

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-0417 TO
PLANNED UNIT DEVELOPMENT
JULY 20, 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 2017-0417 to Planned Unit Development.

Location: West side of Sheffield Road south of Cedar Point Road

Real Estate Number(s): 159941 0000, 159941 0010, 159941 0100, 159941 0130,
159941 0140

Current Zoning District: Agriculture (AGR)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Agriculture II (AGR II), Agriculture IV (AGR IV)

Planning District: North, District 6

Applicant/Agent: NA

Owner: Robert Lancaster
PO Box 51285
Jacksonville, FL 32255

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2017-0417 seeks to rezone approximately 7.46 acres of land from Agriculture (AGR) to Planned Unit Development (PUD). The property is located within the Agriculture II (AGR II) Functional Land Use Category of the 2030 *Comprehensive Plan*. The rezoning to PUD is being sought for the purpose of transferring development rights from the lot of record (RE 159941 0010) to anywhere on the parcels included within the PUD. Applicant is proposing to construct one single-family residence.

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?

No. As written the PUD written description is inconsistent with the AGR land use category. The PUD written description lot requirements do not address the lot of record limitation and the ability to use the lot of record status to transfer development rights of one (1) single-family dwelling to another location within the 7.46 acre site. Rather the minimum lot requirements as stated in the written description allows for a minimum lot area of 2.5 acres which would result in the potential development of two (2) single-family dwellings. In order to be consistent with the AGR land use category lot of record density requirements, the minimum lot area in the PUD written description must be 7.46 acres. Other limitations stated in the PUD, although inconsistent with the proposed minimum lot area requirements are consistent with the intent of the transfer of development rights throughout the PUD property and consistent with the AGR land use category. It is recommended that a condition be added to the approval that the development is limited to no more than one dwelling unit for the entire 7.46 acre site.

(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?

Yes, see comments under (1) above.

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Agriculture-II (AGR-II) and Agriculture-IV (AGR-IV). This proposed rezoning to Planned Unit Development subject to condition #1 is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies contained herein, including:

Future Land Use Element (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 1.1.12

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

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 1.5.14

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.

FLUE Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected populations and provide safe, decent, sanitary and affordable housing opportunities for its 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.

(2) Consistency with the Concurrency Management System

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

(3) Allocation of residential land use

This proposed Planned Unit Development intends to transfer lot of record development rights from one parcel to anywhere within the 7.46 acre site for the construction of a one single-family residence. 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: Due to the presents of wetlands, the majority of the site will remain undeveloped open space. There are provisions for a recreation amenities area for the proposed development.

Traffic and pedestrian circulation patterns: The site is proposed to be developed with one single-family residence. As a result, no on-site traffic will be generated other than what is associated with a single-family residence.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located in an area where scattered single-family residential is the primary use. There are areas of undeveloped land and no other land uses in the vicinity.

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(s)
North	AGR IV	AGR	Single-family residences
South	AGR II & IV	AGR	Undeveloped
East	AGR II & IV	AGR	Undeveloped
West	AGR II & III	AGR	Single-family residences

(6) Intensity of Development

The proposed development, as conditioned, is consistent with the AGR II and AGR IV functional land use categories which will include one single-family residence on the total 7.46 acre site.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD: The overall site is impacted by existing wetlands both onsite and on all sides of the property.

The existing residential density and intensity of use of surrounding lands: The proposed development is generally consistent with other single-family lot sizes in the surrounding area.

The amount and size of open spaces, plazas, common areas and recreation areas: The site will be developed with one single-family residence. As a result, no common areas are proposed.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: Approximately 70% of the subject site is located within the Coastal High Hazard Area (CHHA), as defined by Section 163.3178(2)(h), Florida Statutes, and contains wetlands. No development is proposed in the CHHA area and a single-family home could easily be built outside of the hazard area. In order to ensure the public safety, health, and welfare of people and property from the effects of coastal storm and hurricane damage, the development must comply with the following policies from the Conservation/Coastal Management Element of the 2030 Comprehensive Plan:

CCME Objective 7.4

Limit development density 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.

CCME Policy 7.4.8

The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

The entire site lies within the “AE” and “VE” flood zones and determined to be within the 100 year flood zone. This area is associated with Clapboard Creek. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1% chance of being equaled or exceed in any given year. The 1% annual chance flood is also referred to as the base flood or 100-year flood. SFHA’s are labeled as “AE”. The “VE” zone is similar to the “AE” zone except this area is subject to wave action during coastal hurricane storms and coincides with the 4 foot elevation. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

(7) Usable open spaces plazas, recreation areas.

The project is proposed to be developed with one single-family residence. As a result, not open spaces are proposed as part of the application. However, the majority of the site will remain undeveloped with the exception of the house that is proposed to be approximately 3500 square feet in size.

(8) Impact on wetlands

Conservation/Coastal Management Element (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 wetlands resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment

Encroachment in Category I, II, and III wetlands is the least damaging and no practicable on-site alternative exists: and

(b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife, and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those which are threatened or endangered,
- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyances capabilities of the wetland, and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality in the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) – (iv) above provide the stormwater management system is constructed in accordance with the permit, and
- ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems.

(e) Septic Tanks

Septic tanks, drain fields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these

- facilities; and
- (f) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology on the site.

CCME 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 arial 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 arial 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 arial 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.

(9) Listed species regulations

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

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

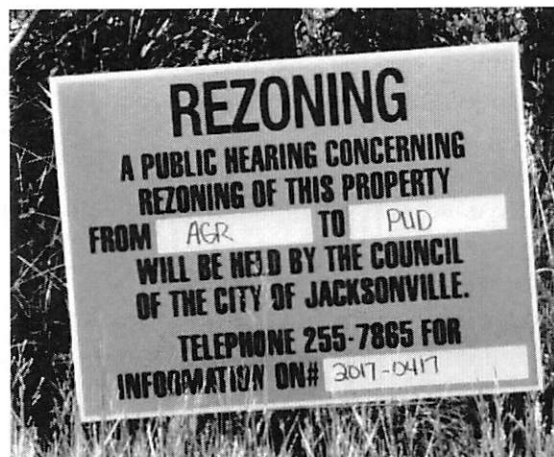
The site will accommodate any off-street parking as related to a single-family residence.

(11) Sidewalks, trails, and bikeways

The need for a public sidewalk will be determined by Developmental Services as part of their ten-set review.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on July 5, 2017, the required Notice of Public Hearing sign was posted.



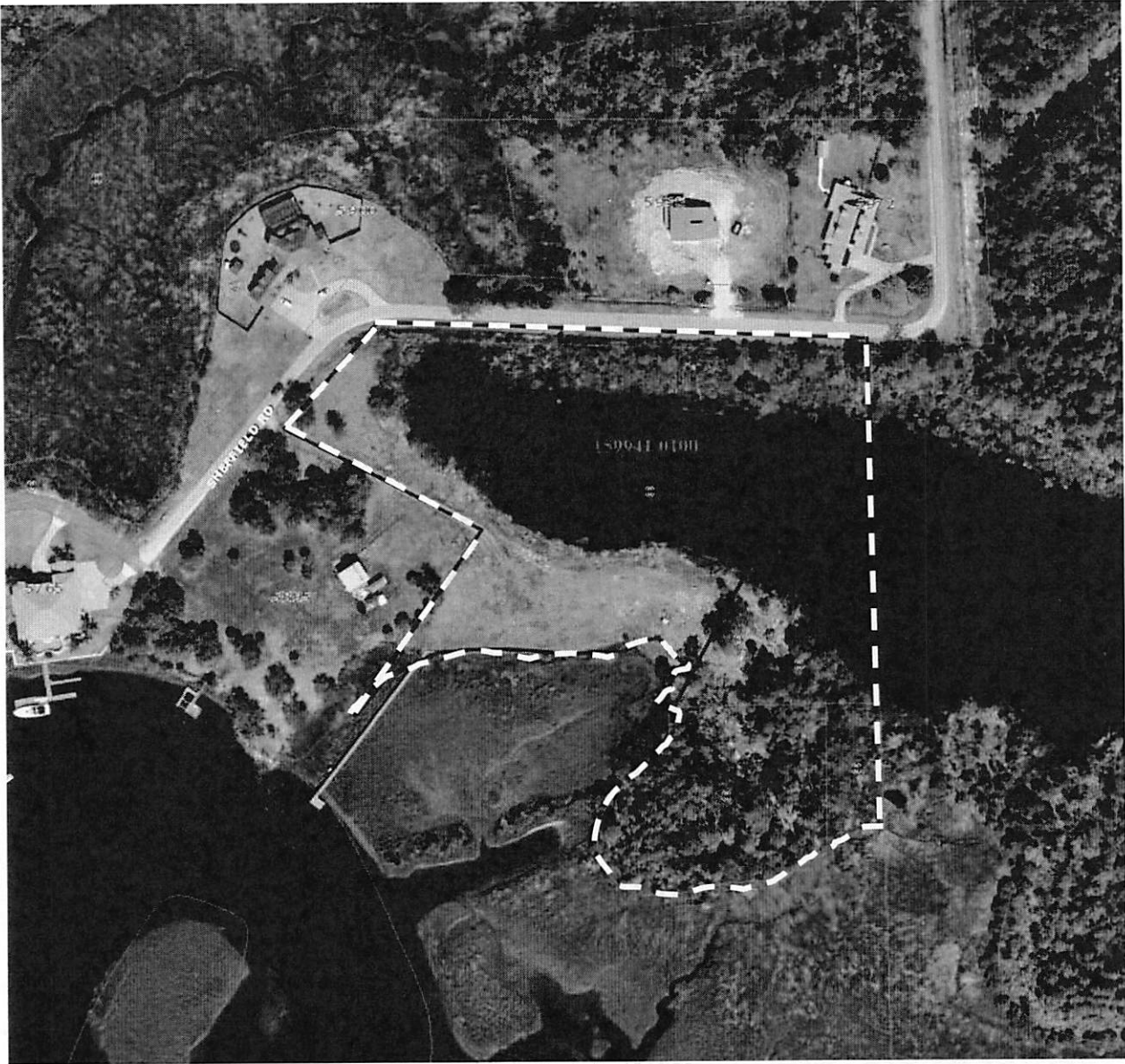
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2017-0417 be **APPROVED** with the following exhibits:

1. **The original/revised legal description dated November 3, 2013.**
2. **The original/revised written description dated April 11, 2017.**
3. **The original/revised site plan dated November 3, 2013**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2017-0417 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. **The development shall be limited to no more than one single-family residence on the entire 7.46 acres included as part of this application.**
2. **Prior to requesting a final building inspection or occupying the facility in any manner, the lead horizontal and lead vertical design professionals shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.**



Aerial

Source: Staff, Planning and Development Department

Date: 07.06.17



Subject Property

Source: Staff, Planning and Development Department

Date: 07.05.17



Subject Property

Source: Staff, Planning and Development Department

Date: 07.05.17



Subject Property

Source: Staff, Planning and Development Department

Date: 07.05.17



Subject Property

Source: Staff, Planning and Development Department

Date: 07.05.17



Subject Property

Source: Staff, Planning and Development Department

Date: 07.05.17



Adjoining property to the southwest

Source: Staff, Planning and Development Department

Date: 07.05.17



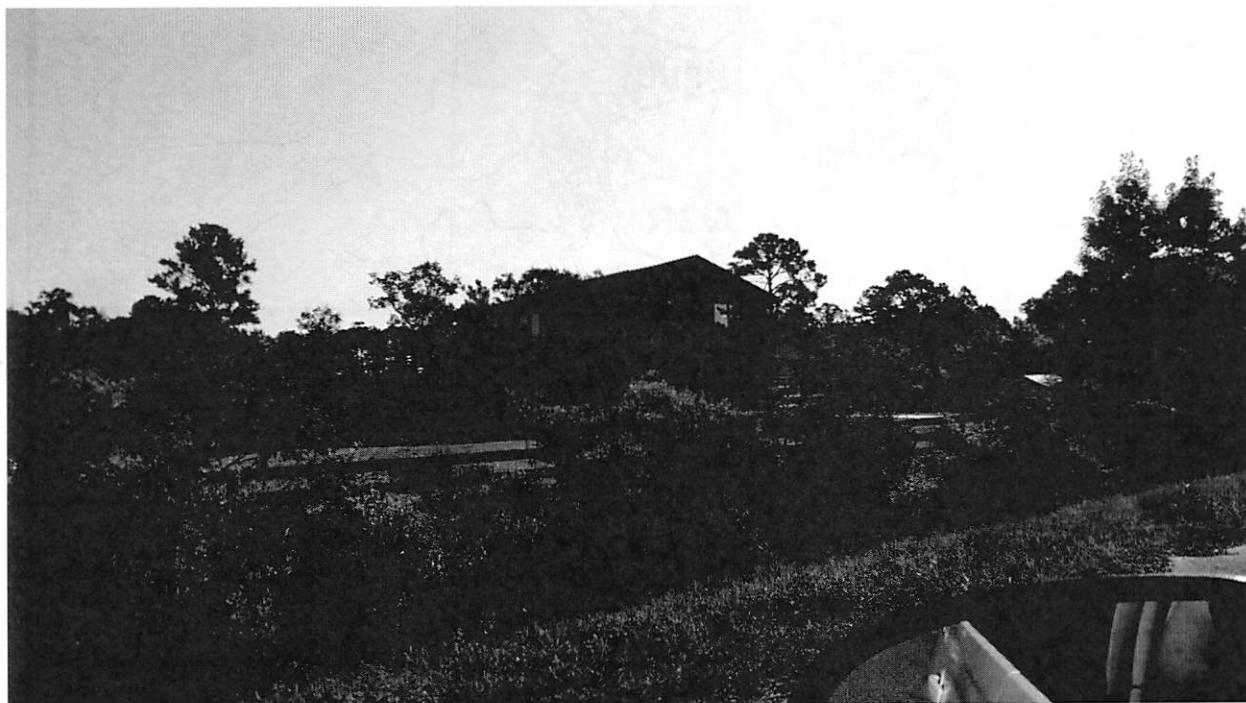
Adjoining property to the north, across Sheffield Road
Source: Staff, Planning and Development Department
Date: 07.05.17



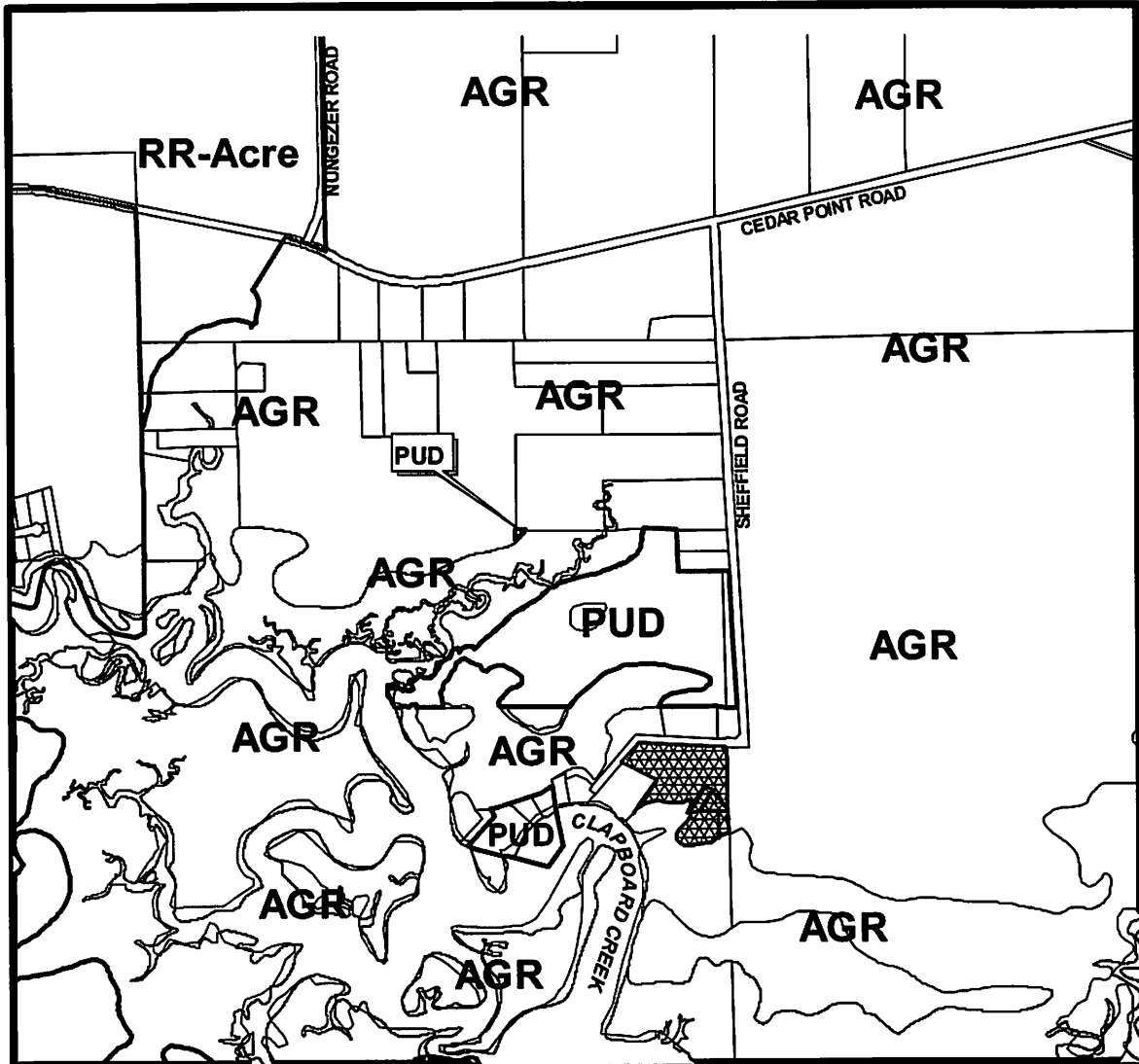
Adjoining property to the north, across Sheffield Road
Source: Staff, Planning and Development Department
Date: 07.05.17

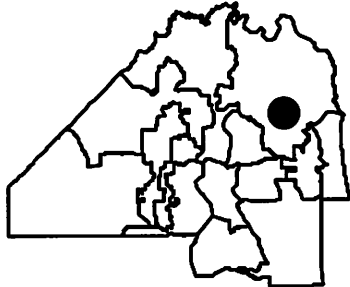
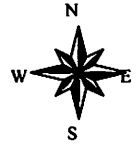


Adjoining property to the north, across Sheffield Road
Source: Staff, Planning and Development Department
Date: 07.05.17



Adjoining property to the north, across Sheffield Road
Source: Staff, Planning and Development Department
Date: 07.05.17



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: PUD</p>	 <p>TRACKING NUMBER: T-2017-1425</p>	 <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 02</p> <p>Page 1 of 1</p>
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Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0417 **Staff Sign-Off/Date** N/A / N/A
Filing Date 06/13/2017 **Number of Signs to Post** 4
Hearing Dates:
1st City Council 07/25/2017 **Planning Commission** 07/20/2017
Land Use & Zoning 08/01/2017 **2nd City Council** 08/08/2017
Neighborhood Association M&M DAIRY, INC., THE EDEN GROUP, INC.
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1425 **Application Status** PENDING
Date Started 04/10/2017 **Date Submitted** 04/13/2017

General Information On Applicant

Last Name LANCASTER **First Name** ROBERT **Middle Name** MARKHAM
Company Name
Mailing Address
 PO BOX 551285
City JACKSONVILLE **State** FL **Zip Code** 32255
Phone 9043222472 **Fax** 904 **Email** LANCASTERARNP@YAHOO.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name LANCASTER **First Name** ROBERT **Middle Name** MARKHAM
Company/Trust Name
Mailing Address
 PO BOX 551285
City JACKSONVILLE **State** FL **Zip Code** 32255
Phone 9043222472 **Fax** 904 **Email** LANCASTERARNP@YAHOO.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning From Zoning District	Zoning District(s)	To Zoning District
Map 159941 0100	2	6	AGR	PUD
Map 159941 0000	2	6	AGR	PUD
Map 159941 0010	2	6	AGR	PUD
Map				

159941 0130 2	6	AGR	PUD
Map 159941 0140 2	6	AGR	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 7.46

Development Number

Proposed PUD Name

Justification For Rezoning Application

THE PROPERTY LISTED IS TOTALING 7.46 ACRES WITH APPROXIMATELY HALF COMPRISING A CYPRESS POND ON THE NORTHERN ASPECT OF THE PROPERTY. IT IS SITUATED ON CLAPBOARD CREEK WITH MULTIPLE OTHER SINGLE FAMILY HOMES ON THE SAME STREET WITH DEEP WATER ACCESS. I WOULD LIKE TO BUILD A SINGLE FAMILY HOME ON THE PROPERTY, WITH NO FUTURE INTENTIONS FOR SUBDIVIDING OR ADDITIONAL DWELLINGS BY TRANSFERRING LOT OF RECORD RIGHTS FROM RE 159941-0100 TO ANY PARCEL INCLUDED IN PUD.

Location Of Property

General Location

CLAPBOARD CREEK

House #	Street Name, Type and Direction	Zip Code
5901	SHEFFIELD RD	32226

Between Streets

SHEFFIELD RD and CLAPBOARD CREEK

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 | |
| 7.46 Acres @ \$10.00 /acre: | \$80.00 |
| 3) Plus Notification Costs Per Addressee | |
| 14 Notifications @ \$7.00 /each: | \$98.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,447.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT A - Property Ownership Affidavit

Date: 4/10/17

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:
5901 SHEFFIELD RD

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By [Signature]

By _____

Print Name: ROBERT LANCASTER

Print Name: _____

Its: _____

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of April 2017, by Robert Lancaster, who is personally known to me or who has produced _____ as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

Timothy Jacobs
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 12-10-19

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

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

Sincerely,



By: ROBERT M LANCASTER

Its: _____

Exhibit "A"

File Name: 27940

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT REFERENCED, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE THEREOF, S. 00°58'24" E., 272.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SHEFFIELD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY S. 00°58'24" E., 437.26 FEET TO THE NORTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY LINE; THENCE N. 53°46'14" W., 37.60 FEET; THENCE N. 45°22'22" W., 28.48 FEET; THENCE N. 14°12'12" E., 16.71 FEET; THENCE N. 51°27'20" W., 34.05 FEET; THENCE N. 38°34'28" W., 33.73 FEET; THENCE N. 19°45'18" W., 23.71 FEET; THENCE N. 58°30'30" W., 55.96 FEET; THENCE S. 85°15'15" W., 10.48 FEET; THENCE SOUTHWESTERLY S. 29°25'06" W., 203.03 FEET TO THE NORTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2703, PAGE 713; THENCE WESTERLY ALONG LAST SAID NORTHERLY LINE; THENCE S. 89°37'33" W., 22.34 FEET; TO THE MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD CREEK; THENCE CONTINUE NORTHERLY AND WESTERLY, FOLLOWING THE MEAN HIGH WATERLINE OF THE MARSH CLAPBOARD CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES; THENCE N. 16°25'29" E., 10.96 FEET; THENCE N. 40° 04'40" E. 12.76 FEET; THENCE N. 79°42'45" E., 8.86 FEET; THENCE N. 05°31'47" W., 11.05 FEET; THENCE N. 44°00'31" E. 17.08 FEET; THENCE N. 23°25'56" E., 10.67 FEET; THENCE N. 48°24'50" W., 12.04 FEET; THENCE N. 40°43'41" W., 32.05 FEET; THENCE S. 77°22'01" W., 22.65 FEET; THENCE S. 61°22'44" W., 23.72 FEET; THENCE S. 89°20'36" W., 32.00 FEET; THENCE S. 86° 10'23" W., 35.03 FEET; THENCE N. 85°34'47" W., 38.05 FEET; THENCE N. 79°00'19" W., 14.58 FEET; THENCE N. 86°49'18" W., 39.11 FEET; THENCE S. 88°29'49" W., 30.02 FEET; THENCE S. 86°39'40" W., 46.34 FEET; THENCE S. 66°09'17" W., 35.66 FEET; THENCE S. 62°43'54" W., 37.21 FEET; THENCE S. 41°27'15" W., 22.57 FEET; THENCE S. 41°27'15" W., 39.14 FEET TO THE EASTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2673, PAGE 903 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG LAST SAID EASTERLY LINE, N. 35°30'00" E., 283.33 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY LINE, N. 62°08'48" W., 269.91 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHEFFIELD ROAD, A 60 FOOT RIGHT OF WAY; THENCE NORTHEASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, N. 39°28'12" E., 176.65 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID SHEFFIELD ROAD; THENCE CONTINUING, ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE, S. 87°09'44" E., 616.39 FEET TO THE POINT OF BEGINNING.

LESA AND EXCEPT ANY PART OF SHEFFIELD ROAD

LESS AND EXCEPT PART IN O/R 14211-756 AND 15967-1351.

MAP SHOWING BOUNDARY AND MEAN HIGH WATER LINE SURVEY OF

OFFICIAL RECORDS VOLUME 14211, PAGE 756

PARCEL A

A PART OF GOVERNMENT LOT 6, (SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF SHEFFIELD ROAD (A 60' RIGHT-OF-WAY) AS NOW ESTABLISHED BY THE OFFICE OF THE COUNTY ENGINEER AND THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 00°57'54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 485.70 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°25'06" WEST, A DISTANCE OF 258.64 FEET; THENCE NORTH 29°25'06" EAST, A DISTANCE OF 198.54 FEET MORE OR LESS TO THE SOUTHERLY EDGE OF THE MARSH; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY AND SOUTHWESTERLY EDGE OF THE MARSH, A DISTANCE OF 220.00 FEET MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 00°57'54" EAST, A DISTANCE OF 28.58 MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL B

A PART OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER LINE OF SHEFFIELD ROAD (A 60 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED BY THE OFFICE OF THE COUNTY ENGINEER AND THE EASTERLY LINE OF SAID SECTION 5; THENCE SOUTH 0° 57' 54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 485.70 FEET; THENCE SOUTH 89°25'06" WEST A DISTANCE OF 67.95 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°6'24" EAST A DISTANCE OF 144.50 FEET MORE LESS TO THE NORTHERLY EDGE OF THE MARSH; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID MARSH A DISTANCE OF 515 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING SOUTH 89° 25' 06" WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89°25'06" EAST ALONG SAID LINE A DISTANCE OF 199.18 FEET MORE OF LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE LANDS DESCRIBED ON EXHIBIT "B" IN OFFICIAL RECORDS BOOK 1300, PAGE 127.

LESS AND EXCEPT ANY PORTION OF THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORDS VOLUME 11891, PAGE 1260.

OFFICIAL RECORDS VOLUME 15987, PAGE 1351

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF SHEFFIELD ROAD, (A 60 FOOT RIGHT-OF-WAY) AS ESTABLISHED BY THE OFFICE OF COUNTY ENGINEER AND NOW RECORDED IN OFFICIAL RECORDS VOLUME 11210, PAGE 1333 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY WITH THE EASTERLY LINE OF SAID GOVERNMENT LOT 6, THENCE S. 00°58'24" E., 485.79 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED BY OFFICIAL RECORDS VOLUME 2716, PAGE 549 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, ALONG LAST SAID SOUTHERLY LINE, S. 89°37'33" W., 190.69 FEET TO THE WESTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG LAST SAID WESTERLY LINE, N. 29°25'06" E., 173 FEET MORE OR LESS TO THE WATERS OF A POND; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG SAID WATERS THE FOLLOWING TWO CALLS: (1) N. 58°30'30" W., 51.41 FEET; (2) S. 85°15'15" W., 10.48 FEET; THENCE SOUTHWESTERLY, S. 29°25'06" W., 203.03 FEET TO A POINT; THENCE N. 89°37'33" E., 69.19 FEET TO THE POINT OF BEGINNING.

THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 15967, PAGE 1351, LIE WITHIN THE BOUNDARY OF PARCEL A OF OFFICIAL RECORDS VOLUME 14211, PAGE 756.

PARCEL 1 OF OFFICIAL RECORDS VOLUME 15329, PAGE 63

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE THEREOF, S. 00°58'24" E., 728.56 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID GOVERNMENT LOT 6, S. 00°58'24" E., 159.00 FEET TO THE MEAN HIGH WATER LINE OF THE MARSH OF CLAPBOARD CREEK; THENCE WESTERLY, FOLLOWING THE MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES, THENCE N. 89°41'19" W., 17.34 FEET; THENCE S. 71°31'54" W., 33.80 FEET; THENCE S. 60°15'04" W., 17.33 FEET; THENCE S. 61°04'40" W., 7.46 FEET TO THE EASTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2703, PAGE 713, SAID CURRENT PUBLIC RECORDS; THENCE NORTHERLY ALONG LAST SAID EASTERLY LINE, N. 00°06'03" E., 181.35 FEET TO THE SOUTHERLY LINE OF THAT LAND AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS VOLUME 2716, PAGE 549; THENCE EASTERLY, ALONG LAST SAID SOUTHERLY LINE, N. 89° 37'33" E., 67.95 FEET TO THE POINT OF BEGINNING. LESS ANY PART LYING BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH.

SURVEYORS NOTES:

THE LEGAL DESCRIPTION FOR "PARCEL 1", RECORDED IN ORV 15329, PAGE 63, STATES "LESS ANY PART LYING BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH."

THE LEGAL DESCRIPTION FOR "PARCEL B", RECORDED IN ORV 14211, PAGE 756, STATES "TO THE NORTHERLY EDGE OF THE MARSH; THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID MARSH".

THE HEAVY LINE SHOWN HEREON, ALONG CLAPBOARD CREEK AND THE ASSOCIATED TIDAL INFLUENCED AREAS IS THE MEAN HIGH WATER LINE AS REQUESTED BY ROBERT LANCASTER AND MAY NOT REFLECT OWNERSHIP OF ALL LANDS INCLUDED INSIDE ITS BOUNDARY.

THE MEAN HIGH WATER ELEVATION OF (1.37) FEET NAVD 88, WAS EXTENDED FROM POINT IDENTIFICATION NO. 6980, AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, MEAN HIGH WATER APPROVAL FORM, OBTAINED FROM LABINS.ORG. THE POINTS DETERMINING THE LOCATION OF THE MEAN HIGH WATER LINE WERE ESTABLISHED WITH CONVENTIONAL LEVELING AND LOCATED BY TRAVERSE AND SIDE SHOT WITH A TOTAL STATION.

THE CONTROL BENCH MARK IS DUV 21, NAVD 88 ELEVATION IS (11.03) FEET. SEE NATIONAL GEODETIC SURVEY DATA SHEET WITH PERMANENT IDENTIFIER NO. D10938.

November 3, 2013

Exhibit D

PUD Written Description

Current Land Use: AGR IV

Current Zoning Category

Name of PUD: Robert Lancaster Single Family Home

Current Date: April 11, 2017

I. Project Description

A. This is a vacant lot on Clapboard Creek on Sheffield Road in North Jacksonville. The lot is approximately 5.3 acres. The proposed use is for a single family with no business use. The adjacent lots are all single family homes, all of which are on lots smaller than 2 acres.

B. Project Name: Lancaster

C. Project Planner: Chris Johnson, Envision Homes

D. Project Engineer: N/A

E. Project Developer: N/A

F. Current Land Use Designation: AGR

G. Current Zoning District: AGR

H. Requested Zoning District: PUD

I. Real Estate Numbers: 159941-0100, 159941-0000,
159941-0010, 159941-0130, 159941-0140

II. Quantitative Data

The Planned Unit Development application is submitted for a single family home of approximately 3700 square

feet at 5901 Sheffield Road. The property is located on Clapboard Creek and Sheffield road. The above listed REI's compromise approximately 7.46 acres. To the south is Clapboard Creek and to the East is vacant woodlands zoned AGR IV. To the north and west are multiple other single family homes.

This PUD application is requesting a similar zoning, applying the lot of record to REI # 159941-0100, as the surrounding homes have been approved. The current lot is vacant having been partially developed with a bulkhead extending the length of the southern water front edge, with a dock and boat lift. The proposed PUD and single family home is consistent with the surrounding homes and the changing nature of the adjacent communities to improve the communities by building quality homes while maintaining a low density rural community. The proposed PUD on the above listed REI's would allow for one single family home with no further subdivision or dwellings. The total area of land coverage would comprise approximately 3407 sq ft and would take 8 months to complete from issuance of building permits.

III. Statements

A. How does the proposed PUD differ from the usual application of Zoning codes:

The proposed PUD would allow one dwelling on the 7.46 acres.

B. Describe the intent for the continued operation and maintenance of those areas described herein and facilities

which are not to be provided, operated, or maintained by the city:

The intent is for a single family home to be operated and maintained by the homeowner.

IV. Uses and Restrictions:

A. Permitted Uses: single family dwelling

B. Permissible Uses by Exception: N/A

C. Limitations on Permitted or Permissible Uses by Exception: N/A

D. Permitted Accessory Uses and Structures: N/A

E. Restrictions on Uses: N/A

V. Design Guidelines

A. Lot Requirements:

- a. Minimum lot area: 2.5 acres
- b. Minimum lot width: 100 ft
- c. Maximum lot coverage: 10 percent
- d. Minimum Front yard: 25 ft
- e. Minimum side yard: 10 ft
- f. Minimum rear yard: 10 ft
- g. Maximum height of structures: 35 ft.

B. Ingress, Egress, and Circulation:

1. Parking Requirements: N/A
2. Vehicular Access: N/A

C. Signs:

No signs will be required.

D. Landscaping:

Landscaping will be consistent with surrounding homes.

E. Recreation and Open Space:

This will be a single family home and will not be required.

F. Utilities:

- Water will be provided by artisan well
- Sanitary Sewer will be provided by septic tank and drain field
- Electric will be provided by JEA

VI. Development Plan Approval

VII. Justification for Planned Unit Development Classification For This Project

This proposed PUD will be a single family home that will be used in a manner that is consistent with the existing surrounding properties. It will be limited to a single dwelling for residential use, will not be further subdivided, and no further dwellings will be built. It will improve the surrounding community, both from an aesthetic and property value standpoint.

EXHIBIT F

PUD Name

Land Use Table

Total gross acreage	<input type="text"/>	Acres	100 %
Amount of each different land use by acreage			
Single family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Multiple family	<input type="text"/>	Acres	<input type="text"/> %
Total number of dwelling units	<input type="text"/>	D.U.	
Commercial	<input type="text"/>	Acres	<input type="text"/> %
Industrial	<input type="text"/>	Acres	<input type="text"/> %
Other land use	<input type="text"/>	Acres	<input type="text"/> %
Active recreation and/or open space	<input type="text"/>	Acres	<input type="text"/> %
Passive open space	<input type="text"/>	Acres	<input type="text"/> %
Public and private right-of-way	<input type="text"/>	Acres	<input type="text"/> %
Maximum coverage of buildings and structures	<input type="text"/>	Sq. Ft.	<input type="text"/> %

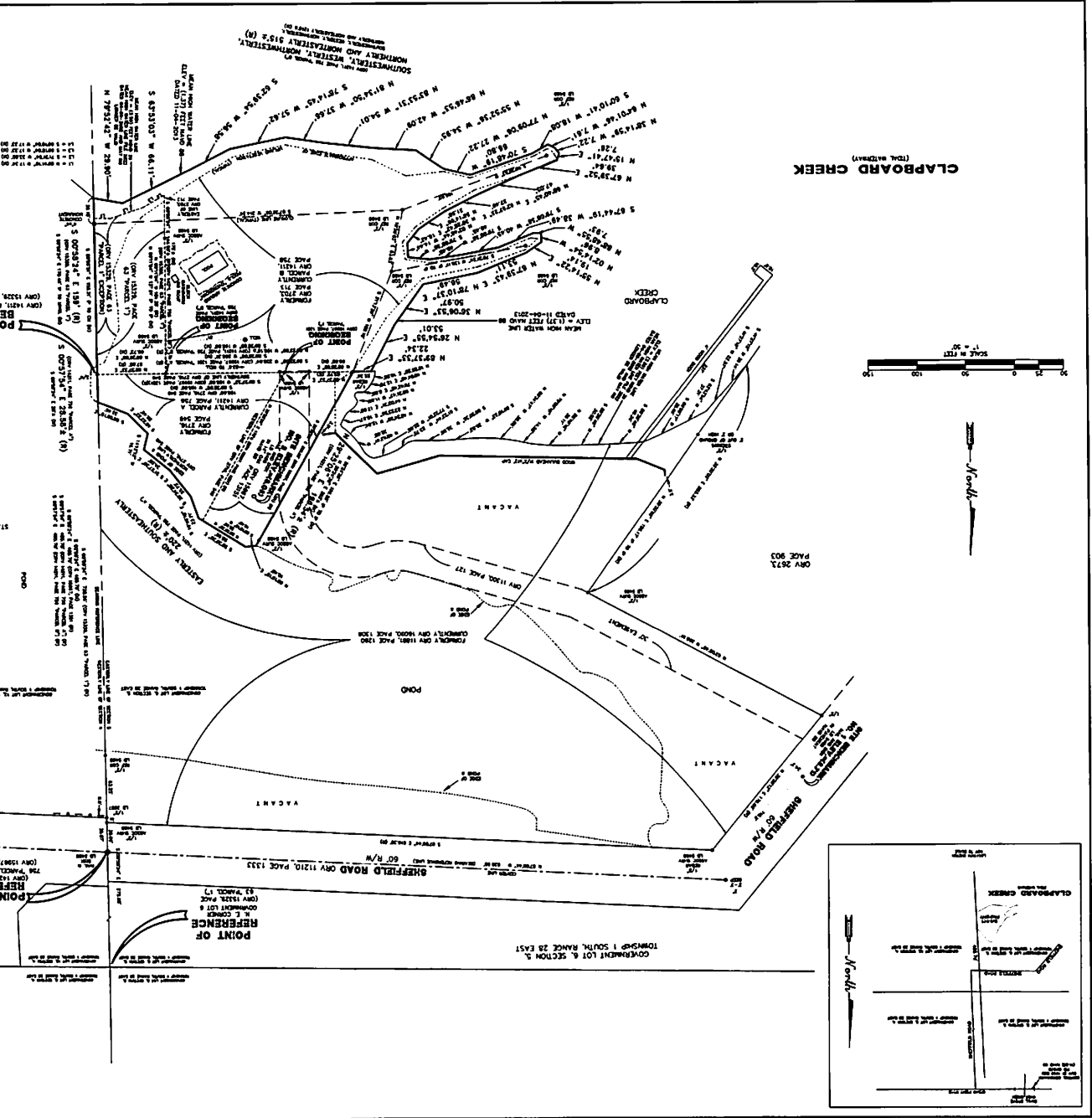
<p>1. CERTIFY THAT THE SURVEY WAS DONE UNDER THE PROVISIONS OF CHAPTER 34, FLORIDA STATUTES, WHICH PROVIDE PENALTIES FOR VIOLATIONS THEREOF.</p> <p>2. CERTIFY THAT THE SURVEY WAS DONE UNDER THE PROVISIONS OF CHAPTER 34, FLORIDA STATUTES, WHICH PROVIDE PENALTIES FOR VIOLATIONS THEREOF.</p> <p>3. CERTIFY THAT THE SURVEY WAS DONE UNDER THE PROVISIONS OF CHAPTER 34, FLORIDA STATUTES, WHICH PROVIDE PENALTIES FOR VIOLATIONS THEREOF.</p> <p>4. CERTIFY THAT THE SURVEY WAS DONE UNDER THE PROVISIONS OF CHAPTER 34, FLORIDA STATUTES, WHICH PROVIDE PENALTIES FOR VIOLATIONS THEREOF.</p>	<p>DATE OF SURVEY: 11/11/1981</p> <p>BY: JAMES H. HARRIS, SURVEYOR</p>
<p>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL LOCKED SURVEYOR'S SEAL</p>	<p>NO. OF PAGES: 2</p>

ASSOCIATED SURVEYORS, INC.

1105 S. W. 12th Ave., Suite 200, Ft. Lauderdale, FL 33304

TELEPHONE: (305) 555-1100

FAX: (305) 555-1105



MAP SHOWING BOUNDARY AND MEAN HIGH WATER LINE SURVEY OF

SURVEYOR'S NOTES:

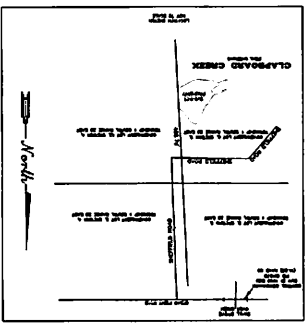
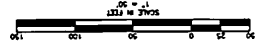
THE LEGAL DESCRIPTION FOR PARCEL 1, RECORDED IN OLV 1529, PAGE 63, STATES THE MEAN HIGH WATER LINE BETWEEN THE MEAN HIGH WATER LINE AND THE EDGE OF THE MARSH.

THE LEGAL DESCRIPTION FOR PARCEL 2, RECORDED IN OLV 1421, PAGE 79, STATES TO THE NORTHERLY END OF THE MARSH, THENCE SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, AND NORTHEASTERLY ALONG SAID MARSH.

THE MEAN HIGH WATER ELEVATION OF (1.27) FEET NAVD 83, WAS EXTENDED FROM POINT DETERMINATION NO. 6800, AS SHOWN ON THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION MEAN HIGH WATER MAP, FORM 6800, DATED 1978, WHICH SHOWS THE POSITIVE LOCATION OF THE MEAN HIGH WATER LINE WERE ESTABLISHED WITH CONVENTIONAL LEVELING AND LOCATED BY TRAVELER AND SOD SHOT WITH A TOTAL STATION.

THE CONTROL BENCH MARK IS BUN 21, HAVING AN ELEVATION OF 111.02 FEET, SEE NATIONAL GEODETIC SURVEY DATA SHEET WITH PERMANENT IDENTIFIER NO. 60938.

A PORTION OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



THIS INSTRUMENT PREPARED BY:
All Florida Title Services, Inc.
Vickie Lowry
4417 Beach Blvd., Suite 105
Jacksonville, FL 32207

RECORD AND RETURN TO:
All Florida Title Services, Inc.
4417 Beach Blvd., Suite 105
Jacksonville, FL 32207

RE PARCEL ID #: 159941-0090/159941-0035
CONTRACT SALES PRICE: \$130,000.00

WARRANTY DEED

THIS WARRANTY DEED made this 17th day of September, 2012 by John C. Shaw and Romy L. Shaw, his wife, hereinafter referred to as Grantor, whether one or more, and whose address is 5651 Colcord Ave., Jacksonville, FL 32211, to Robert M. Lancaster, hereinafter referred to as Grantee, whether one or more, and whose address is 9055 Starpass Drive Jacksonville Florida 32256

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

see attached Exhibit "A"

SUBJECT TO taxes accruing subsequent to December 31, 2011.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

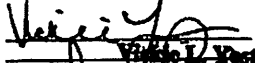
IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



LAURA M. REISSAME

Witness



Vickie L. Yeast

Witness



LAURA M. REISSAME

Witness



Vickie L. Yeast

Witness



John C. Shaw



Romy L. Shaw

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 17th day of September, 2012 by John C. Shaw and Romy L. Shaw, his wife. He/She/They have produced DAASON R. BARNWELL as identification.



Laura M. REISSAME
Notary Public, County of Duval, State of Florida
Notary Public Signature



My commission expires: 5-31-13

Documentary Stamps in the amount of \$910.00 have been paid.

Exhibit "A"

File Name: 27940

A PORTION OF GOVERNMENT LOT 6, SECTION 5, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT REFERENCED, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 6, TOWNSHIP 1 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE THEREOF, S. 00°58'24" E., 272.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SHEFFIELD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY S. 00°58'24" E., 437.26 FEET TO THE NORTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2716, PAGE 549, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY LINE; THENCE N. 53°46'14" W., 37.60 FEET; THENCE N. 45°22'22" W., 28.48 FEET; THENCE N. 14°12'12" E., 16.71 FEET; THENCE N. 51°27'20" W., 34.05 FEET; THENCE N. 38°34'28" W., 33.73 FEET; THENCE N. 19°45'18" W., 23.71 FEET; THENCE N. 58°30'30" W., 55.96 FEET; THENCE S. 85°15'15" W., 10.48 FEET; THENCE SOUTHWESTERLY S. 29°25'06" W., 203.03 FEET TO THE NORTHERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2703, PAGE 713; THENCE WESTERLY ALONG LAST SAID NORTHERLY LINE; THENCE S. 89°37'33" W., 22.34 FEET; TO THE MEAN HIGH WATERLINE OF THE MARSH OF CLAPBOARD CREEK; THENCE CONTINUE NORTHERLY AND WESTERLY, FOLLOWING THE MEAN HIGH WATERLINE OF THE MARSH CLAPBOARD CREEK THE FOLLOWING CHORD BEARINGS AND DISTANCES; THENCE N. 16°25'29" E., 10.96 FEET; THENCE N. 40°04'40" E., 12.76 FEET; THENCE N. 79°42'45" E., 8.86 FEET; THENCE N. 05°31'47" W., 11.05 FEET; THENCE N. 44°00'31" E., 17.08 FEET; THENCE N. 23°25'56" E., 10.67 FEET; THENCE N. 48°24'50" W., 12.04 FEET; THENCE N. 40°43'41" W., 32.05 FEET; THENCE S. 77°22'01" W., 22.65 FEET; THENCE S. 61°22'44" W., 23.72 FEET; THENCE S. 89°20'36" W., 32.00 FEET; THENCE S. 86°10'23" W., 35.03 FEET; THENCE N. 85°34'47" W., 38.05 FEET; THENCE N. 79°00'19" W., 14.58 FEET; THENCE N. 86°49'18" W., 39.11 FEET; THENCE S. 88°29'49" W., 30.02 FEET; THENCE S. 86°39'40" W., 46.34 FEET; THENCE S. 66°09'17" W., 35.66 FEET; THENCE S. 62°43'54" W., 37.21 FEET; THENCE S. 41°27'15" W., 22.57 FEET; THENCE S. 41°27'15" W., 39.14 FEET TO THE EASTERLY LINE OF THAT LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2673, PAGE 903 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG LAST SAID EASTERLY LINE, N. 35°30'00" E., 283.33 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE NORTHWESTERLY ALONG LAST SAID NORTHERLY LINE, N. 62°08'48" W., 269.91 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF SHEFFIELD ROAD, A 60 FOOT RIGHT OF WAY; THENCE NORTHEASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, N. 39°28'12" E., 176.65 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY AND THE SOUTHERLY RIGHT OF WAY LINE OF SAID SHEFFIELD ROAD; THENCE CONTINUING, ALONG LAST SAID SOUTHERLY RIGHT OF WAY LINE, S. 87°09'44" E., 616.39 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART OF SHEFFIELD ROAD

LESS AND EXCEPT PART IN O/R 14211-756 AND 15967-1351.



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Robert Lancaster
PO Box 551285
Jacksonville, Florida, 32255

May 10, 2017

Project Name: Lancaster PUD
Availability#: 2017-0911

Dear Mr/Mrs Robert Lancaster,

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

Point of Connection:

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

Offsite Improvements:

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

Reservation of Capacity:

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

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

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

Sincerely,

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



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-0911

Request Received On: 5/5/2017

Availability Response: 5/10/2017

Prepared by: Mollie Price

Project Information

Name: Lancaster PUD

Type: Single Family

Requested Flow: 350 gpd

Location: 5901 Sheffield Rd Jacksonville, FL 32226

Parcel ID No.: 159941-0100

Description: Single family home (3700 sq ft) on vacant lot at 5901 Sheffield Rd

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: JEA does not have water connection within 1/2-mile of this property at this time

Connection Point #2: NA

Special Conditions:

Sewer Connection

Sewer Treatment Plant: DISTRICT 2

Connection Point #1: JEA does not have sewer connection within 1/2-mile of this property at this time

Connection Point #2: NA

Special Conditions:

Reclaimed Water Connection

Sewer Region/Plant: North Grid

Connection Point #1: JEA does not have reclaimed water connection within 1/2-mile of this property at this time

Connection Point #2: NA

Special Conditions:

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.

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

Date: 05/18/2017 Time: 09:35:56
 Location: D15 Clerk: DEG
 Transaction 0303190

General Collection Receipt

Date: 5/17/2017
 Email: AMartina@coj.net

Miscellaneous
 Item: CR - CR412720
 Receipt 0303190.0001-0001 2,447.00

Name: Robert Lancaster
 Address: PO Box 551285, Jacksonville FL 32255
 Description: T-1425 5901 Sheffield Road PUD

Acct	SubidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2447.00

Total Paid 2,447.00

CHECK 02149 2,447.00

Total Tendered 2,447.00

Paid By: LANCASTER
 Thank You

RECEIVED
 Duval County Tax Collector

MAY 18 2017

Total Due: \$2,447.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR412720 REZONING/VARIANCE/EXCEPTION
 Name: Robert Lancaster
 Address: PO Box 551285, Jacksonville FL 32255
 Description: T-1425 5901 Sheffield Road PUD

Date: 5/17/2017

Total Due: \$2,447.00