

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2017-0383****NOVEMBER 8, 2018**

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 **2017-0383**.

Location: 6215 Wilson Boulevard,
between Jammes Road and Edgewater Drive

Real Estate Numbers: 102938-0000, 102943-0000, 102943-0110,
102944-0000, 102944-0000, 102946-0000,
105220-0000, 105258-0000, 105259-0000,
105260-0000

Current Zoning District: Residential Medium Density-A (RMD-A)
Residential Medium Density-D (RMD-D)
Residential Low Density-60 (RLD-60)

Proposed Zoning District: Residential Medium Density-D (RMD-D)
Commercial Residential Office (CRO)
Conservation (CSV)

Current Land Use Category: Low Density Residential (LDR)
Medium Density Residential (MDR)

Proposed Land Use Category: Residential Professional Institutional (RPI)
Medium Density Residential (MDR)
Conservation (CSV)

Planning District: Southwest, District 4

Owner: Elizabeth Towers
Florida Title Group Inc.
6215 Wilson Boulevard
Jacksonville, FL 32010

Agent: Alberta and Lara Hipps
Hipps Group Inc.
1650 Margaret Street, #323
Jacksonville, FL 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-0383** seeks to rezone 11.37 acres of land from Residential Low Density-60 (RLD-60), Residential Medium Density-A (RMD-A) and Residential Medium Density-D (RMD-D) to Residential Medium Density-D (RMD-D), Commercial Residential Office (CRO) and Conservation (CSV) for the purpose of developing an assisted living facility and office uses.

The subject site currently consists of vacant parcels and parcels containing warehousing facilities consistent with light industrial uses. The subject site is located within the Urban Development Area on the Future Land Use Map series (FLUMs) of the *2030 Comprehensive Plan*. The site is accessed from Wilson Boulevard and is surrounded by properties zoned for residential uses, with the exception of PUD 2006-0870 to the southwesterly portion of the subject site, which permits commercial uses.

The application has been submitted with a companion land use application (**2017C-008**) requesting the current Low Density Residential (LDR) and Medium Density Residential (MDR) future land use categories which front Wilson Boulevard be amended to the Residential Professional Institutional (RPI) and Conservation (CSV) future land use categories; this would be the underlying land use category supporting the proposed CRO Zoning District (office uses).

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the *2030 Comprehensive Plan*, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the *2030 Comprehensive Plan*, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that, with the approval of **Ordinance 2017-0382** (land use application 2017C-008) the subject property will be located in the CSV and RPI functional land use categories according to the Future Land Use Map series (FLUMs) adopted as part of the *2030 Comprehensive Plan*. Therefore, the proposed use is consistent with the current land use designation of the subject property.

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

Yes. The proposed rezoning furthers the goals of the *2030 Comprehensive Plan*, based on the following objectives and policies summarized below:

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 1.1.0 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 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Policy 1.2.9: Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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.

Coastal High Hazard Area (CHHA)

Approximately 1.85 acres of the subject site is located within a Coastal High Hazard Area (CHHA), and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The portion of the property within the CHHA/AAA all of which is proposed to be in the CSV land use category. No development is proposed on the portion of the subject site that is located within the CHHA/AAA.

Conservation/Coastal Management Element

Objective 7.4 Limit development densities and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

Policy 11.5.1 The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

Future Land Use Element

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a conservation land use category, Conservation zoning district, and/or conservation easement.

Flood Zone

Approximately 3.45 acres of the proposed 5.32 land use amendment site was determined to be within the 100 year flood zone. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance and the Policies of the 2030 Comprehensive Plan, Conservation/Coastal Management Element.

The 1.85 acres of CHHA land overlaps with portions of the flood zones. If the amendment is approved these areas will be protected by being placed in the Conservation (CSV) land use category.

Conservation/Coastal Management Element

Policy 1.4.4 The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

Wetlands

A wetlands survey has been provided by the applicant that indicates the location and size. The type, quality and functional value of the wetland is based upon the City's geographic information data of the Planning and Development Department within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

The applicant has not provided a site plan for development. However, a plan for minor encroachment of wetlands for the improved access to the proposed adult day care area was submitted. Any impacts to the wetlands and flood zones will require mitigation from the St. Johns River Water Management District and the U.S. Army Corp of Engineers to offset effects from wetlands alteration and floodwater displacement.

The applicant has proposed to place environmentally sensitive lands of wetlands, AE flood zones, and Coastal High Hazard Areas (CHHA) into the Conservation (CSV) land use category and zoning district for preservation as stated in CCME Policy 4.1.5.

Conservation Coastal Management Element (CCME)

Objective 2.7: The City shall protect the hydrological and ecological benefits of flood plain areas, such as water quality, fish and wildlife habitat, and prevention of downstream flooding.

Policy 2.7.1: The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

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

Policy 4.1.5 The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i density shall not exceed one (1) dwelling unit per five (5) acres; and

ii buildings shall be clustered together to the maximum extent practicable; and

iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the aerial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezonings to RMD-D, CRO and CSV would not be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located on the north side of Wilson Boulevard between Jammes Road and Edgewater Drive. The surrounding uses, land use category and zoning are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use(s) |
|--------------------------|--------------------------|------------------------|---|
| North | LDR | RLD-60 | Single-family residential |
| East | LDR | RLD-60 | Single-family residential |
| South | MDR / LDR | RMD-A / RMD-D / RLD-60 | Single- and multi-family residential |
| West | MDR | PUD / RMD-D | Commercial (Family Dollar) and multi-family residential |

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 24, 2017, the required Notice of Public Hearing signs were not posted. The applicant posted signs on May 25, 2017 and provided the Planning and Development Department with pictures of the posted signs.



Source: Applicant Date: May 25, 2017

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2017-0383** be **APPROVED**.



Aerial

Source: Staff, Planning and Development Department - Date: May 25, 2017



Subject site

Source: Staff, Planning and Development Department - Date: May 24, 2017



Subject site and access to rear of property

Source: Staff, Planning and Development Department - Date: May 24, 2017



Property across Wilson Blvd. from subject site

Source: Staff, Planning and Development Department - Date: May 24, 2017



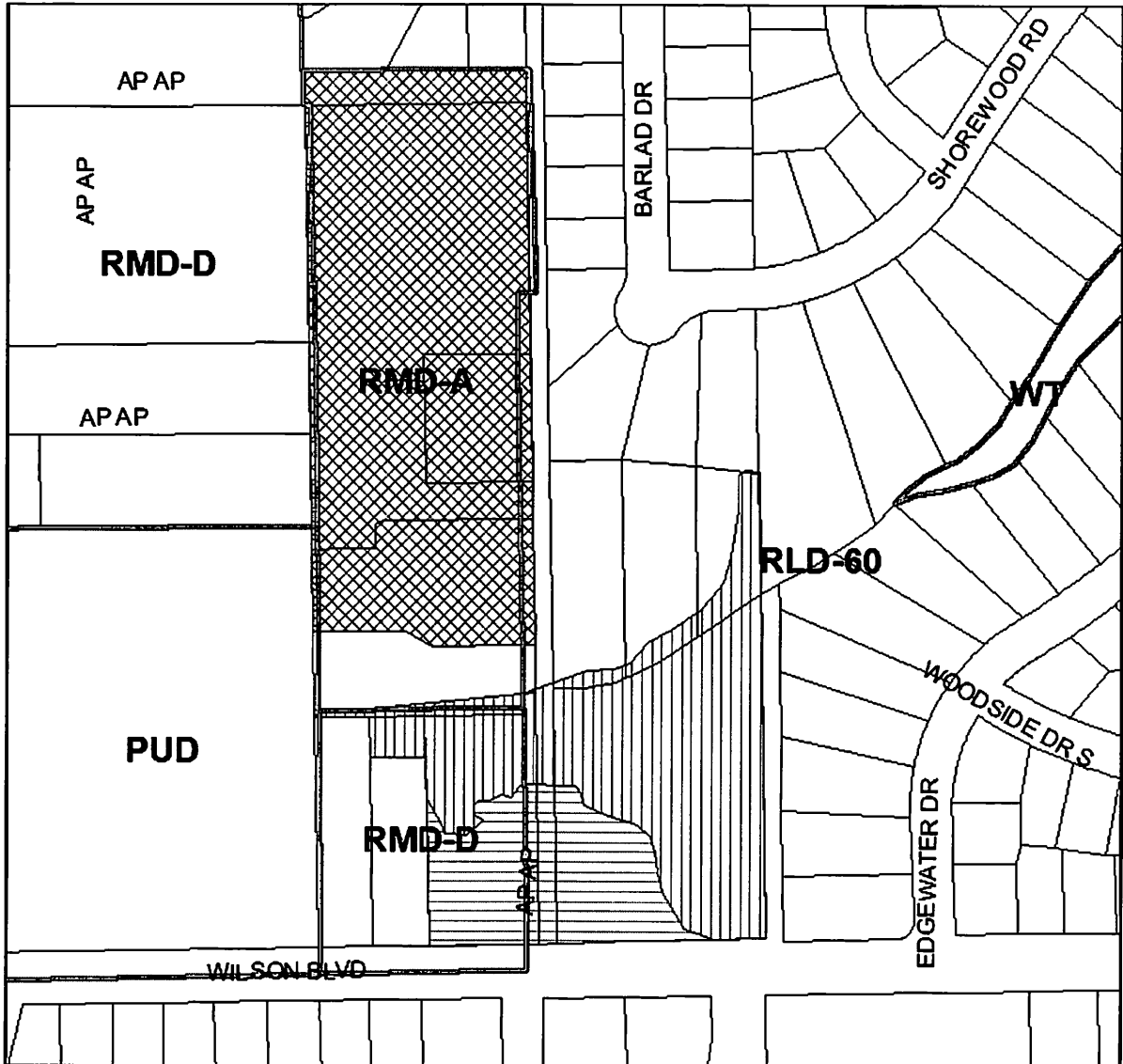
Looking west on Wilson Blvd. from subject site




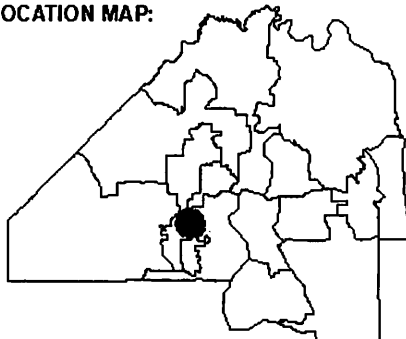
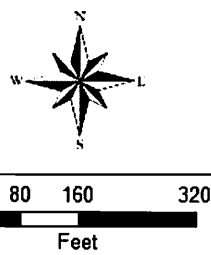
Source: Staff, Planning and Development Department - Date: May 24, 2017



Looking east on Wilson Blvd. from subject site

Source: Staff, Planning and Development Department - Date: May 24, 2017



| | | |
|--|--|--|
| <p>REQUEST SOUGHT:</p> <p>  FROM RMD-A TO RMD-D  FROM RMD-D, RMD-A, & RLD-60 TO CSV  FROM RMD-D & RLD-60 TO CRO </p> | <p>LOCATION MAP:</p>  |  <p>0 80 160 320 Feet</p> <p>COUNCIL DISTRICT: 9</p> |
| <p>ORDINANCE NUMBER: ORD-2017-0383</p> | <p>TRACKING NUMBER T-2017-1930</p> | <p>EXHIBIT 2</p> |

Application For Rezoning To Conventional Zoning District**Planning and Development Department Info**

Ordinance # 2017-0383 Staff Sign-Off/Date SCK / 05/04/2017

Filing Date 05/17/2017 Number of Signs to Post 3

Hearing Dates:

1st City Council 11/13/2018 Planning Commission 11/08/2018

Land Use & Zoning 11/20/2018 2nd City Council 11/27/2018

Neighborhood Association**Neighborhood Action Plan/Corridor Study****Application Info**

Tracking # 1390

Application Status PENDING

Date Started 03/03/2017

Date Submitted 03/14/2017

General Information On Applicant

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| HIPPS | LARA | DIANE |

Company Name

HIPPS GROUP INC.

Mailing Address

1650 MARGARET STREET #323

| City | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL | 32204 |

| Phone | Fax | Email |
|------------|------------|------------------------|
| 9047812654 | 9047812655 | LARA@HIPPSGROUPINC.COM |

General Information On Owner(s) Check to fill first Owner with Applicant Info

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| TOWERS | ELIZABETH | |

Company/Trust Name

FLORIDA TITLE GROUP INC

Mailing Address

6215 WILSON BLVD

| City | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL | 32210 |

| Phone | Fax | Email |
|------------|-----|-------|
| 9047085608 | | |

Property InformationPrevious Zoning Application Filed For Site?

If Yes, State Application No(s)

| Map RE# | Council District | Planning From Zoning District | From Zoning District(s) | To Zoning District |
|-------------|------------------|-------------------------------|-------------------------|--------------------|
| 102943 0000 | 9 | 4 | RMD-A | RMD-D |

| | | | | | |
|-----|-------------|---|---|--------|-------|
| Map | 105220 0000 | 9 | 4 | RMD-A | RMD-D |
| Map | 102944 0000 | 9 | 4 | RMD-D | CSV |
| Map | 102938 0000 | 9 | 4 | RLD-60 | CRO |
| Map | 102943 0110 | 9 | 4 | RMD-A | RMD-D |
| Map | 102946 0000 | 9 | 4 | RMD-D | CSV |
| Map | 102944 0000 | 9 | 4 | RMD-D | CRO |
| Map | 102938 0000 | 9 | 4 | RLD-60 | CSV |
| Map | 105260 0000 | 9 | 4 | RLD-60 | CSV |
| Map | 105259 0000 | 9 | 4 | RLD-60 | CSV |
| Map | 105258 0000 | 9 | 4 | RLD-60 | CSV |
| Map | 105260 0000 | 9 | 4 | RLD-60 | CRO |

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

Existing Land Use Category

LDR,MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5239

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

11.37

Justification For Rezoning Application

TO PERMIT USES IN THE RMD-D AND CRO ZONING DISTRICTS, SOME OF WHICH ARE DEFICIENT IN THE AREA.

Location Of Property

General Location

WILSON BLVD.

House # Street Name, Type and Direction Zip Code

6215 WILSON BLVD 32210

Between Streets

JAMES ROAD and EDGEWATER DRIVE

Required Attachments For Formal, Complete application

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8 1/2" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit - Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- One copy of the Deeds to indicate proof of property ownership.

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 by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
2) Plus Cost Per Acre or Portion Thereof
 11.37 Acres @ \$10.00 /acre: \$120.00
3) Plus Notification Costs Per Addressee
 76 Notifications @ \$7.00 /each: \$532.00
4) Total Rezoning Application Cost: \$2,642.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

2017-383

Legal Description

TRACT 1: Proposed for Residential-Professional-Institutional (RPI) Land Use
A PART OF LOT 9 BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT
PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK
5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF
WAY); THENCE SOUTH 89°07'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY
PROLONGATION, A DISTANCE OF 324.39 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT
10; THENCE CONTINUING SOUTH 89°07'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A
DISTANCE OF 61.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°07'37" WEST,
ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 81.42 FEET TO THE WEST LINE OF THE EAST
1/2 OF SAID LOT 9; THENCE NORTH 00°52'39" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID
LOT 9, A DISTANCE OF 213.70 FEET TO A POINT; THENCE SOUTH 30° 46' 05" EAST, A DISTANCE OF
44.57 FEET TO A POINT;

THENCE SOUTH 18° 17' 17" EAST, A DISTANCE OF 13.10 FEET TO A POINT;
THENCE SOUTH 85° 06' 40" EAST, A DISTANCE OF 32.53 FEET TO A POINT;
THENCE NORTH 48° 22' 58" EAST, A DISTANCE OF 32.81 FEET TO A POINT;
THENCE NORTH 61° 07' 15" WEST, A DISTANCE OF 15.28 FEET TO A POINT;
THENCE NORTH 00° 22' 39" EAST, A DISTANCE OF 14.74 FEET TO A POINT;
THENCE NORTH 44° 39' 17" EAST, A DISTANCE OF 8.99 FEET TO A POINT;
THENCE NORTH 88° 23' 09" EAST, A DISTANCE OF 17.70 FEET TO A POINT;
THENCE NORTH 63° 55' 52" EAST, A DISTANCE OF 18.28 FEET TO A POINT;
THENCE SOUTH 73° 19' 25" EAST, A DISTANCE OF 14.35 FEET TO A POINT;
THENCE NORTH 33° 05' 24" EAST, A DISTANCE OF 18.00 FEET TO A POINT;
THENCE NORTH 65° 02' 19" EAST, A DISTANCE OF 8.72 FEET TO A POINT;

A POINT LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10;
THENCE SOUTH 00°55'40" EAST ALONG SAID LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID
WEST LINE OF LOT 10, A DISTANCE OF 7.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE
WESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID
CURVE A DISTANCE OF 38.94 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A
CHORD BEARING AND DISTANCE OF SOUTH 07°59'48" WEST, 38.78 FEET; THENCE SOUTH 16°55'16"
WEST A DISTANCE OF 72.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND
HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE
OF 54.52 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND
56.54 FEET WEST OF THE SAID WEST LINE OF LOT 10, SAID CURVE BEING SUBTENDED BY A CHORD
BEARING AND DISTANCE OF SOUTH 07°59'48" WEST, 54.30 FEET; THENCE SOUTH 00°55'40" EAST,
ALONG SAID LINE PARALLEL WITH AND 56.54 FEET WEST OF THE SAID WEST LINE OF LOT 10, A
DISTANCE OF 38.28 FEET TO A POINT; THENCE SOUTH 44°05'59" WEST, A DISTANCE OF 35.34 TO THE
POINT OF BEGINNING.

CONTAINING 21.919 SQUARE FEET, 0.50 ACRES MORE OR LESS.

Legal Description

TRACT 2: Proposed for Residential-Professional-Institutional (RP1) Land Use

A PART OF LOT 10, BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF WAY); THENCE SOUTH 89°07'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 267.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°07'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 38.61 FEET TO A POINT; THENCE NORTH 45°54'02" WEST, A DISTANCE OF 21.22 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 3.46 FEET EAST OF THE SAID WEST LINE OF LOT 10, THENCE NORTH 00°55'40" WEST, ALONG SAID LINE PARALLEL WITH AND 3.46 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 3.55 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND 40.00

HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.83 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°59'48" EAST, 35.68 FEET; THENCE NORTH 16°55'16" EAST A DISTANCE OF 72.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.63 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°59'48" EAST, 57.40 FEET; THENCE NORTH 00°55'40" WEST, ALONG SAID LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 3.55 FEET TO A POINT;

THENCE SOUTH 77°00'39" EAST, A DISTANCE OF 6.93 FEET TO A POINT; THENCE SOUTH 46°12'56" EAST, A DISTANCE OF 13.57 FEET TO A POINT; THENCE SOUTH 15°04'01" EAST, A DISTANCE OF 19.52 FEET TO A POINT; THENCE SOUTH 68°17'35" EAST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE SOUTH 71°19'11" EAST, A DISTANCE OF 43.57 FEET TO A POINT; THENCE SOUTH 48°04'05" EAST, A DISTANCE OF 26.54 FEET TO A POINT; THENCE SOUTH 18°11'00" EAST, A DISTANCE OF 22.72 FEET TO A POINT; THENCE SOUTH 09°24'41" EAST, A DISTANCE OF 29.16 FEET TO A POINT; THENCE SOUTH 13°50'48" EAST, A DISTANCE OF 30.20 FEET TO A POINT; THENCE SOUTH 30°14'26" EAST, A DISTANCE OF 37.40 FEET TO A POINT; THENCE SOUTH 29°46'32" EAST, A DISTANCE OF 25.35 FEET TO A POINT; THENCE SOUTH 71°18'13" EAST, A DISTANCE OF 37.22 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 3.00 FEET NORTH OF THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF WILSON BLVD; THENCE NORTH 89°07'37" WEST, ALONG SAID LINE PARALLEL WITH AND 3.00 FEET NORTH OF SAID NORTH RIGHT OF WAY, A DISTANCE OF 182.96 FEET TO A POINT; THENCE SOUTH 01°05'56" EAST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,652 SQUARE FEET, 0.68 ACRES MORE OR LESS.

Legal Description

RIGHT OF WAY: Proposed for Residential-Professional-Institutional (RPI) Land Use

A PART OF LOTS 9 AND 10, BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 AND A PART OF LOT 3, BLOCK 4 CEDARHILLS UNIT 4 AS RECORDED IN PLAT BOOK 26, PAGES 10-10A ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF

WAY); THENCE NORTH 89°07'37" EAST ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 305.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 18.46 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 10; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 81.64 FEET TO A POINT; THENCE NORTH 44° 05' 59" EAST, A DISTANCE OF 35.34 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 56.54 FEET WEST OF THE SAID WEST LINE OF LOT 10; THENCE NORTH 00° 55' 40" WEST ALONG SAID LINE PARALLEL WITH AND 56.54 FEET WEST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 38.28 TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 54.52 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°59'48" EAST, 54.30 FEET; THENCE NORTH 16°55'16" EAST A DISTANCE OF 72.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.94 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07° 59' 48" EAST, 38.78 FEET; TO A POINT LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10; THENCE NORTH 00° 55' 40" WEST ALONG SAID LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 455.12 FEET TO A POINT; THENCE SOUTH 89° 52' 25" EAST, A DISTANCE OF 60.01 TO A POINT LYING ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10; THENCE SOUTH 00° 55' 40" EAST ALONG SAID LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 454.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.63 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07° 59' 48" WEST, 57.40 FEET; THENCE SOUTH 16°55'16" WEST A DISTANCE OF 72.11 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 115.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 35.83 FEET TO THE POINT OF TANGENCY, SAID POINT ALSO LYING ON A LINE PARALLEL WITH AND 3.46 FEET EAST OF THE SAID WEST LINE OF LOT 10, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°59'48" WEST, 35.68 FEET; THENCE SOUTH 00° 55' 40" EAST, ALONG SAID LINE PARALLEL WITH AND 3.46 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 48.34 FEET TO A POINT; THENCE SOUTH 45° 54' 02" EAST, A DISTANCE OF 21.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,431 SQUARE FEET, 0.95 ACRES MORE OR LESS.

Legal Description

PRESERVATION AREA 1: Proposed for Conservation (CSV) Land Use

A PART OF LOT 9, BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF WAY); THENCE SOUTH 89°07'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 324.39 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 10; THENCE CONTINUING SOUTH 89°07'37" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 61.64 FEET; THENCE CONTINUING SOUTH 89°07'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 81.42 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 9; THENCE NORTH 00°52'39" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 9, A DISTANCE OF 213.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°52'39" WEST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID LOT 9, A DISTANCE OF 60.81 FEET TO THE SOUTH LINE OF PARCEL 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 15848, PAGE 2440 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°17'57" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 81.36 FEET TO THE WEST LINE OF LAST SAID LANDS; THENCE NORTH 00°50'59" WEST, ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10016, PAGE 2090 OF SAID

PUBLIC RECORDS; THENCE SOUTH 89°17'57" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 81.34 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 83°32'56" EAST, A DISTANCE OF 306.76 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10; THENCE SOUTH 00°55'40" EAST ALONG SAID LINE PARALLEL WITH AND 20.00 FEET WEST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 133.31 FEET TO A POINT; THENCE SOUTH 65° 02' 19" WEST, A DISTANCE OF 8.72 FEET TO A POINT; THENCE SOUTH 33° 06' 24" WEST, A DISTANCE OF 18.00 FEET TO A POINT; THENCE NORTH 73° 19' 25" WEST, A DISTANCE OF 14.35 FEET TO A POINT; THENCE SOUTH 63° 55' 52" WEST, A DISTANCE OF 18.28 FEET TO A POINT; THENCE SOUTH 88° 23' 09" WEST, A DISTANCE OF 17.70 FEET TO A POINT; THENCE SOUTH 44° 39' 17" WEST, A DISTANCE OF 8.99 FEET TO A POINT; THENCE SOUTH 00° 22' 39" WEST, A DISTANCE OF 14.74 FEET TO A POINT; THENCE SOUTH 61° 07' 15" EAST, A DISTANCE OF 15.28 FEET TO A POINT; THENCE SOUTH 48° 22' 58" WEST, A DISTANCE OF 32.81 FEET TO A POINT; THENCE NORTH 85° 06' 40" WEST, A DISTANCE OF 32.53 FEET TO A POINT; THENCE NORTH 18° 17' 17" WEST, A DISTANCE OF 13.10 FEET TO A POINT; THENCE NORTH 30° 46' 05" WEST, A DISTANCE OF 44.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.714 SQUARE FEET, 0.68 ACRES MORE OR LESS.

Legal Description

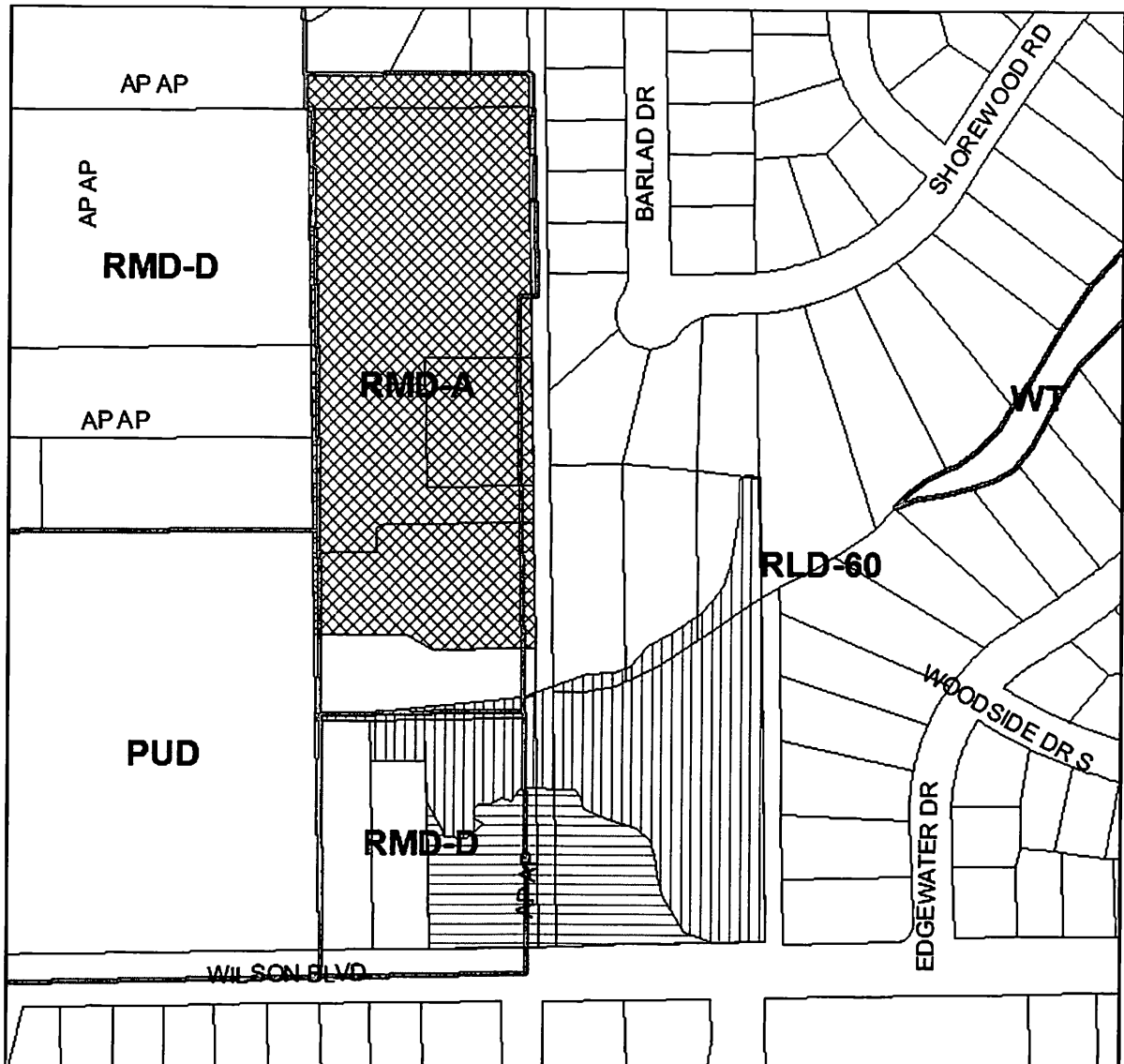
PRESERVATION AREA 2: Proposed for Conservation (CSV) Land Use

A PART OF LOT 10, BLOCK 5, ORTEGA FARMS AS RECORDED IN PLAT BOOK 3, PAGE 79 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING SOUTH OF CEDAR HILLS UNIT 4 AS RECORDED IN PLAT BOOK 26, PAGES 10 AND 10A OF SAID PUBLIC RECORDS, TOGETHER WITH THOSE PARTS OF LOTS 1 2 AND 3, BLOCK 4 OF SAID CEDAR HILLS UNIT 4 DESCRIBED AS PARCELS 7, 8 AND 9 RESPECTIVELY IN OFFICIAL RECORDS BOOK 15848, PAGE 2440, AND LESS AND EXCEPT THOSE LANDS DESCRIBED AS PARCEL 110 IN OFFICIAL RECORDS BOOK 7669, PAGE 67 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:




FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EAST LINE OF LOT 10, BLOCK 5, ORTEGA FARMS WITH THE NORTH RIGHT OF WAY LINE OF WILSON BOULEVARD (AN 80' RIGHT OF WAY); THENCE NORTH 00°55'40" WEST, ALONG THE EAST LINE OF SAID LOT 10, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A LINE PARALLEL WITH AND 3.00 FEET NORTH OF THE SAID NORTH RIGHT OF WAY LINE OF WILSON BLVD; THENCE SOUTH 89°07'37" WEST, ALONG SAID LINE PARALLEL WITH AND 3.00 FEET NORTH OF SAID NORTH RIGHT OF WAY, A DISTANCE OF 84.37 FEET TO A POINT; THENCE NORTH 71°18'13" WEST, A DISTANCE OF 37.22 FEET TO A POINT; THENCE NORTH 29°46'32" WEST, A DISTANCE OF 25.35 FEET TO A POINT; THENCE NORTH 30°14'26" WEST, A DISTANCE OF 37.40 FEET TO A POINT; THENCE NORTH 13°50'48" WEST, A DISTANCE OF 30.20 FEET TO A

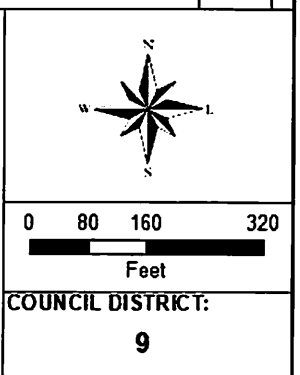
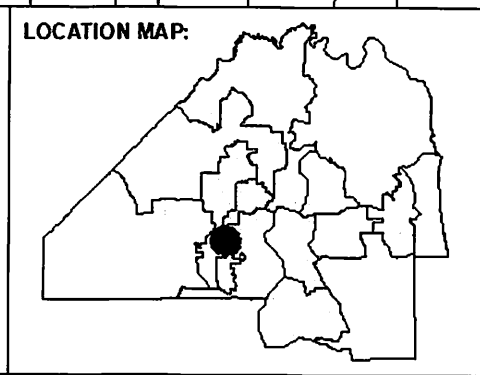
POINT; THENCE NORTH 09°24'41" WEST, A DISTANCE OF 29.16 FEET TO A POINT; THENCE NORTH 18°11'00" WEST, A DISTANCE OF 22.72 FEET TO A POINT; THENCE NORTH 48°04'05" WEST, A DISTANCE OF 26.54 FEET TO A POINT; THENCE NORTH 71°19'11" WEST, A DISTANCE OF 43.57 FEET TO A POINT; THENCE NORTH 68°17'35" WEST, A DISTANCE OF 37.91 FEET TO A POINT; THENCE NORTH 15°04'01" WEST, A DISTANCE OF 19.52 FEET TO A POINT; THENCE NORTH 46°12'56" WEST, A DISTANCE OF 13.57 FEET TO A POINT; THENCE NORTH 77°00'39" WEST, A DISTANCE OF 6.93 FEET TO A POINT LYING ON A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10; THENCE NORTH 00°55'40" WEST ALONG SAID LINE PARALLEL WITH AND 40.00 FEET EAST OF THE SAID WEST LINE OF LOT 10, A DISTANCE OF 157.63 FEET TO A POINT; THENCE NORTH 67°33'41" EAST, A DISTANCE OF 29.29 FEET TO A POINT; THENCE NORTH 88°43'34" EAST, A DISTANCE OF 40.52 FEET TO A POINT; THENCE NORTH 66°17'10" EAST, A DISTANCE OF 24.59 FEET TO A POINT, THENCE NORTH 41°17'22" EAST, A DISTANCE OF 39.04 FEET TO A POINT; THENCE NORTH 61°05'49" EAST, A DISTANCE OF 40.16 FEET TO A POINT; THENCE NORTH 54°07'28" EAST, A DISTANCE OF 51.28 FEET TO A POINT; THENCE NORTH 41°29'42" EAST, A DISTANCE OF 25.25 FEET TO A POINT; THENCE NORTH 40°44'57" EAST, A DISTANCE OF 28.94 FEET TO A POINT; THENCE NORTH 14°03'35" EAST, A DISTANCE OF 38.24 FEET TO A POINT; THENCE NORTH 11°49'27" EAST, A DISTANCE OF 40.36 FEET TO A POINT; THENCE NORTH 04°52'04" EAST, A DISTANCE OF 28.81 FEET TO A POINT; THENCE NORTH 02°03'23" EAST, A DISTANCE OF 50.68 FEET TO A POINT; THENCE NORTH 45°58'55" EAST, A DISTANCE OF 10.12 FEET TO A POINT; THENCE SOUTH 84°19'40" EAST, A DISTANCE OF 22.34 FEET TO A POINT; THENCE SOUTH 00°55'40" EAST, A DISTANCE OF 680.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 109,265 SQUARE FEET, 2.51 ACRES MORE OR LESS.



REQUEST SOUGHT:

-  FROM RMD-A TO RMD-D
-  FROM RMD-D, RMD-A, & RLD-60 TO CSV
-  FROM RMD-D & RLD-60 TO CRO



ORDINANCE NUMBER:
ORD-2017-0383

TRACKING NUMBER
T-2017-1930

EXHIBIT 2