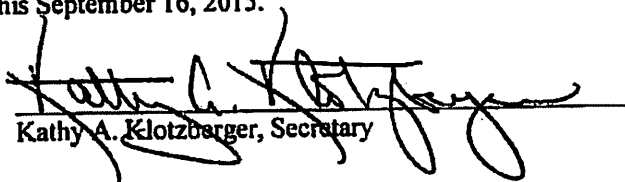
8. Notwithstanding any other provision of this Resolution, no person shall guarantee signatures under the authority of this Resolution unless and until he or she shall have completed the Medallion signature guarantee certification program promulgated by STAMP and available to Bank associates through the Bank's internet-based online learning center.

I further certify that each of the individuals named below has been duly elected to and is now holding the corporate office indicated below and has authority to act on behalf of the Bank as set forth in the foregoing Resolution, which such authority includes but is not limited to the authority to execute contracts, deeds, and other closing documents on behalf of First-Citizens Bank & Trust Company in connection with the sale or other disposition of real property owned by First-Citizens Bank & Trust Company.

<u>Name</u>	<u>Position</u>
Timothy J. Bylow	Vice President & Assistant Secretary
Matthew James Clawson	Vice President & Assistant Secretary
Adam C. Cohron	Vice President & Assistant Secretary

IN TESTIMONY WHEREOF, I have hereunto set my hand as Secretary and have affixed the corporate seal of First-Citizens Bank & Trust Company, this September 16, 2015.



  
Kathy A. Klotzberger, Secretary



## NEW OFFICER TITLES

October 27, 2015

The Board of Directors of First-Citizens Bank & Trust Company has elected the following corporate officers:

### SENIOR VICE PRESIDENT AND ASSISTANT SECRETARY:

Timothy J. Bylow – Raleigh, NC  
Andrew Griffin – Charlotte, NC  
Doyle Lee Hayes, II – Raleigh, NC  
William F. Hester, III – Arden, NC  
Phillip W. Horton – Raleigh, NC  
Jeffrey Jancula – Raleigh, NC  
Todd Lumsden – Greenville, SC  
Laura Leigh Reese – Kansas City, MO  
Michael Remy Renault – Charleston, SC  
Richard Sofilkanich – Chattanooga, TN  
Robert Sparks – Savannah, GA  
Louis Valker – Raleigh, NC  
Bridget L. Welborn – Raleigh, NC

### VICE PRESIDENT AND ASSISTANT SECRETARY:

Luis E. Abreu, Jr. – Columbia, SC  
Almoataz Alsibai – Mission Viejo, CA  
Roman D. Badalbayev – Atlanta, GA  
Brian D. Boehne – Lake Oswego, OR  
Carrie L. Burroughs – Comer, GA  
John Ceparano – Ft. Lauderdale, FL  
Matthew A. Chrisman – Lake Oswego, OR  
Keith Councill – Raleigh, NC  
Jonathan D. Dallaire – Raleigh, NC  
Matthew Steven Dargene – Lake Oswego, OR  
Bonita M. Davis – Raleigh, NC  
Cheryl Denning Dudley – Raleigh, NC  
Cara K. Earhart – Charleston, SC  
Steven Fajardo – Denver, CO

### VICE PRESIDENT AND ASSISTANT SECRETARY (continued):

Edward Francis Flaherty – Raleigh, NC  
Jocelyn B. Frank – Ft. Lauderdale, FL  
Kara G. Helf – Charlotte, NC  
Marie C. Howard – Spartanburg, SC  
Sherree D. Johnson – Alpharetta, GA  
Jennifer C. Lewis – Columbia, SC  
Amy L. Maughon – Duluth, GA  
Archibald McClure – Raleigh, NC  
Michael J. Meitl – Reidsville, NC  
Nicole Mihelich – Naples, FL  
Marcelo D. Mills – Rancho Santa Margarita, CA  
Sandria P. Nance – Greensboro, NC  
Carl W. Pukin – Ft. Myers, FL  
Martha Robinson – Columbia, SC  
Braden Heath Ryan – El Segundo, CA  
John Patrick Schrader – Lone Tree, CO  
Jochen Schwarz – Raleigh, NC  
Craig M. Seidelman – Kansas City, MO  
Sylvia Shiverdecker – Powder Springs, GA  
Brian Wesley Smith – Winston-Salem, NC  
Jan Kevin Smith – Atlanta, GA  
Kira Staggers – Raleigh, NC  
J. Rodney Tafoya – Santa Fe, NM  
William F. Tinsley – Palm Beach Gardens, FL  
Mark D. Vaughn – Raleigh, NC  
Shannon Webster – Raleigh, NC  
Rita Joan White – Asheville, NC  
James Whitley – Greenville, NC  
Leah R. Williamson – Atlanta, GA  
Sarah Willis – Raleigh, NC  
Lucas Woodruff – Jacksonville, NC

**ASSISTANT VICE PRESIDENT  
AND ASSISTANT SECRETARY:**

Maya M. Belay – El Segundo, CA  
Erin C. Berkowitz – Raleigh, NC  
Jasmine E. Black – Sandy Springs, GA  
Christopher Matthew Cecchi – Wilmington, NC  
Margaret Ann Durham – Columbia, SC  
Kim Grissom – Raleigh, NC  
Ruthann L. Hodges – Madison, NC  
Antiocious Johnson – Nashville, TN  
Travis Kraszeski – Raleigh, NC  
Othniel W. Laffitte – Greenville, SC  
Dandan Laubacker – Raleigh, NC  
Michelle L. McDonald – Raleigh, NC  
Ryan M. McGowan – West Lake Hills, TX  
James Neal – Raleigh, NC  
Kelley M. O'Brien – Columbia, SC  
Ashley M. Olstad – Martinez, GA  
Paula Y. Potter – Columbia, SC  
Brian R. Scott – Cary, NC  
Renata Heineman Spencer – Raleigh, NC  
Thomas H. Suydam, IV – Columbia, SC  
Michael A. Tuscano – Raleigh, NC  
Tiphonie Witt – Daleville, VA

**BANKING OFFICER  
AND ASSISTANT SECRETARY:**

Kristine M. Ashley – Columbia, SC  
Shannon S. Gay – Wendell, NC  
Marcie Gilchrist – Pittsboro, NC  
Laurie A. Harsey – North Augusta, GA  
Hester Rose Hedgpeth – Southern Pines, NC  
Jeremiah Hightower – Columbia, SC  
Angela Tynch Lilley – Williamston, NC  
Matticia G. Snead – Matthews, NC



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Foreign Profit Corporation

FIRST-CITIZENS BANK & TRUST COMPANY

### Filing Information

**Document Number** F98000003669  
**FEI/EIN Number** 56-0223230  
**Date Filed** 06/26/1998  
**State** NC  
**Status** ACTIVE  
**Last Event** CORPORATE MERGER  
**Event Date Filed** 01/07/2011  
**Event Effective Date** NONE

### Principal Address

4300 SIX FORKS RD.  
FCC22  
RALEIGH, NC 27609

Changed: 01/04/2011

### Mailing Address

4300 SIX FORKS RD.  
FCC22  
RALEIGH, NC 27609

Changed: 01/04/2011

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

Name Changed: 11/27/2006

Address Changed: 11/27/2006

### Officer/Director Detail

#### **Name & Address**

Title C

HOLDING, FRANK BJR

4300 SIX FORKS ROAD  
RALEIGH, NC 27609

Title VP

AYSCUE, JAMIE C  
4300 SIX FORKS ROAD  
FCC22  
RALEIGH, NC 27609

Title P

Bristow, Peter M  
4300 SIX FORKS RD.  
FCC22  
RALEIGH, NC 27609

Title Executive Secretary

Klotzberger, Kathy A  
4300 SIX FORKS RD.  
FCC22  
RALEIGH, NC 27609

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2014	02/25/2014
2015	02/24/2015
2016	01/29/2016

**Document Images**

<a href="#">01/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2011 -- Merger</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/04/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/10/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/27/2006 -- Req. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/03/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/08/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

03/25/1999 -- ANNUAL REPORT

[View image in PDF format](#)

06/26/1998 -- Foreign Profit

[View image in PDF format](#)

03/25/1999 -- ANNUAL REPORT

**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: RB#108439-0050, 108439-0000, 108429-0100

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 M. Harden to act as agent to file application(s) for FLUM & 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.

If Owner is Individual:

If Owner is Corporate Entity:\*

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

Print Corporate Name:

First-Citizens Bank & Trust Company

By Tim Bylow

Print Name: Tim Bylow

Its: Senior Vice 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~~ North Carolina  
~~COUNTY OF DUVAL~~ Durham

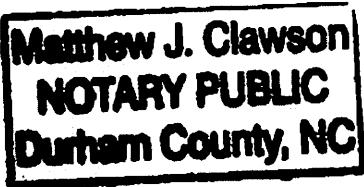
~~2014~~ 2016 Sworn to and subscribed and acknowledged before me this 21 day of April  
~~2014~~ by Tim Bylow, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Matthew J. Clawson

(Signature of NOTARY PUBLIC)

Matthew J. Clawson  
(Printed name of NOTARY PUBLIC)

State of Florida at Large. North Carolina  
My commission expires: 6-19-2016





# EXHIBIT C

## Binding Letter

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

RE: 108439-0050, 108439-0000, 108429-0100

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,

First-Citizens Bank & Trust Company

By: 

Tim Bylow

Its: Senior Vice President

# Exhibit D

## PUD WRITTEN DESCRIPTION

Alta Lakes PUD

December 16, 2016

RE #: 108429-0100, 108439-0000, 108439-0050

### I. PROJECT DESCRIPTION

The site is currently designated Light Industrial (LI) on the Future Land Use Map (FLUM) and subject to the provisions of Planned Unit Development (PUD) approved by Ordinance 2008-242-E. The site is the subject of a FLUM Amendment (LUA#2016A-002). The current use allows for a myriad of very intense industrial uses. The purpose of this PUD is to downzone the site for a single-family subdivision. The site is the subject of a FLUM Amendment changing the land use from the LI use to Low Density Residential (LDR). 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 and greatly lowers the intensity of the current PUD on the site.

- A. **Project Name:** Alta Lakes PUD
- B. **Project Architect/Planner:** Dunn & Associates, Inc.
- C. **Project Engineer:** Dunn & Associates, Inc.
- D. **Project Developer:** Alta Lakes III, LLC

### II. QUANTITATIVE DATA

**Total Acreage:** 278.81 acres

**Total number of dwelling units:** 550

**Total amount of non-residential floor area:** N/A

**Total amount of recreation area:** 8.00 acres

**Total amount of open space:** 14.99 acres

**Total amount of public/private rights of way:** 32.77 acres

**Total amount of land coverage of all buildings and structures:** 65% of lot

### III. USES AND RESTRICTIONS

- A. **Permitted Uses and Structures**

1. Single-family dwellings
2. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4
3. Schools, charter schools, institutional or like uses
4. 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).

**IV. DESIGN GUIDELINES**

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

Minimum lot area:	5,000 s.f.
Minimum lot width:	50 ft.
Maximum lot coverage:	50 percent
Minimum front yard:	15 ft. (10 ft. on corner lots)
Minimum side yard:	5 ft.
Minimum rear yard:	10 ft.
Maximum height of structures:	35 ft.

**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.* Vehicular access shall be via Alta Road and New Berlin Road, as shown on the site plan.
- (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 at each entrance to the site. 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 the requirements of 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 or open space 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. 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 or by minor modification. 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.

## V. 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.

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

The proposed project is compatible with the City of Jacksonville's 2030 Comprehensive Plan, as proposed to be amended. The proposed development will be beneficial to the surrounding neighborhood and community by greatly lowering the density and intensity of uses. 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 existing land use;
- C. Provide a development that will improve the characteristics of the surrounding area which the current future land use does not;
- D. Enhance the appearance of the area through development criteria and use of LDR, instead of industrial;
- E. Supportive of the property values and a substantial improvement of the quality of development on the property as of the date hereof; and,

## VII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is currently designated LI. FLUM Amendment has been filed. The uses proposed herein are consistent with the proposed amended FLUM designation of LDR.
- 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 576 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 the subject of a FLUM Amendment to 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 or open space 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.* A species survey will be provided.
- 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.

**VIII. 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.

**IX. 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.**

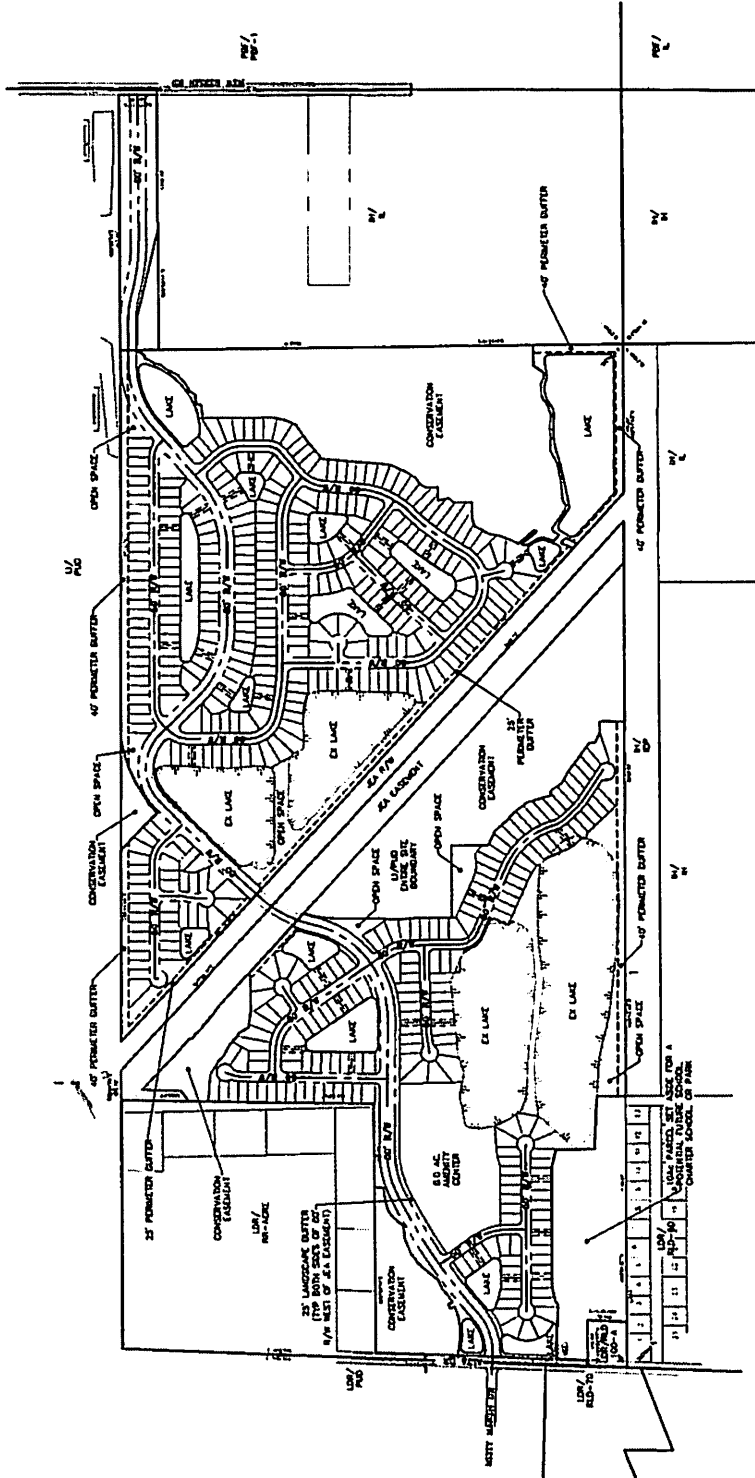
Roadways not dedicated to the City of Jacksonville, if any, will be maintained by a homeowners association.



**SITE SUMMARY**

- OWNER: ALTA LAKES DEVELOPMENT, INC., JACKSONVILLE, FL 32229
- DEVELOPER: ALTA LAKES, LLC, 27 ALABAMA ST, JACKSONVILLE, FL 32256
- CONSULTOR: DUNN & ASSOCIATES, INC., 8375 DR. ONE TRACK, SUITE 102, JACKSONVILLE, FL 32256  
PHONE: (904)363-0917
- CLIENT: KIMBLE ASSOCIATES, INC., 3333 OCEAN FRONT BL, JACKSONVILLE, FL 32256  
PHONE: (904)363-1733
- LASTING AGREEMENT: MAKE 1.63, DATE: STATE 2P
- EXISTING/PROPOSED ZONING: EXISTING: PUD PROPOSED: PUD
- DEVELOPMENT: 120 LOTS (40 UNDEVELOPED)
- LOT SIZES: 1/4 AC TO 1/2 AC
- FRONT SETBACK: 5' TO 10'
- REAR SETBACK: 5' TO 10'
- SIDE SETBACK: 5' TO 10'
- MINIMUM LOT WIDTH: 30'
- MINIMUM LOT AREA: 1,000 SQ FT
- MINIMUM FRONT YARD: 10'
- MINIMUM REAR YARD: 10'
- MINIMUM SIDE YARD: 5'
- MINIMUM HEIGHT OF STRUCTURES: 8' TO 35'
- FOR CORNER LOTS, THE MIN. LOT WIDTH SHALL BE THE PORTION OF EACH LOT THAT SHALL BE THE PORTION OF THE LOT REQUIRED TO BE PROTECTED, HOWEVER THAT THE PORTION OF THE LOT THAT SHALL BE REQUIRED TO BE PROTECTED SHALL BE LIMITED TO 25% OF THE TOTAL LOT AREA.
- BASE SETBACK: 5' TO 10'
- REAR SETBACK: 5' TO 10'
- SIDE SETBACK: 5' TO 10'
- MINIMUM HEIGHT OF STRUCTURES: 8' TO 35'
- FOR CORNER LOTS, THE MIN. LOT WIDTH SHALL BE THE PORTION OF EACH LOT THAT SHALL BE THE PORTION OF THE LOT REQUIRED TO BE PROTECTED, HOWEVER THAT THE PORTION OF THE LOT THAT SHALL BE REQUIRED TO BE PROTECTED SHALL BE LIMITED TO 25% OF THE TOTAL LOT AREA.
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**LEGEND**  
 OPEN SPACE  
 CONSERVATION EASEMENT

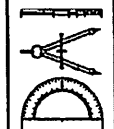


**FLOOD ZONE**  
 DEVELOPED AREA LOCATED WITHIN FLOOD ZONE "X" PER FIRM MAP NO. 15-240 (REVISED DATED JAN. 14, 2011) FOR THE BASE FLOOD ELEVATION ESTABLISHED PER FIRM (FIRM) AT THE ABOVE ADDRESS.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE. LOT LINES AND SETBACKS ARE SUBJECT TO FIELD SURVEY AND FIELD ADJUSTMENTS. CONSULT WITH A PROFESSIONAL SURVEYOR TO OBTAIN ACCURATE DIMENSIONS AND SETBACKS. CONSULT WITH A PROFESSIONAL ENGINEER FOR STRUCTURAL AND CIVIL REQUIREMENTS AND AS SET BY THE PLANNING DEPARTMENT APPROVAL BY THE PLANNING DEPARTMENT.

ALTA LAKES  
 FOR:  
 ALTA LAKES, LLC  
 DUAL COUNTY, FLORIDA  
 ZONING MAP

Dunn & Associates, Inc.  
 CITY ENGINEERS / LAND PLANNERS  
 8375 DR. ONE TRACK, SUITE 102, JACKSONVILLE, FLORIDA 32256  
 Phone: (904)363-0916 Fax: (904)363-0917  
 www.dunneng.com



NO.	DATE	BY	DESCRIPTION
1	04/12/16	VC	REVISION
2		VC	PREPARED BY FIELD

DESIGNED BY:	DAI
DRAWN BY:	MR
CHECKED BY:	DT
SCALE:	1" = 500'
DATE:	APRIL 2016
PROJ. NO.:	1507-425



**EXHIBIT F**

**PUD Name: Alta Lakes**

**Land Use Table**

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Total gross acreage	278.81 Acres	100%
Amount of each different land use by acreage		
Single family	78.84 Acres	28.28 %
Total number of dwelling units	550 D.U.	
Multiple family	0	
Total number of dwelling units	0	
Commercial	0	
Industrial	0	
Other land use	23.24 Acres	8.33%
Active recreation and/or open space	22.99 Acres	8.25%
Passive open space	120.97 Acres	43.39%
Public and private right-of-way	32.77 Acres	11.75%
Maximum coverage of buildings and structures		65% of lot

**Prepared by and return to:  
G. Edward Clement, Esquire  
Potter Clement Bergholtz Alexander  
308 East Fifth Avenue  
Mount Dora, FL 32757**

**Parcel Identification No(s): 108439-0050; 108439-0000; 108429-0100**

**WARRANTY DEED**

THIS WARRANTY DEED is made the 9th day of September, 2013, by ALTA LAKESIDE, LLC, a Florida limited liability company ("Grantor"), whose address is 4200 Marsh Landing Blvd, Suite 100, Jacksonville Beach, Florida 32250, to FIRST-CITIZENS BANK & TRUST COMPANY, a North Carolina corporation ("Grantee"), whose address is Mailcode DAC 41 P.O. Box 27131, Raleigh, NC 27611-7131.

**WITNESSETH**

That the said Grantor, for and in consideration of the sum Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, and sold to the said Grantee, its successors and assigns forever, the following described land (collectively the "Land"), situate, lying and being in the County of Duval, State of Florida:

See Exhibit "A" attached hereto,

together with whatever rights the Grantor has in all rights-of-way, streets, alleys, strips, gores, passages, riparian and littoral rights, waters, water courses, sewer rights, rights for all utilities, liberties, privileges, tenements, hereditaments, easements, agreements, use and hold harmless agreements, rights, powers, privileges, entitlements, immunities, and appurtenances thereunto belonging or in anyway appertaining, including all rights of ingress and egress to and from said the Land and all adjoining property (whether such rights now exist or subsequently arise), together with the reversion or reversions, and remainder or remainders thereof and also all estate, right, title, interest, property, possession and claim whatsoever in law as well as in equity of the Grantor, its legal representatives, successors and assigns, of in and to the same and every part and parcel thereof together with all the tenements, hereditaments and appurtenances of Grantor belonging or in any way appertaining to the Land (collectively the "Property"), subject to the following permitted encumbrances ("Permitted Encumbrances"):

1. All general or special taxes and assessments required to be paid in the year 2013, and subsequent years;

2. Easements, covenants, conditions, restrictions and reservations contained in the Grant of Easement between Paul Frederick Butler and M. Rose Butler, his wife, to City of Jacksonville recorded in O.R. Book 2586, Page 1000, Public Records of Duval County, Florida;
3. Easements and all matters set forth in that certain Special Warranty Deed between the City of Jacksonville and Jacksonville Electric Authority recorded in O.R. Book 3040, Page 1006, and easements and all matters contained in Resolution recorded in O.R. Book 3293, Page 753, all in the Public Records of Duval County, Florida;
4. Easements, terms and conditions contained in Deed of General Partnership recorded in O.R. Book 5820, Page 1994, Public Records of Duval County, Florida;
5. Conservation Easement recorded in O.R. Book 15497, Page 20, Public Records of Duval County, Florida;
6. Easements, terms and conditions set forth in Use and Hold Harmless Agreement recorded in O.R. Book 14949, Page 958, Public Records of Duval County, Florida; and
7. Notice of Fair Share Assessment Contract recorded in O.R. Book 14799, Page 355, Public Records of Duval County, Florida.

This Warranty Deed is given in lieu of foreclosure of the mortgage, security agreement and financing statement securing a development loan dated August 15, 2005 and recorded August 18, 2005 in Official Records Book 12693, Page 1822, Public Records of Duval County, Florida, with a current balance of \$7,744,406.16. This is an absolute conveyance and termination of any interest of the Grantor. This Warranty Deed is not intended as additional security for any indebtedness.

It is the specific intention of the Grantor and Grantee that the title conveyed herein to the Grantee not merge with the Grantee's interest in the mortgage, security agreement and financing statement securing a development loan and that the mortgage interest of the Grantee shall continue in full force and effect as a lien on the Property notwithstanding the Grantee's acceptance of this Warranty Deed.

Grantor hereby covenants to Grantee that Grantor is lawfully seized of the Property in fee simple, and that Grantor has good right and lawful authority to sell and convey the Property. Except as set forth in the Permitted Encumbrances, the Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

ALTA LAKESIDE, LLC,  
a Florida limited liability company

K Lewis  
Print Name: K Lewis

By: [Signature]  
John C. Kunkel,  
President

[Signature]  
Print Name: BARBARA S. WALKER

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 9th day of September, 2013 by John C. Kunkel, as President of Alta Lakeside, LLC, a Florida limited liability company, on behalf of the company, who is  personally known to me or who produced as identification.

K Lewis  
NOTARY PUBLIC  
STATE OF FLORIDA



**EXHIBIT A**

**PARCEL 1A, ALTA LAKES**

A PORTION OF THE SOUTH ONE-HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 2; THENCE NORTH 89°47'43" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 781.85 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5820, PAGE 1994 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 47°05'38" WEST, ALONG SAID NORTHEASTERLY LINE, 3,917.86 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THE SOUTH ONE HALF OF SAID SECTION 2; THENCE SOUTH 89°44'09" EAST, ALONG SAID NORTHERLY LINE, 3,632.06 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID SECTION 2; THENCE SOUTH 00°25'19" EAST, ALONG SAID EASTERLY LINE, 2,653.41 FEET TO THE POINT OF BEGINNING.

**PARCEL 1B, ALTA LAKES**

A PORTION OF THE SOUTH ONE-HALF OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 2; THENCE NORTH 89°47'43" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 929.31 FEET TO A POINT LYING ON THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5820, PAGE 1994 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°47'43" WEST, ALONG SAID SOUTHERLY LINE, 3080.19 FEET TO AN ANGLE POINT; THENCE NORTH 89°51'27" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, 1,130.61 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 10195, PAGE 2138 OF SAID PUBLIC RECORDS; THENCE NORTH 02°26'24" EAST ALONG THE EASTERLY LINE OF SAID LANDS, 210.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 89°51'27" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 210.00 FEET TO A POINT LYING ON THE NORTHWESTERLY CORNER OF SAID LANDS, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF ALTA DRIVE, A 60 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED; THENCE NORTH 02°26'24" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, 1,116.93 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID

SECTION 2, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°55'19" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG LAST SAID SOUTHERLY LINE A DISTANCE OF 1,309.94 FEET TO A POINT LYING ON THE SOUTHEASTERLY CORNER OF SAID QUARTER-QUARTER; THENCE NORTH 01°06'41" EAST, ALONG THE EASTERLY LINE OF SAID QUARTER-QUARTER, 1,326.57 FEET TO A POINT LYING ON THE NORTHEASTERLY CORNER OF SAID QUARTER-QUARTER, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID SECTION 2; THENCE SOUTH 89°44'09" EAST, ALONG SAID NORTHERLY LINE, 158.72 FEET TO A POINT ON SAID SOUTHWESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5820, PAGE 1994; THENCE SOUTH 47°05'38" EAST, ALONG SAID SOUTHWESTERLY LINE, 3,918.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2. ALTA LAKES

A PORTION OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 27 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SAID SECTIONS 1, 2, 11, AND 12, SAID TOWNSHIP AND RANGE; THENCE NORTH 00°25'19" WEST ALONG THE DIVIDING LINE OF SECTIONS 1 AND 2, A DISTANCE OF 2,653.41 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THE SOUTH ONE-HALF OF SAID SECTION 1, SAID POINT ALSO BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE NORTH 89°56'14" EAST ALONG SAID NORTHERLY LINE, 1,343.09 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 00°21'13" WEST, DEPARTING SAID NORTHERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, 200.01 FEET; THENCE SOUTH 89°56'14" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 1,340.38 FEET TO A POINT LYING ON SAID DIVIDING LINE OF SECTIONS 1 AND 2; THENCE NORTH 00°25'19" WEST, ALONG SAID DIVIDING LINE, 200.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1A AND 1B AS SET FORTH IN DEED RECORDED IN O.R. BOOK 5820, PAGE 1994, AS LEGALLY DESCRIBED, RATIFIED, CLARIFIED AND REAFFIRMED IN THAT CERTAIN USE AND HOLD HARMLESS AGREEMENT RECORDED IN O.R. BOOK 14949, PAGE 958, ALL IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



7 Waldo Street St. Augustine, FL 32084  
Tel: 904.540.1786  
www.carterenv.com

April 28, 2016

Jennifer Cherry  
501 Riverside Avenue, Suite 901  
Jacksonville, FL 32202  
[jennifercherry@bellsouth.net](mailto:jennifercherry@bellsouth.net)

**SUBJECT:** Alsop Alta, Protected Species

Dear Ms. Cherry,

During the recent site visit by Carter Environmental Services (CES) to referenced property, CES conducted a limited pedestrian survey of the property to look for the presence of or potential utilization by any threatened, endangered, or species of special concern (SSC) as listed by the U.S. Fish and Wildlife Service (FWS) or the Florida Fish and Wildlife Conservation Commission (FWC). Prior to the site visit, CES compiled a list of potentially occurring species. The resources used to compile this list included a literature review of the soil units mapped on-site and color/infrared aerial photographs of the property. The results of this survey are listed below.

#### **PROTECTED ANIMAL SPECIES**

- **Bald Eagle (*Haliaeetus leucocephalus*)**  
Using the FWC Eagle Nest Locator Database (2014), CES located four (4) bald eagle nests on record within a five mile radius of the property, but none were located within 1 mile of the site. The closest eagle nest site is located 1.75 miles from the center of the subject area. While the bald eagle is not listed as threatened, endangered or a SSC, it is protected by the Bald and Golden Eagle Protection Act (Eagle Act) and the Migratory Bird Treaty Act (MBTA). Based on these acts, certain activities are regulated by FWS when they occur near an active nest during nesting season (1 October to 15 May).
- **Gopher Tortoise (*Gopherus Polyphemus*)**  
In 2006, the subject property was 100% surveyed for gopher tortoise. Subsequently active gopher tortoise burrows were located and attached take permit (DUV-169) was obtained from the FWC on October 16, 2006.

#### **PROTECTED PLANT SPECIES**

In addition to protected animal species, CES biologists reviewed the site for protected plant species and none were observed. No coordination would be required with any regulatory agency if protected plant species were observed in the future. Currently, no regulations exist for protected plant species occurring on privately owned land, unless the landowner is harvesting and engaging in the commercial sale of the protected plant species.



In conclusion, gopher tortoise take permit DUV-169 was issued by the FWC on October 16, 2016. I trust that this information is helpful. Please contact Ryan Carter or myself with any questions or requests for additional information.

Sincerely,

Carter Environmental Services

A handwritten signature in black ink, appearing to read "D. Jeff", written in a cursive style.

David Jeff  
Senior Scientist



# FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION



RODNEY BARRETO  
Miami

SANDRA T. KAUPE  
Palm Beach

H.A. "HERKY" HUFFMAN  
Enterprise

DAVID K. MEEHAN  
St. Petersburg

KATHY BARCO  
Jacksonville

RICHARD A. CORBETT  
Tampa

BRIAN S. YABLONSKI  
Tallahassee

KENNETH D. HADDAD, Executive Director  
VICTOR J. HELLER, Assistant Executive Director

TIMOTHY A. BREAUULT, Director  
DIVISION OF HABITAT AND SPECIES CONSERVATION  
(850) 488-3831 TDD: (850) 488-9542

October 16, 2006

Mr. Ed West  
Alta Lakeside, LLC  
4315 Pablo Oaks Court  
Jacksonville, Florida 32254

Re: Gopher Tortoise Incidental Take Permit  
DUV-169 Duval County

Dear Mr. West:

Enclosed is permit DUV-169 for the incidental taking of gopher tortoises, their eggs and their burrows within the development boundaries specified. The application for this permit was complete as of October 16, 2006.

Please contact me at (850)488-1653 if you have any questions regarding this permit.

Sincerely,

Handwritten signature of Richard D. McCann in cursive.

Richard D. McCann  
Biological Scientist IV  
Division of Habitat and Species Conservation

rdm/js  
ENV 3-2/5  
Enclosure

cc: Ms. Michelle Carte, Environmental Services, Inc./ Jacksonville  
Dr. Terry Doonan, North Central Region, FWC  
Mr. Rick McCann, DHSC, FWC  
Ms. Angela Williams, DHSC, FWC  
Major Calvin Adams, North Central Region, FWC

**PERMIT FOR TAKING OF GOPHER TORTOISES AND  
THEIR BURROWS**

**Chapter 68A-27.005(1)(a) F.A.C.**

**STATE OF FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION**

**Issuance Date:** October 16, 2006

**Permittee:** Alta Lakeside, LLC  
**Permittee Address:** 4315 Pablo Oaks Court  
Jacksonville, FL 32254  
(Attn: Mr. Ed West)

**Consultant:** Ms. Michelle Carte  
**Consultant Address:** Environmental Services, Inc.  
7220 Financial Way, Suite 100  
Jacksonville, FL 32256

**Permit Number:** DUV-169

**Location of Affected Site:** 131.4 acres of the 133.1-acre Alta Lakes site, including approximately 13.3 acres of occupied gopher tortoise habitat, situated east of Alta Drive and north of Aldersgate Road, within the SW 1/4 of Section 2, T1S, R27E, Duval County (see Attachments 1 and 2). Approximately 1.7 acres of occupied tortoise habitat within the northern portion of the site are not included within the permitted area.

**Permitted Action:** The permittee or its agents are authorized to take gopher tortoises, their eggs and their burrows within its development boundaries where such taking is incidental to development activities. The criteria of Rule 68A-27.005(1)(a), F.A.C., have been satisfied and the taking, as conditioned below, will not be detrimental to the survival potential of the species.

**Provisions/Conditions:**

1. The permittee shall contribute towards the acquisition of 3.33 acres of tortoise habitat by paying \$19,511.00 (\$5,859.00 X 3.33 acres) to the FWC-Land Acquisition Trust Fund, Northeast Florida account, of the Florida Fish and Wildlife Conservation Commission. Payment shall be sent to the Florida Fish and Wildlife Conservation Commission, Post Office Box 6150, Tallahassee, FL 32314-6150.
2. This permit will not go into effect until the permittee obtains a receipt from the FWC for the mitigation funds specified under condition #1. As described in the Notice of Rights Statement, issuance of this permit may be appealed by a concerned party within 21 days of the permittee's receipt of this notice. If a Petition for Administrative Hearing is timely filed within the prescribed time period, the permittee will be notified by the FWC. Upon such notification, the permittee shall cease all work authorized by the permit until the petition is resolved.
3. Receipt of payment must occur in a timely manner so that regional habitat conservation areas can be purchased. Payment shall be made within six months from the date of this notice. If complete

Alta Lakeside, LLC  
Gopher Tortoise Incidental Take Permit DUV-169  
October 16, 2006  
Page 2

payment of the prescribed mitigation funds is not received by the FWC within the specified time frame, this permit is subject to being voided.

4. This permit does not relieve the permittee from any other "taking" requirements by the U.S. Fish and Wildlife Service (USFWS) or the FWC as to other listed species. Specifically, this permit does not authorize any destruction of scrub jays or scrub jay habitat. Consultation with the USFWS should be sought if this species is present.
5. The permittee or its approved agents are authorized to move tortoises, at their discretion, within the property boundaries to minimize taking. This permit does not authorize the permittee or its agents to possess or move tortoises off the contiguous ownership of the permittee nor to move tortoises into areas previously authorized as a relocation site by a FWC permit. A separate relocation permit from the FWC shall be required for those activities.
6. This permit does not authorize any taking of gopher tortoises beyond that which is a direct result of development activities or the on-site movement of animals addressed in condition #5. Any other form of taking or relocation will require a separate permit from the Executive Director.
7. Either this original permit or a complete copy, with all applicable receipts, must be clearly posted at the affected site at all times while engaged in the permitted activities.
8. This permit is transferable to subsequent owners of the property.

**Notice of Rights Statement:** In accordance with Rules 28-5.111 and 28-6.008, F.A.C. and Section 120.60, F.S., any party may request a hearing on this matter pursuant to Section 120.57, F.S., by filing a completed Election of Rights form (copy attached) by certified mail, return receipt requested, with the undersigned within twenty-one (21) days of receipt of this notice. If timely requested and a hearing is granted, the hearing will be conducted under the procedures established by Section 120.57, F.S. A party will be given the opportunity to be represented by counsel or other qualified representative, to take testimony, to call and cross-examine witnesses, and to have subpoenas issued on your behalf.

Kenneth D. Haddad  
Executive Director

By: Richard A. McCann

gtduv-169  
ENV 3-2/5

**Attachments:**

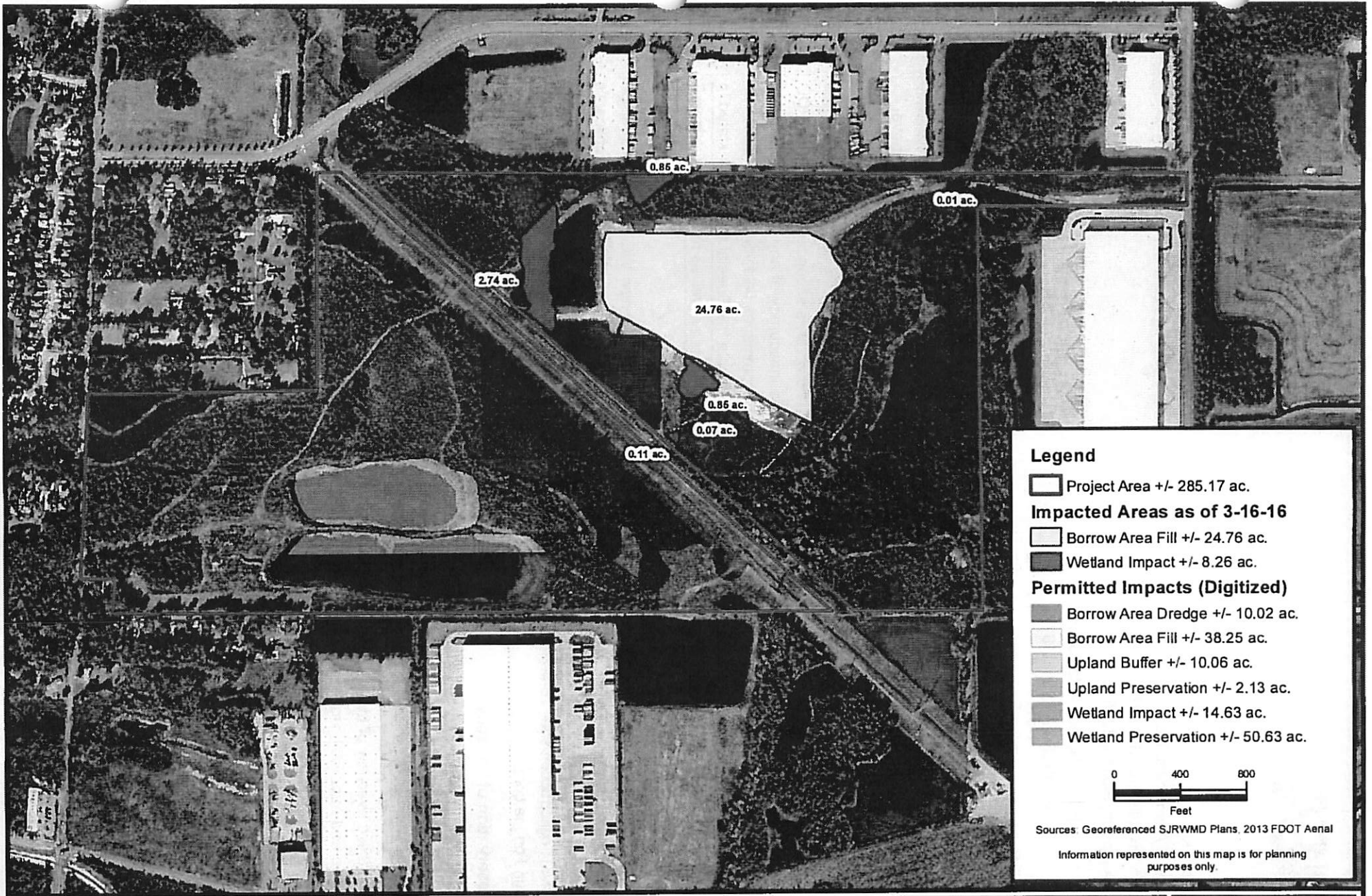
1. General location map
2. Project boundaries map
3. Notice of Rights form

Project: E105180 01  
 Date: July 2008  
 Drawn/Checked: CEC/JRN  
 Figure: 3

Gopher Tortoise Habitat Map  
 Alta Lakeside, LLC/Alta Lakes  
 Duval County, Florida

**ENVIRONMENTAL SERVICES, INC.**  
 7222 FORTUNE DRIVE, SUITE 100  
 JACKSONVILLE, FLORIDA 32216  
 (904) 450-2700  
 FAX: (904) 212-1844  
 www.environmentalservicesinc.com



CARTER ENVIRONMENTAL SERVICES, INC.



7 Waldo Street  
St. Augustine, FL 32084  
904-540-1788

www.carterenv.com

Impacts Performed from SJRWMD Permit #105011

### Alsop Alta

Project: 5.15075

Jacksonville, FL

Date: Apr 05 2016

Figure:

1





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Vince Dunn  
Dunn & Associates, Inc.  
8375 Dix Ellis Trail Ste 102  
Jacksonville, Florida, 32256

June 30, 2016

Project Name: Alta Lakes  
Availability#: 2016-1017

Dear Mr/Mrs Vince Dunn,

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](http://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](http://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](http://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#: 2016-1017  
Request Received On: 6/29/2016  
Availability Response: 6/30/2016  
Prepared by: Mollie Price

### **Project Information**

Name: Alta Lakes  
Type: Single Family  
Requested Flow: 197,050 gpd  
Location: Between Alta Drive and New Berlin Road. LOA 2015-0704 has previously been issued for the property.  
Parcel ID No.: 108439-0000 & 0050  
Description: 563 residential lots.

### **Potable Water Connection**

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 16-in water main along the westerly side of Alta Rd., opposite side from this property. (See Special Conditions)  
Connection Point #2: Existing 16-in water main along the westerly side of New Berlin Rd., adjacent to this property. (See Special Conditions)  
Special Conditions: Water point of connection 1 and 2 need to tie together to create a dual feed to this development. 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.

### **Sewer Connection**

Sewer Treatment Plant: DISTRICT 2  
Connection Point #1: Existing 8-in sewer force main along the easterly side of Alta Rd. south of the JEA Pump Station  
Connection Point #2: Existing 8-in gravity sewer collection system within the Alta Rd right-of-way along the property frontage. (See Special Conditions)  
Special Conditions: Connection to the 8-in gravity sewer collection system (Sewer POC #2) is limited to the flow generated from 80 single family homes. Connection to this gravity system will require an upgrade to the pumps, controls, etc. to the 11524-LS01 Alta Rd pump station. Coordinate the pump upgrade with the JEA Development Group during project design. For force main connection conditions, please email [fmconnections@jea.com](mailto:fmconnections@jea.com) referencing this availability letter. 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 16-in reclaimed water main to be installed within the Alta Rd right-of-way in the near future. (See Special Conditions)

**Connection Point #2:** NA

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.

**Special Conditions:** 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.