

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

**APPLICATION FOR REZONING ORDINANCE 2018-0016 TO**

**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 8, 2018**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City **2018-0016** to Planned Unit Development.

***Location:*** 14411 Yellow Bluff Road  
Southeast corner of Yellow Bluff Road and Starratt Road

***Real Estate Number(s):*** 106173 0000

***Current Zoning District:*** Residential Rural-Acre (RR-Acre)

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

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

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

***Applicant/Agent:*** T.R. Hainline, Esq.  
Rogers Towers, PA  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Sally C. Allan, et al  
680 Lady Lake Road West  
Jacksonville, FL 32218

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

**GENERAL INFORMATION**

Application for Planned Unit Development **2018-0016** seeks to rezone approximately 30 acres of land from Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD). The property is currently developed with one single-family residential structure at the south of the property and is located within the Low Density Residential (LDR) Functional Land Use Category of the 2030 Comprehensive Plan. The rezoning to PUD is being sought so that the

property can be developed as a single-family residential neighborhood. The proposed subdivision will feature a combination of sixty (60) and seventy (70) foot lots. The minimum lot size for seventy (70) foot lots will be, at minimum, 7,200 square feet, and the sixty (60) foot lots will be, at minimum, 6,000 square feet in area. The lots along the south property line are proposed to be 70' in width. Additionally, a fifty (50) foot natural buffer is proposed along Yellow Bluff Road and a twenty (20) foot natural buffer is proposed along Starratt Road.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

*(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?*

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the *2030 Comprehensive Plan*. The LDR functional land use category permits housing developments in a gross density range of up to seven (7) dwelling units per acre when full urban services are available to the site (a letter from JEA states that the site has access to both centralized water and sewer). The proposed PUD proposes a gross density of 2.9 dwelling units per acre. Pursuant to the Recreation and Open Space Element (ROSE) Policy 2.2.2, the development is required to provide active recreation space of at least 435 square feet per lot or pay a recreation fee of \$250 per lot. According to the proposed site plan, the development contains open space but not active recreation space.

The proposed rezoning is consistent with the FLUMs adopted as part of the *2030 Comprehensive Plan* pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

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

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

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

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

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

*(1) Consistency with the 2030 Comprehensive Plan*

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained herein, including:

*Future Land Use Element (FLUE) Goal 1*

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat of health, safety, and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

*FLUE Policy 1.1.12*

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

*FLUE Policy 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 may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element

*FLUE Goal 3*

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

*FLUE Policy 3.1.11*

The City shall require new residential areas to be designed to include an efficient system of internal circulation and connection to adjacent developments and neighborhoods. The Land Development Regulations shall detail the requirements for public access and interconnectivity within and between developments based on standards such as but not limited to connectivity

score, maximum separations between connections to adjacent developments, and rules relative to hours, operations, and public safety considerations for any restriction of access through the use of gates.

*Recreation and Open Space (ROS) Element Policy 2.2.2*

The City shall require that all new single-family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

*ROS Policy 2.2.4*

A residential subdivision development of 25 lots to 99 lots shall pay a recreating and open space fee of two hundred fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

The site is located within the 500 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 500', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration.

Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

*FLUE Objective 2.5*

Support and strengthen the role of [the] Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that adjacent development be compatible with aviation-related activities.

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

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. According to the Development Services Section a Conditional Capacity Availability Statement (CCAS)/Concurrency Reservation Certificate (CRC) and Mobility Fee Calculation Certificate (MFCC) Application will be required.

*(3) Allocation of residential land use*

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

## 2030 Comprehensive Plan.

### (4) Internal compatibility

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

#### The streetscape:

The proposed written description and site plan indicate the proposed development will be a combination of 60' and 70' wide lots with 5' side yards and either a 45% (70') or 50% (60') lot coverage. The 60' wide lots would feature a minimum of 6,000 square feet in area and the 70' wide lots would feature a minimum of 7,200 square feet in area.

The existence of absence of, and location of open spaces, plazas, recreational areas and common areas: The project will be developed in compliance with Policy 2.2.4 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

#### The treatment of pedestrian ways:

The proposed development is proposing a 20' front setback for each lot. The proposed setback will allow vehicles to be parked in driveways without negatively impacting public sidewalks. Additionally, the site will be developed with sidewalks in accordance with the 2030 Comprehensive Plan.

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

#### Traffic and pedestrian circulation patterns:

The PUD is proposing an approximately eighty-five (85) unit subdivision that will feature a circular roadway pattern within the development and access from Yellow Bluff Road. In the area of the subject property, Yellow Bluff Road from Starratt Road to New Berlin Road is a directionally accessed functionally classified roadway that is currently functioning at 93.47% of capacity. Starratt Road is a two-lane undivided collector roadway and is functioning at 34.92% of capacity. It is predicted that the proposed eighty-five (85) unit development will generate an additional 809 vehicles per day (vpd).

#### The variety and design of dwelling types:

No information was provided as part of this application regarding the design and variety of architectural styles. However, the proposed development will be limited to single-family structures.

### (5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located in a primarily residential area with large sections of land that are currently undeveloped. Most of the existing development in the area is located on large single-family lots consistent with the Residential Rural-Acre (RR-Acre) zoning district. However, single-family residential development meeting the Zoning Code and Subdivision Regulations would complement the area by increasing the housing options in the immediate area.

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

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	LDR/CGC	PUD/RLD-90/CCG-1	Undeveloped/gas station
South	LDR	PUD	Single-family
East	LDR	RR-Acre	Single-family
West	LDR	RR-Acre/PUD	Single-family

*(6) Intensity of Development*

The proposed development is consistent with the LDR functional land use category and is a single-use, which, as proposed, will not exceed 85 dwelling units. The PUD is appropriate at this location because it will provide additional housing options for the surrounding area.

The existing residential density and intensity of use of surrounding lands:

The surrounding residential density is predominately Residential Rural-Acre (RR-Acre), Planned Unit Development (PUD) and Residential Low Density-90 (RLD-90). A small area of Commercial Community/General-1 (CCG-1) is located to the north of the subject property across Starratt Road.

The availability and location of utility services and public facilities and services:

JEA indicates that water and sewer are available at this location.

The site is served by the following schools:

New Berlin Elementary	1,163 enrollment	1,296 capacity
Oceanway Middle School	954 enrollment	1,009 capacity
First Coast High School	1,989 enrollment	2,212 capacity

Due to the class size amendment, the capacity of Duval County schools is currently under review. The School Board, with the support of the planning and Development Department through the Joint Planning Committee of the Jacksonville City Council and the Duval County School Board, is working on addressing enrollment and capacity issues in several ways, including site acquisition. In addition, the School Board has options to address student enrollment at specific schools including boundary adjustment, changes in special assignments and adjustments to magnet programs.

The amount and size of open spaces, plazas, common areas and recreation areas:

The project will be developed in compliance with Policy 2.2.4 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare, and safety:

Up to two single-faced monument identity signs or one double-sided monument identity sign are proposed at the entry off of Yellow Bluff Road. The proposed signs will not exceed thirty-two (32) square feet of area or eight (8) feet in height. Additional signage allowed includes directional signage, information displays/kiosks, and real estate/temporary signage.

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

The project will be developed in compliance with Policy 2.2.4 of the Recreation and Open Space Element of the 2030 Comprehensive Plan.

*(8) Impact on wetlands*

No impact on local wetlands

*(9) Listed species regulations*

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

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

The site will be developed in accordance with Part 6 of the Zoning Code. Section 656.604 (a) (1) requires two off street parking spaces for each dwelling.

*(11) Sidewalks, trails, and bikeways*

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

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 25, 2018, 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 2018-0016 be **APPROVED with the following exhibits:**

1. The original legal description dated November 21, 2017
2. The original written description dated January 2, 2018
3. The original site plan dated January 11, 2018

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2018-0016 be **APPROVED with the following Conditions:**

1. The proposed lots on the perimeter of the property shall be a minimum of 70' in width and 7,200 square feet in area.
2. Prior to the first final inspection within any phase of development, the owner or their agent shall submit to the Planning and Development Department for its review and approval either (a) an affidavit documenting that all conditions to the development order have been satisfied, or (b) a detailed agreement for the completion of all conditions to the development order.





Aerial

Source: Staff, Planning and Development Department Date: 01.10.2018



**Subject Property**

*Source: Staff, Planning and Development Department Date: 01.25.2018*



**Subject Property**

*Source: Staff, Planning and Development Department Date: 01.25.2018*



**Subject Property**

*Source: Staff, Planning and Development Department Date: 01.25.2018*



**Adjacent property across Yellow Bluff Road**

*Source: Google StreetView Date: 01.25.2018*



**Adjacent property across Starratt Road**  
*Source: Google Street View Date: 01.25.2018*

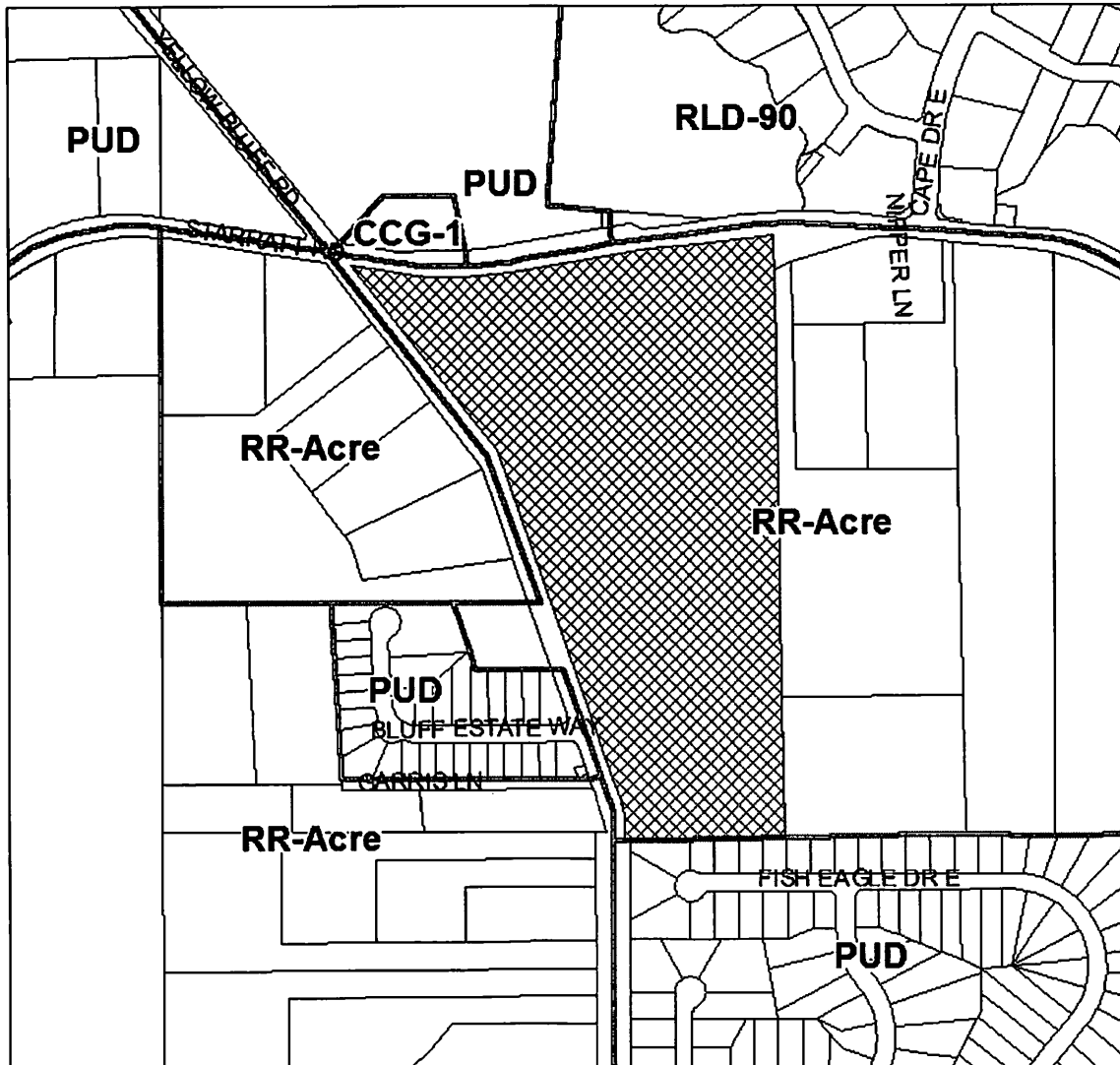


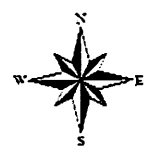
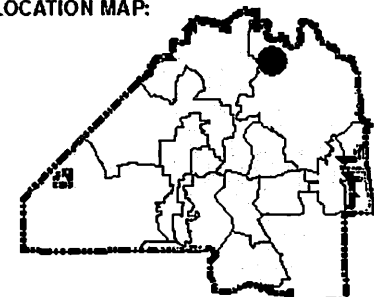
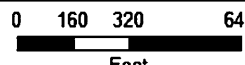
**Adjacent property across Yellow Bluff Road**  
*Source: Google Street View Date: 01.25.2018*



**Adjacent property to the south**

*Source: Google Street View Date: 01.25.2018*



<b>REQUEST SOUGHT:</b>	<b>LOCATION MAP:</b>	
<b>FROM: RR-ACRE</b>		 <p>0 160 320 640 Feet</p>
<b>TO: PUD</b>		<b>COUNCIL DISTRICT:</b> 2
<b>ORDINANCE NUMBER:</b> ORD-2018-0016	<b>TRACKING NUMBER:</b> T-2017-1618	<b>PAGE 1 OF 1</b>

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2018-0016 **Staff Sign-Off/Date** N/A / N/A  
**Filing Date** 01/09/2018 **Number of Signs to Post** 15  
**Hearing Dates:**  
**1st City Council** 02/13/2018 **Planning Commission** 02/08/2018  
**Land Use & Zoning** 02/21/2018 **2nd City Council** N/A  
**Neighborhood Association** M&M DAIRY, INC.; THE EDEN GROUP  
**Neighborhood Action Plan/Corridor Study** N/A

#### Application Info

**Tracking #** 1618 **Application Status** PENDING  
**Date Started** 11/21/2017 **Date Submitted** 11/21/2017

#### General Information On Applicant

**Last Name** HAINLINE **First Name** T.R. **Middle Name**  
**Company Name** ROGERS TOWERS, P.A.  
**Mailing Address** 1301 RIVEPLACE BOULEVARD, SUITE 1500  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** ALLAN, ET AL. **First Name** SALLY **Middle Name** C.  
**Company/Trust Name**  
**Mailing Address** 680 LADY LAKE RD. W.  
**City** JACKSONVILLE **State** FL **Zip Code** 32218  
**Phone** **Fax** **Email**

#### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 106173 0000	2	6	RR-ACRE	PUD

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

**Existing Land Use Category**  
LDR

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

**Total Land Area (Nearest 1/100th of an Acre)** 30.00

**Development Number**

**Proposed PUD Name** CASCADE POINT PUD

**Justification For Rezoning Application**

SEE EXHIBIT "D"

**Location Of Property**

**General Location**

SE QUADRANT OF THE INTERSECTION OF YELLOW BLUFF RD. & STARRATT RD.

House #	Street Name, Type and Direction	Zip Code
14411	YELLOW BLUFF RD	32226

**Between Streets**

YELLOW BLUFF ROAD and NIPPER LANE

**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  
     **30.00 Acres @ \$10.00 /acre: \$300.00**
- 3) Plus Notification Costs Per Addressee  
     **67 Notifications @ \$7.00 /each: \$469.00**
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$3,038.00

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

**EXHIBIT A**

**Property Ownership Affidavit**

Date: Nov 15, 2017

City of Jacksonville  
City Council and Planning Commission  
117 West Duval Street, City Hall  
Jacksonville, FL 32202

**Re: PUD Rezoning at 14411 Yellow Bluff Road  
RE #: 106173-0000**

Gentlemen:

We, Sally C. Allan, Charles H. Strange, <sup>M. (VNR)</sup> deceased, by Patricia Strange his wife, Vicki M. Rodgers and Larry H. Strange, hereby certify that we are the owners of the property described in Exhibit 1, in connection with filing application(s) for a PUD Rezoning submitted to the Jacksonville Planning and Development Department.

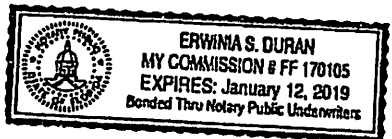
*[Signature Pages Follow]*

Sally C. Allan  
SALLY C. ALLAN, an individual  
Vicki M. Rodgers (POA)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of NOV, 2017, by VICKI M. RODGERS as an individual. S/he (check one) () is personally known to me, or () has produced a valid driver's license as identification.

Erwin S. Duran (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: ERWIN S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: PF 170105



20 July 2017

I Sally C. Allan her by  
grant my sister Vicki M. Rodgers  
authority to sign my name to  
forms requiring my signature to  
material pertinent to the sale of  
said real estate located at  
14411 Yellow Bluff Road, Jacksonville,  
Florida 32226

Sally C. Allan

Sarah Baker  
04/02/2021



SARAH BAKER  
My Commission Expires  
April 2, 2021  
Pulaski County  
Commission #17250155

Patricia Strange, (wife)  
CHARLES H. STRANGE, deceased,  
by Patricia Strange his wife

STATE OF FLORIDA  
COUNTY OF DWVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of NOV, 2017, by PATRICIA S. STRANGE, as an individual. She (check one) () is personally known to me, or () has produced a valid driver's license as identification.

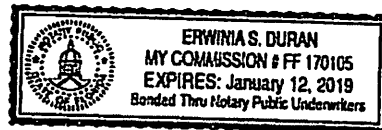
Erwinia S. Duran (SEAL)

Notary Public, State of Florida and county aforesaid

Name: ERWINIA S DURAN

My Commission Expires: JAN 12, 2019

My Commission Number is: FF170105



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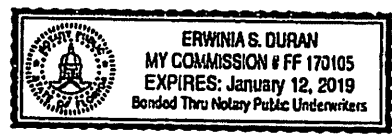
Vicki M. Rodgers  
VICKI M. RODGERS, an individual

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 15th day of NOV, 2017, by VICKI M. RODGERS as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.

Erwinia S. Duran (SEAL)

Notary Public, State of Florida and county aforesaid  
Name: ERWINIA S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: FF 170105

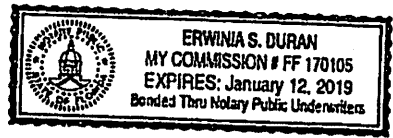


*Larry H. Strange*  
LARRY H. STRANGE, an individual

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of NOV, 2017, by LARRY H. STRANGE, as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.

*Erwinia S. Duran* (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: ERWINIA S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: FF170105



**EXHIBIT B**

**Agent Authorization**

Date: NOV 15, 2017

City of Jacksonville  
City Council and Planning Commission  
117 West Duval Street, City Hall  
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

PUD Rezoning for 14411 Yellow Bluff Road (RE # 106173-0000)

Gentlemen:

You are hereby advised that the undersigned are the owners of the property described in Exhibit 1 attached hereto. Said owners hereby authorize and empower Rogers Towers, P.A. to act as agents to file application(s) for a PUD Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


*[Signature Pages Follow]*

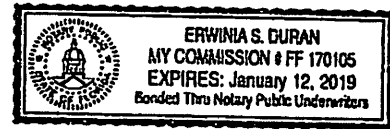


Patricia Strange Jr. LMR  
CHARLES H. STRANGE, deceased,  
by Patricia Strange his wife

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of NOV, 2017, by PATRICIA S. STRANGE, as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.

 (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: ERWINIA S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: FF 170106



  
LARRY H. STRANGE, an individual

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of NOV, 2017, by LARRY H STRANGE, as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.

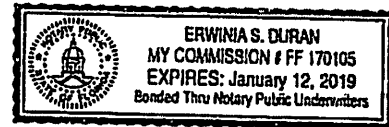
 (SEAL)

Notary Public, State of Florida and county aforesaid

Name: ERWINIA S DURAN

My Commission Expires: JAN 12, 2019

My Commission Number is: FF 170105

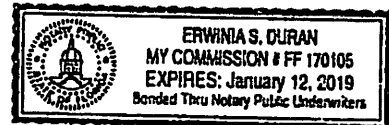


Vicki M. Rodgers  
VICKI M. RODGERS, an individual

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of NOV, 2017, by VICKI M. RODGERS as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.

Erwinia S. Duran (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: ERWINIA S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: FF170105



9

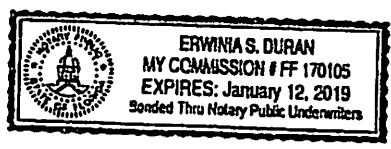
Sally C. Allan  
SALLY C. ALLAN, an individual  
Vicki M. Rodgers (POA)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of NOV, 2017, by VICKI M. RODGERS as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.

[Signature] (SEAL)

Notary Public, State of Florida and county aforesaid  
Name: ERWINIA S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: FF 170105



20 July 2017

I Sally C. Allan her by  
grant my sister Vicki M. Rodgers  
authority to sign my name to  
forms requiring my signature to  
material pertinent to the sale of  
said real estate located at  
14411 Yellow Bluff Road, Jacksonville,  
Florida 32226

Sally C. Allan

Sarah Baker  
04/02/2021



SARAH BAKER  
My Commission Expires  
April 2, 2021  
Putaski County  
Commission #17250155

**EXHIBIT C**

**Binding Letter**

Nov 15, 2017

City of Jacksonville  
Planning and Development Department  
Jacksonville, FL 32202

Re: PUD Rezoning for 14411 Yellow Bluff Road (RE # 106173-0000)

To whom it may concern:

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

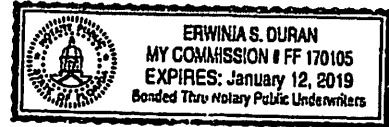
[Signature Pages Follow]

Patricia Strange Jr. (VMP)  
CHARLES H. STRANGE, deceased,  
by Patricia Strange his wife

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of NOV, 2017, by PATRICIA S. STRANGE, as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.


Erwinia S. Duran (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: ERWINIA S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: PF 170105

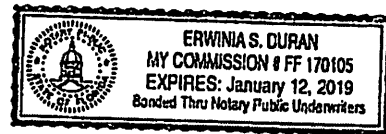


  
LARRY H. STRANGE, an individual

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of NOV, 2017, by LARRY H STRANGE, as an individual. S/he (check one) () is personally known to me, or () has produced a valid driver's license as identification.

 (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: ERWINIA S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: FF 170105



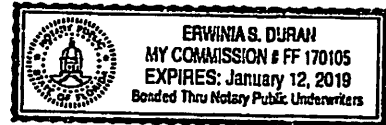


Vicki M. Rodgers  
VICKI M. RODGERS, an individual

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15th day of NOV, 2017, by VICKI M RODGERS, as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.

Erwinia S. Duran (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: ERWINIA S DURAN  
My Commission Expires: JAN 12, 2019  
My Commission Number is: FF 170105



Sally C. Allan  
SALLY C. ALLAN, an individual  
Vicki M. Rodgers (POA)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of NOV, 2017, by VICKI M. RODGERS, as an individual. S/he (check one)  is personally known to me, or  has produced a valid driver's license as identification.

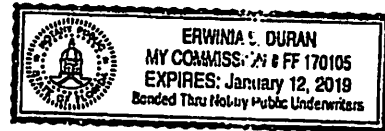
Erwinia S. Duran (SEAL)

Notary Public, State of Florida and county aforesaid

Name: ERWINIA S DURAN

My Commission Expires: JAN 12, 2019

My Commission Number is: FF 170105



20 July 2017

I Sally C. Allan her by  
grant my sister Vicki M. Rodgers  
authority to sign my name to  
forms requiring my signature to  
material pertinent to the sale of  
said real estate located at  
14411 Yellow Bluff Road, Jacksonville,  
Florida 32226

Sally C. Allan

Sarah Baker  
04/02/2021



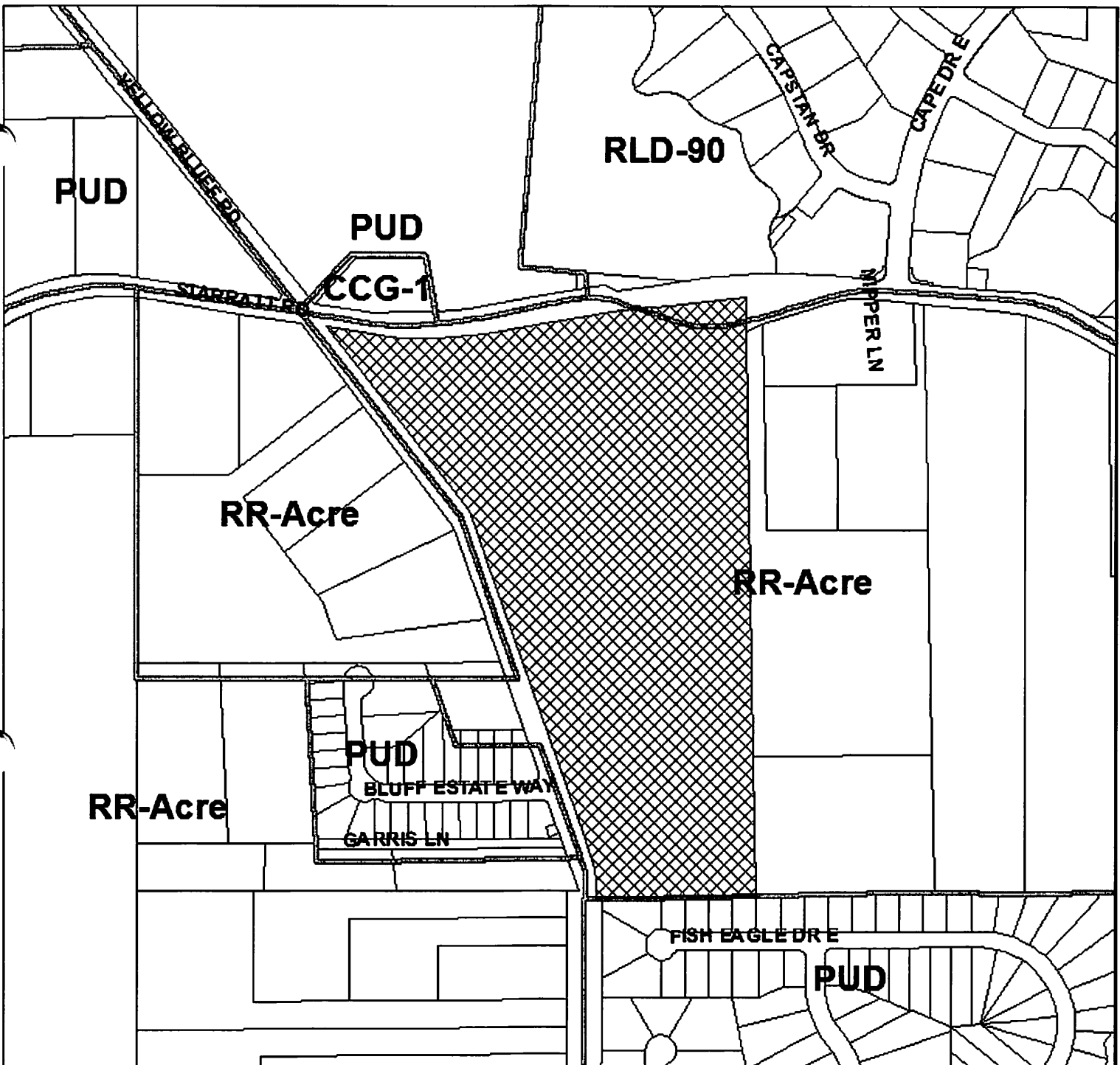
SARAH BAKER  
My Commission Expires  
April 2, 2021  
Pulaski County  
Commission #17250155

## Exhibit 1

A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STARRATT ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT OF WAY OF YELLOW BLUFF ROAD (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE EASTERLY, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STARRAT ROAD, RUN THE FOLLOWING THREE (3) COURSAES AND DISTANCES: COURSE NO. 1: SOUTH 81°08'06" EAST, 139.19 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTSERLY; COURSE NO. 2: EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1030.00 FEET, AN ARC DISTANCE OF 332.57 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 89°36'54" EAST, 331.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 80°21'54" EAST, 403.80 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8122, PAGE 1338, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE NORTH 84°04'56" EAST, ALONG LAST SAID LINE, AND ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7997, PAGE 1358, SAID CURRENT PUBLIC RECORDS, 368.70 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1444, PAGE 78, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 01°34'56" EAST, ALONG SAID EASTERLY LINE, 1727.49 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 14; THENCE SOUTH 89°46'04" WEST, ALONG SAID SOUTHERLY LINE, 481.87 FEET, TO THE AFORESAID EASTERLY RIGHT OF WAY LINE OF YELLOW BLUFF ROAD; THENCE NORTH 19°18'02" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 1160.25 FEET; THENCE NORTH 37°13'26" WEST, CONTINUING ALONG LAST SAID LINE, 687.41 FEET, TO THE POINT OF BEGINNING.

CONTAINING 30.00 ACRES, MORE OR LESS.

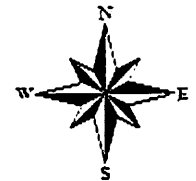
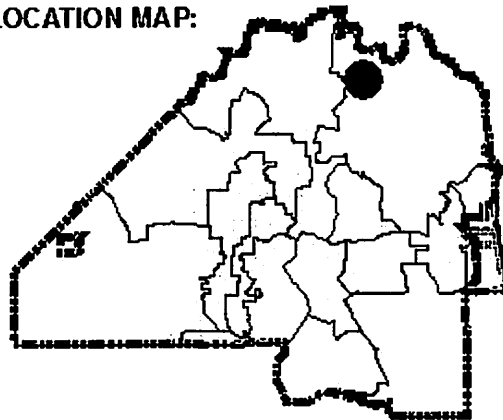


**REQUEST SOUGHT:**

**FROM: RR-ACRE**

**TO: PUD**

**LOCATION MAP:**



**COUNCIL DISTRICT:**

**2**

**TRACKING NUMBER**

**T-2017-1618**

**PAGE 1 OF 1**

asca e oint D

**ritten Description  
an ar 1**

DE E E

- RE #: 106173-0000
- Current Land Use Designation: LDR
- Proposed Land Use Designation: LDR
- D** Current Zoning District: RR-Acre
- E** Proposed Zoning District: PUD

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

Pulte Home Company, LLC and Sally C. Allan, Et. Al. (collectively, the “Applicant”) propose to rezone approximately 30 acres of property located in the southeast quadrant of the intersection of Yellow Bluff Road and Starratt Road, which is more particularly described by the legal description attached to this ordinance as **Exhibit “1”** (the “Property”). As described below, the Planned Unit Development (“PUD”) zoning district is being sought to provide for the development of the Property with single family residential uses with a common scheme of development and to provide enhanced buffering along Yellow Bluff Road. The PUD shall be developed in accordance with this PUD Written Description and the PUD Conceptual Site Plan dated January 2, 2018 (the “Site Plan”), which is attached to this ordinance as **Exhibit “4”**.

The Property lies within the Low Density Residential (LDR) land use category on the Future Land Use Map (FLUM) and within the Suburban Development Area of the Comprehensive Plan. The Property is currently zoned RR-Acre. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	PUD	Single family residential
East	LDR	RR-Acre	Single family residential, Vacant, Timber
North	CGC	CCG-1, PUD	Gas Station, Vacant, Timber
West	LDR	RR-Acre, PUD	Single family residential

**A. Maximum Densities/Intensities**

Consistent with the Operative Provisions of the Future Land Use Element of the 2030 Comprehensive Plan governing the LDR Suburban Area land use designation, maximum density on the Property shall be 2.9 units per acre.

**B. PUD Conceptual Site Plan**

The Site Plan shows the proposed PUD layout, including the access point, schematic internal roadway layout, and other features of the proposed development. The configuration of the development as depicted in the Site Plan is conceptual and revisions to the Site Plan, including the internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**C. Permitted Uses**

**1 Single Family**

- a. *Permitted uses and structures.*
  - i. Single family detached dwellings.
  - ii. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.
  - iii. Mail center.
  - iv. Essential services, including water, sewer, gas, telephone, radio, cable, television, and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - v. Home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
  - vi. Parks, playfields, playgrounds, dog/pet parks, recreational paths, recreational and community structures, passive open space, and similar uses.
- b. *Maximum gross density* — The LDR land use category in the Suburban Development Area (with water and sewer available) permits a maximum of 7 units per acre. However, the maximum gross density of the PUD shall not exceed 2.9 dwelling units per acre (85 d.u./ 30 acres of LDR).
- c. *Lot requirements:* The lot sizes will vary, as generally depicted on the Site Plan, and the lot requirements are set forth below.

i. **ingle a il esi ential— in t i th lots**

(1) *Minimum lot requirement (width and area):*

(a) Width—Seventy (70) feet.

(b) Area—7,200 square feet.

(2) *Maximum lot coverage—Forty-five (45) percent.*

(3) *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:

(a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.

(b) Side— Five (5) feet.

(c) Rear— Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.

(d) Side Street—Ten (10) feet from building face to back of right-of-way.

(4) *Maximum height of structure—Thirty-five (35) feet.*

ii. **ingle a il esi ential— in t i th lots**

(1) *Minimum lot requirement (width and area).*

(a) Width—Sixty (60) feet.

(b) Area—6,000 square feet.

(2) *Maximum lot coverage by all buildings—Fifty (50) percent.*

(3) *Minimum yard requirements.* The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are:



- (a) Front—Twenty (20) feet from face of garage to back of right-of-way and fifteen (15) feet from building face to back of right-of-way.
- (b) Side— Five (5) feet.
- (c) Rear—Ten (10) feet to the lot line or the top of the bank of a pond, where the lot line extends into the pond.
- (d) Side Street—Ten (10) feet from building face to back of right-of-way.

(4) *Maximum height of structure.* Thirty-five (35) feet.

**Excavations, Lakes and Ponds**

Excavations, lakes, and ponds, dug as a part of the development's stormwater retention system(s) are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, etc., may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

**Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall be subject to the following:

Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, garages, carports, boat shelters, tool-houses, garden sheds, garden work centers, children's play areas, play equipment, barbecue pits, and swimming pools, and similar uses or structures which are of a nature not likely to attract visitors in larger number than would normally be expected in a residential neighborhood.

**Height Limitations**

Decorative rooftop structures including: screening, mechanical equipment, roof access, mansard roofs, spires, cupolas, parapets, antennas, chimneys and other appurtenances not intended for human occupancy are not included in the maximum height.

#### **IV. OVERALL DEVELOPMENT STANDARDS AND CRITERIA**

##### **1 Recreation**

Active recreation will be provided pursuant to Policies 2.2.4 of the Recreation and Open Space Element of the Comprehensive Plan.

##### **Access**

Access will be provided as shown on the Site Plan via Yellow Bluff Road. The locations and design of the access point, turn/deceleration lanes, and internal driveways as shown on the Site Plan may vary prior to development; provided, however, that the final design of the access point(s), potential connection, and internal roads shall be subject to the review and approval of Development Services and the Planning and Development Department.

##### **Signage**

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the buildings represented.

A summary table of the proposed sign regulations is shown on the Signage Guidelines Table below.

##### **a. Community Identification Monument Sign at Main Entrances.**

Community identification monument signs will be permitted at the entrance to the subdivision. The entrance may have either one (1) double-sided or two (2) single-sided, externally or internally illuminated, signs.

Each of these monument signs will not exceed eight (8) feet in height and thirty-two (32) square feet (each side) in area. Such signs may be incorporated into a larger physiographic feature.

##### **b. Other Signs.**

Vehicle directional signs indicating the location of amenity/recreation areas and other common areas, facilities, and structures will be permitted. Such signs shall be a maximum of four (4) square feet in area per sign face.

Pedestrian directional signs indicating the location and features of amenity/recreation areas and other common areas, facilities, and structures, such as informational displays and kiosks, will be permitted. Such signage may be 1, 2, 3 or 4 sided (or cylindrical), shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height.

All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.

Real estate (model home), construction and temporary signs are permitted. Such signs shall be a maximum of thirty-two (32) square feet in area and twelve (12) feet in height.

Because all identity and directional signs are architectural features intended to be compatible with the overall design of the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**Signage Guidelines Table**

Sign Type	General Location	Quantity	Max Area (sq ft)	Max Height (ft)
Community Identification Monument Sign(s)	Main Entrance	1 Double-sided or 2 Single-sided Per Entrance	32	8
Directional Signs	Project Wide		4	
Informational Displays and Kiosks	Project Wide		20	12
Real Estate/Construction/Temporary Signs	Project Wide		32	12

**Construction Offices for Real Estate Sales**

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit," or "phase" until that lot, "unit," or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities is permitted adjacent to model units.

**Silviculture Operations**

Silviculture operations are a permitted use in this PUD and may continue on the Property until build-out.

**Landscape Preservation**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations).

Additionally, an average fifty (50) foot "Natural Buffer" area, as defined in Section 656.1222, Zoning Code, shall be provided between the perimeter single family lot lines along the western boundary of the Property and the Yellow Bluff Road right-of-way (the "Yellow Bluff Buffer"), as depicted on the Site Plan. The buffer shall include a minimum six (6) foot vinyl fence. Said fence shall be located within the rear lot lines of the perimeter single family lots along the western boundary of the Property, as depicted on the Site Plan, such that the Natural

Buffer area is between the fence and the right-of-way. In the event that the Yellow Bluff Road right-of-way is widened, the width of the Yellow Bluff Buffer may be reduced by the amount that such a widening extends into the buffer area.

Along Starratt Road, an average twenty (20) foot Natural Buffer area shall be provided between the perimeter of the single family lot lines along the northern boundary of the Property and the Starratt Road right-of-way (the "Starratt Buffer"), as depicted on the Site Plan. The buffer shall include a minimum six (6) foot vinyl fence. Said fence shall be located within the rear lot lines of the perimeter single family lots along the northern boundary of the Property, as depicted on the Site Plan, such that the Natural Buffer area is between the fence and the right of way. In the event that the Starratt Road right-of-way is widened, the width of the Starratt Buffer may be reduced by the amount that such a widening extends into the buffer area.

Further, a minimum six (6) foot vinyl fence shall be located along the southern boundary of the Property, as depicted on the Site Plan.

The tree survey required by Section 656.1222(a), Zoning Code, shall be provided at the time construction plans are submitted for 10-set review.

**ello l oa Drainage**

Prior to constructing the stormwater facilities for the Property, an analysis of the drainage conditions immediately adjacent to the Property along Yellow Bluff Road shall be performed. Thereafter, and based upon such analysis, the stormwater facilities for the Property shall be designed and constructed in a manner intended to improve drainage conditions within the Property along Yellow Bluff Road.

**o i ications**

Amendment to this approved PUD district or any portion thereof may be accomplished through an administrative modification, minor modification, or an application filed for rezoning as authorized by Section 656.341 of the Zoning Code.

**ar ing**

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) (2017). Off-street parking shall be provided in garages and driveways.

**1 i e al s rails an i e a s**

Sidewalks shall be provided as required in the 2030 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**11 ight o a Donation**

Prior to approval of the construction plans for horizontal improvements ("10-set Plans"), the Applicant will work with the Public Works Department to determine the extent to which

additional right-of-way may be needed by the City of Jacksonville along Yellow Bluff Road and at the corner of Yellow Bluff Road and Starratt Road for planned roadway improvements. Based on such discussions and prior to approval of the 10-set Plans, the Applicant shall donate a portion of the Property up to ten (10) feet in width along Yellow Bluff Road and an area of up to approximately 12,332 square feet at the corner of Yellow Bluff Road and Starratt Road to the City of Jacksonville, as each is depicted on the Site Plan. Such donation may be eligible for credit against mobility fees pursuant to Section 655.507(f), Ordinance Code, and the provision for this donation herein shall not affect the eligibility of the donation for credit.

**1     tilities**

Electric power, water and sewer will be provided by JEA.

**1     D oncept al ite lan**

The configuration of the development as depicted on the Site Plan is conceptual, and revisions to the Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision features and infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

**V.   PRE-APPLICATION CONFERENCE**

A pre-application conference was held regarding this application on November 20, 2017.

**E   D   E**

As described above, this PUD is being requested to permit the development of a single family community with a common scheme of development. Furthermore, this PUD provides for additional buffering and stormwater design standards that would not otherwise be required and which will benefit the community at-large. The PUD design ensures consistency with the surrounding zoning and existing uses.

**UD/DIFFERENCE FROM USUAL APPLICATION OF THE ZONING CODE**

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and the Site Plan; it provides for site-specific access requirements; it requires an increased buffer along Yellow Bluff Road; it provides for a right-of-way donation; it contains Recreation/Open Space provisions which ensure compliance with applicable Comprehensive Plan requirements; it contains variations in lot sizes; it requires the construction of stormwater facilities to take into account drainage along Yellow Bluff Road; and, it provides for site-specific signage requirements.

**VIII. PERMISSIBLE USES BY EXCEPTION.**

Those uses permitted by exception in the RLD-60 zoning district.

Developer

Developer: Pulte Home Company, LLC

Planner/Engineer: Matthews Design Group, Inc.

Architects: Castle Bay Design & Studio

Land Use Table

A Land Use Table is attached hereto as Exhibit "F."

Consistency

1. Consistency with the Comprehensive Land Use

The PUD will be developed consistent with the LDR land use category of the 2030 Comprehensive Plan. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: Future Land Use Element Objectives 1.2 and 3.1 and Policies 1.1.1, 1.1.9, 1.1.10, 1.1.12, 3.1.1, 3.1.15, and 3.1.11.

Consistency with the Concurrency and Mobility Management System

The PUD will comply with the Concurrency and Mobility Management System

Location of Essential Land Use

The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

Internal Compatibility

The Site Plan addresses access and circulation within the site. Final engineering plans will be subject to review and approval of the City Traffic Engineer.

External Compatibility Intensity of Development

The PUD is consistent with and comparable to planned and permitted development in the area. The PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.

Maintenance of Common Areas and Infrastructure

All common areas and infrastructure, excluding roadways dedicated to the City of Jacksonville, will be maintained by the owner, maintenance company and/or one or more owners' association(s).

**sable pen spaces la as ecreation reas**

The PUD provides ample open spaces and recreational opportunities.

**pact on etlan s**

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

**Liste pecies eg lations**


The Property is less than fifty acres and therefore a listed species survey is not required.

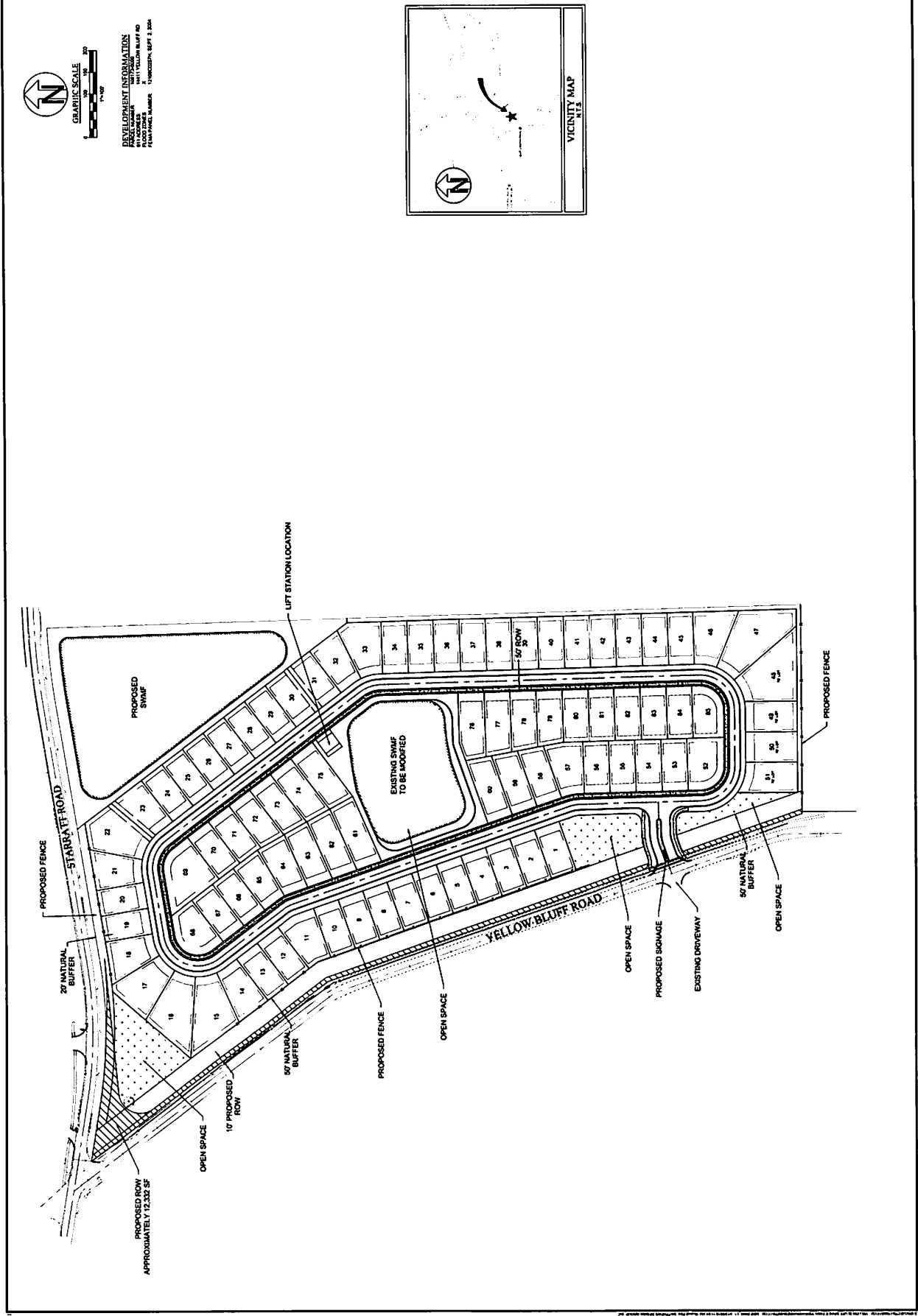
**1 treet ar ing ncl ing Loa ing an nloa ing reas**

The PUD provides adequate off street parking.

**11 i e al s rails an i e a s**

The PUD provides for compliance with the subdivision regulations and 2030 Comprehensive Plan with regards to sidewalks.

<b>SITE PLAN - CONCEPT</b> CASCADE POINT SUBDIVISION DUVAL COUNTY PREPARED FOR PULTE HOME COMPANY, LLC		 <b>MATTHEWS DESIGN GROUP, INC.</b> P.O. BOX 3126, 7 WALTON STREET ST. AUGUSTINE, FLORIDA 32084 PHONE: 904.826.4347 FAX: 904.826.4347 INFORMATION@THEWEDSIGN.NET	
NO. 1 DATE: 11/12/13 DESCRIPTION:	NO. 2 DATE:	NO. 3 DATE:	NO. 4 DATE:
NO. 5 DATE:	NO. 6 DATE:	NO. 7 DATE:	NO. 8 DATE:
NO. 9 DATE:	NO. 10 DATE:	NO. 11 DATE:	NO. 12 DATE:



DEVELOPMENT INFORMATION  
 PROJECT NO. 13011  
 11111 WILLOW BLUFF RD  
 ST. AUGUSTINE, FLORIDA 32084  
 PREPARED FOR: PULTE HOME COMPANY, LLC  
 DATE: 11/12/13

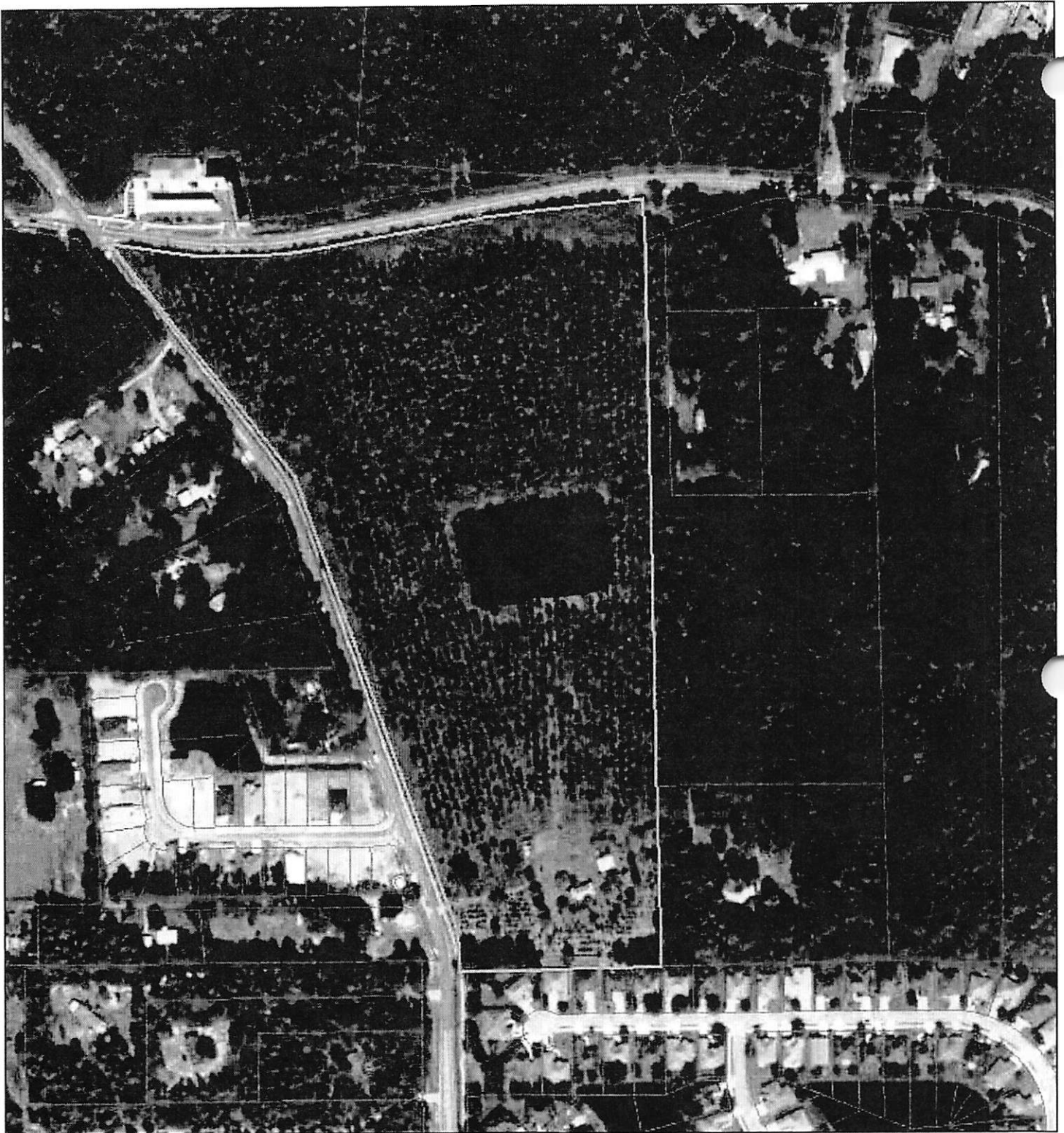


**EXHIBIT "F"**

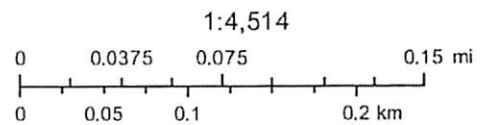
**LAND USE TABLE**

TOTAL GROSS ACREAGE	29.8 AC	100%
SINGLE FAMILY LOTS	16.2 AC	54%
TOTAL AMOUNT OPEN SPACE	6.3 AC	21%
TOTAL POND AREA AT WATER LEVEL	3.3 AC	11%
AMOUNT OF PUBLIC AND PRIVATE RIGHT-OF-WAY	4.0 AC	14%
LIFT STATION	1,600.0 SF	0.12%
MAXIMUM COVERAGE OF BUILDINGS AND STRUCTURES AT GROUND LEVEL	10.4 AC	35% (OF THE TOTAL GROSS ACREAGE)
TOTAL NUMBER OF DWELLING UNITS	85	

# Duval Map



November 15, 2017



Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community  
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Exhibit H

**ALLAN SALLY C ET AL**  
 C/O VICKI M RODGERS  
 680 LADY LAKE RD W  
 JACKSONVILLE, FL 32218  
**STRANGE CHARLES H JR**  
**RODGERS VICKI M**  
**STRANGE LARRY H**

**Primary Site Address**  
 14411 YELLOW BLUFF RD  
 Jacksonville FL 32226

**Official Record Book/Page**  
 15511-00793

**Tile #**  
 7214

**14411 YELLOW BLUFF RD**

**Property Detail**

<b>RE #</b>	106173-0000
<b>Tax District</b>	GS
<b>Property Use</b>	5600 Timber SI 70-79
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	1288169

**Value Summary**

	<b>2017 Certified</b>	<b>2018 In Progress</b>
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$34,197.00	\$33,851.00
<b>Extra Feature Value</b>	\$7,608.00	\$7,608.00
<b>Land Value (Market)</b>	\$431,242.00	\$431,242.00
<b>Land Value (Agric.)</b>	\$21,295.00	\$21,295.00
<b>Just (Market) Value</b>	\$473,047.00	\$472,701.00
<b>Assessed Value</b>	\$52,824.00	\$57,297.00
<b>Cap Diff/Portability Amt</b>	\$420,223.00 / \$0.00	\$5,457.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$52,824.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

**Taxable Values and Exemptions - In Progress**

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value  
 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

**Sales History**

<b>Book/Page</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Deed Instrument Type Code</b>	<b>Qualified/Unqualified</b>	<b>Vacant/Improved</b>
<a href="#">15511-00793</a>	2/7/2011	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">14903-02409</a>	6/10/2009	\$100.00	MS - Miscellaneous	Unqualified	Improved
<a href="#">08122-01338</a>	6/16/1995	\$100.00	QC - Quit Claim	Unqualified	Improved
<a href="#">07999-01423</a>	9/27/1994	\$100.00	MS - Miscellaneous	Unqualified	Vacant
<a href="#">07997-01358</a>	12/14/1994	\$100.00	QC - Quit Claim	Unqualified	Vacant
<a href="#">01444-00078</a>	1/1/1899	\$100.00	- Unknown	Unqualified	Unknown

**Extra Features**

<b>LN</b>	<b>Feature Code</b>	<b>Feature Description</b>	<b>Bldg.</b>	<b>Length</b>	<b>Width</b>	<b>Total Units</b>	<b>Value</b>
1	UTDR2	Utility Class D	0	30	18	540.00	\$816.00
2	GRWR2	Garage/Util Bdg Wood	1	44	32	1,408.00	\$6,792.00

**Land & Legal**

<b>Land</b>										<b>Legal</b>	
<b>LN</b>	<b>Code</b>	<b>Use Description</b>	<b>Zoning</b>	<b>Front</b>	<b>Depth</b>	<b>Category</b>	<b>Land Units</b>	<b>Land Type</b>	<b>Land Value</b>	<b>LN</b>	<b>Legal Description</b>
1	5620	TPP/Planted	RR	0.00	0.00	Agriculture	27.74	Acreage	\$8,043.00	1	14-1N-27E 30.086
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR-ACRE	0.00	0.00	Common	0.35	Acreage	\$13,202.00	2	PT SW1/4 OF SW1/4 & PT GOVT LOTS 2,3
1	0103	RES RURAL 2 OR LESS UNITS PER AC	RR	0.00	0.00	Market	27.74	Acreage	\$416,040.00	3	RECD O/RS 7999-1423, 15511-793
2	5996	XNP/Water Marsh, etc	RR-Acre	0.00	0.00	Agriculture	2.00	Acreage	\$50.00		
2	9608	POND / LAKE	RR-Acre	0.00	0.00	Market	2.00	Acreage	\$2,000.00		

**Buildings**

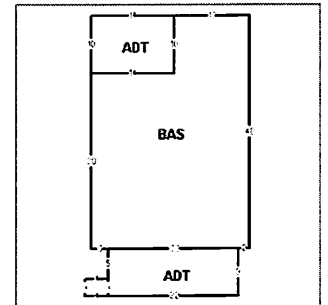
**Building 1**  
 Building 1 Site Address  
 14411 YELLOW BLUFF RD  
 Jacksonville FL 32226

<b>Building Type</b>	0101 - SFR 1 STORY
<b>Year Built</b>	1936
<b>Building Value</b>	\$33,851.00

<b>Type</b>	<b>Gross Area</b>	<b>Heated Area</b>	<b>Effective Area</b>
Base Area	940	940	940
Addition	140	140	126
Addition	176	176	158
Finished End Porch	12	0	7
<b>Total</b>	<b>1268</b>	<b>1256</b>	<b>1231</b>

<b>Element</b>	<b>Code</b>	<b>Detail</b>
Exterior Wall	4	4 Single Siding
Roof Struct	3	3 Gable or Hip
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	9	9 Pine/Soft Wood
Heating Fuel	3	3 Gas
Heating Type	2	2 Convection
Air Cond	1	1 None

<b>Element</b>	<b>Code</b>
Stories	1.000
Bedrooms	2.000
Baths	1.000
Rooms / Units	1.000



**2017 Notice of Proposed Property Taxes Notice (TRIM Notice)**

<b>Taxing District</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Last Year</b>	<b>Proposed</b>	<b>Rolled-back</b>
Gen Govt Ex B&B	\$52,824.00	\$0.00	\$52,824.00	\$553.12	\$604.41	\$575.93
Public Schools: By State Law	\$52,824.00	\$0.00	\$63,100.00	\$231.31	\$267.35	\$272.50
By Local Board	\$52,824.00	\$0.00	\$63,100.00	\$114.18	\$141.85	\$134.52
FL Inland Navigation Dist.	\$52,824.00	\$0.00	\$52,824.00	\$1.55	\$1.69	\$1.58
Water Mgmt Dist. SJRWMD	\$52,824.00	\$0.00	\$52,824.00	\$13.95	\$14.39	\$14.39
Gen Gov Voted	\$52,824.00	\$0.00	\$52,824.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$52,824.00	\$0.00	\$63,100.00	\$0.00	\$0.00	\$0.00
			<b>Totals</b>	<b>\$914.11</b>	<b>\$1,029.69</b>	<b>\$998.92</b>
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$461,155.00	\$48,342.00	\$0.00	\$48,342.00		
<b>Current Year</b>	\$473,047.00	\$52,824.00	\$0.00	\$52,824.00		

**2017 TRIM Property Record Card (PRC)**

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

**Property Record Card (PRC)**

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

**2017**

**2016**

**2015**

**2014**

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

**More Information**

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

WARRANTY DEED

THIS INDENTURE, Made this 9th day of December, A. D. 1961 between MAGDALENE A. STAMBAUGH, a widow, of the County of Duval, State of Florida, Party of the First Part, and CHARLES H. STRANGE and BYBLE M. STRANGE, his wife, whose post office address is 1217 East 15th St Jacksonville, Fla of the County of Duval, State of Florida, Parties of the Second Part,

WITNESSETH: That the said Party of the First Part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) to her in hand paid by the said Parties of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Parties of the Second Part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

A part of Government Lots 2 and 3, and a part of the Southwest quarter of the Southwest quarter, all in Section 14, Township 1 North, Range 27 East, being more particularly described as follows, to-wit:

Beginning at an iron pipe set at the intersection of the easterly line of Yellow Bluff Road (a 60 foot right of way as now established), and formerly Old Swearingen Road, with the South line of said Government Lot 3, and run thence north-westerly along the easterly right of way line of said road in a fence line, to an iron pipe at the intersection of said road, with the southerly line of Starratt Road (a 60 foot right of way as now established), thence easterly along the southerly line of Starratt Road to its intersection with the West line of said Government Lot 3, thence North along the West line of said lot a distance of 60 feet more or less to an iron pipe in the southerly line of Moses Harrold Grant, thence North 89 degrees, 19 minutes, 20 seconds East 528 feet to an iron pipe, thence South 1 degree, 09 minutes East 1770.2 feet to an iron pipe in the South line of aforesaid Government Lot 3; thence South 89 degrees, 51 minutes, 20 seconds West along the South line of said Government Lot 3 a distance of 482 feet to the point of beginning. All according to survey made by W. L. Yancey, Registered Surveyor, dated December 2, 1961.

EXCEPTING any part of the aforesaid lands lying in public roads or highways, as shown by the aforesaid survey.

And the said Party of the First Part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the First Part has  
hereto set her hand and seal the day and year first above written.

Signed and sealed in our presence:

*Josephine D. Lantry*  
*Josephine D. Lantry*

*Magdalene A. Stambaugh* (SEAL)  
MAGDALENE A. STAMBAUGH

STATE OF FLORIDA )  
                          ) ss.  
COUNTY OF DUVAL )

Before me personally appeared MAGDALENE A. STAMBAUGH, a  
widow, to me well known and known to me to be the individual des-  
cribed in and who executed the foregoing instrument, and acknowledged  
to and before me that she executed the same for the purposes therein  
expressed.

WITNESS my hand and official seal this 9th day of  
December, A. D. 1961, at Jacksonville, County and State aforesaid.

*Josephine D. Lantry*  
Notary Public in and For the  
County and State aforesaid.

My commission expires:  
COMMISSION EXPIRES MARCH 3, 1962

61- 76176  
Dec 14 3 53 PM '61

FILED IN ... OFFICE OF PUBLIC  
RECORDS ... JACKSONVILLE, FLA.  
L. J. ...



Affidavit of No Florida Estate Tax Due

DR-312  
R. 07/05

File 04-CP-0601  
Division PR-A

In re: ESTATE OF  
**CHARLES H. STRANGE**  
Deceased

PROOF  
OF  
DEATH  
filed 10 OCT 28 AM 11:59 in Fall of

(For official use only)

State of Florida

County of Duval

I, Larry Strange, the undersigned, Personal Representative, do hereby state:

- I am the personal representative as defined in section 198.01 or s. 731.201, Florida Statutes, as the case may be, of the estate of **CHARLES H. STRANGE**,
  - The decedent referenced above, whose social security number is \*\*\*-\*\*-\*\*\*\*, died on January 8, 2004 and was domiciled (as defined in s. 199.015, F.S.) at the time of death in the state of Florida.  
On date of death, the decedent was (check one):  a U.S. citizen  not a U.S. citizen
  - A federal estate tax return (federal Form 706 or 706-N/A) is not required to be filed for the estate.
  - The estate ~~does not owe~~ Florida estate tax pursuant to Chapter 198, F.S.
  - I acknowledge personal liability for distribution in whole or in part of any of the estate by having obtained release of such property from the lien of the Florida estate tax.
- Under penalty of perjury, I declare that I have read this Affidavit and the facts stated are true.

Executed this 21<sup>st</sup> day of Oct. 2010

Signature

Print name LARRY STRANGE

Telephone number 904-449-9673

Mailing address 931 South Pensacola Blvd

City/State/ZIP St. Augustine, FL 32208

State of Florida

County of Duval

Sworn to (or affirmed) and subscribed before me by Larry H. Strange

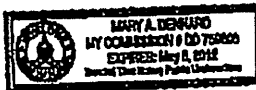
On this 21<sup>st</sup> day of October 2010

Signature of Notary Mary A Demme

Personally known

Or produced identification \_\_\_\_\_

Type of identification produced \_\_\_\_\_



**Case 16-2009-CP-001122-XXXX-MA**

Department	Probate	Division	PR-A
Case Status	CLOSED	File Date	6/9/2009
Judge Name	DEARING, PETER L.	Officer	

**Parties**

Name / DOB / DL / ID #	Party Type Race / Sex	Address
<u>SYBLE STRANGE</u>	DECEDENT /	
<u>J.ROBERT PEEPLES</u>	PERSONAL REPRESENT /	14411 Yellow Bluff Rd JACKSONVILLE, FL32228

**Attorneys**

No attorneys were found on this case
--------------------------------------




**Fees**

Date	Description	Assessed	Paid	Balance
06/09/2009	PB/FORMAL ADMIN GUARDIANSHIP/CONSERV	\$400.00	\$400.00	\$0.00












**Court Events**






Date	Time	Type	Location	Courtroom	Cancelled
2/7/2011	11:25 AM	HEARING ON MOTION	CHAMBERS	503	
5/20/2011	10:30 AM	ORDER TO SHOW CAUSE	CHAMBERS	503	

**Dockets**

Line	Count	Effective Entered	Description	Pages	Image
1	-	6/9/2009 6/9/2009	CASE FEES PAID: \$400.00 ON RECEIPT NUMBER 711228	1	Available  Public access
2	-	6/9/2009 6/9/2009	PETITION FOR ADMINISTRATION-TESTATE-FLA.	2	<u>Request</u>  View on request
3	-	6/9/2009 6/9/2009	CERTIFICATE OF DEATH	1	<u>Request</u> 



					View on request
4	-	6/10/2009 6/10/2009	ORDER ADMITTING WILL AND APPOINTING P. R.	1	Available  Public access
5	-	6/10/2009 6/10/2009	LAST WILL AND TESTAMENT BOOK 14903 PAGE 2402-2404	3	Request  View on request
6	-	6/10/2009 6/10/2009	OATH AND DESIGNATION	2	Request  View on request
7	-	6/10/2009 6/10/2009	LETTERS OF ADMINISTRATION BOOK 14803 PAGE 2408-2408	1	Available  Public access
8	-	8/11/2009 8/11/2009	NOTICE TO CREDITORS	2	Available  Public access
9	-	6/10/2009 6/10/2009	PROOF OF PUBLICATION 6/15/09	1	Available  Public access
10	-	8/31/2009 8/31/2009	DELINQUENT NOTICE	1	Request  View on request
11	-	7/20/2010 7/20/2010	ORDER TO COMPLY OR SHOW CAUSE 08/17/2010	1	Request  View on request
12	-	10/11/2010 10/11/2010	INVENTORY		
13	-	10/11/2010 10/11/2010	PETITION TO DETERMINE HOMESTEAD	4	Request  View on request
14	-	1/18/2011 1/18/2011	NOTICE OF HEARING	1	Request  View on request
15	-	1/18/2011 1/18/2011	HEARING ON MOTION 02/07/2011 11:25 AM - 503 CHAMBERS		
16	-	2/8/2011 2/8/2011	ORDER DETERMINING HOMESTEAD BOOK 15511 PAGE 793-794	2	Request  View on request

17	-	2/28/2011 2/28/2011	DELINQUENT NOTICE	1	<u>Request</u>  View on request
18	-	4/7/2011 4/7/2011	ORDER TO SHOW CAUSE	1	<u>Request</u>  View on request
19	-	4/7/2011 4/7/2011	ORDER TO SHOW CAUSE 05/20/2011 10:30 AM - 503 CHAMBERS		
20	-	9/1/2011 9/1/2011	WAIVER AND CONSENT (4)	4	<u>Request</u>  View on request
21	-	9/18/2011 9/18/2011	NOTICE OF INTENT TO TERMINATE	2	Available  Public access
22	-	11/28/2011 11/28/2011	FINAL ACCOUNTING		
23	-	9/8/2012 9/7/2012	PERSONAL REPRESENTATIVE: PEEPLES, J ROBERT JR		
24	-	9/8/2012 9/7/2012	ORDER TERMINATING PROCEEDING BOOK 18080 PAGE 1848-1048	2	<u>Request</u>  View on request

FILED BEFORE ME

JUN 10 2009

16-2009-CP-1122

*Jim Fuller*  
CIRCUIT JUDGE

LAST WILL AND TESTAMENT  
OF  
SYBLE M. STRANGE

I, SYBLE M. STRANGE, residing in the City of Jacksonville, State of Florida, by this instrument revoke my former wills and codicils to them and declare this to be my Last Will and Testament.

ARTICLE I. BENEFICIARIES

The following persons are named beneficiaries of this will:

- A. My daughter, SALLY C. ALLAN
- B. My son, CHARLES H. STRANGE, JR.
- C. My daughter, VICKI M. RODGERS,
- C. My son, LARRY H. STRANGE.

ARTICLE II. APPOINTMENT OF FIDUCIARIES

A. I hereby appoint, J. ROBERT PEEPLES, JR., as personal representative of this, my Last Will and Testament, and direct that said personal representative shall not be required to give bond. In the event J. ROBERT PEEPLES, JR. is unable or unwilling to service, then and in that event I appoint LAWRENCE J. BERNARD, as alternate personal representative and direct that he shall not be required to give bond.

ARTICLE III. PAYMENT OF CLAIMS, EXPENSES  
AND ESTATE TAXES

I direct my personal representative to pay from my probate estate before any division or distribution all of the expenses of my last illness, funeral expenses, cost of administration and other proper charges against my estate. I also direct my personal representative to pay from my probate estate, all estate and inheritance taxes that are payable because of my death, even though property that is included in the determination of a tax does not pass under this will. No payment shall be made of a generation-skipping transfer tax. Insofar as possible, that payment shall be made as an expense of administration without apportionment to anyone and without seeking contribution from anyone.

*Syble M. Strange*

**ARTICLE IV. BEQUESTS AND DEVISEES  
AND RESIDUARY ESTATE**

I hereby give, devise and bequeath my entire estate, both real and personal, tangible and intangible, of whatever nature and wherever situate, to my four children, SALLY C. ALLAN, CHARLES H. STRANGE, JR., VICKI M. RODGERS and LARRY H. STRANGE, in equal shares, per capita and not per stirpes.

A. If any of my children do not survive me, then and in that event, I give, devise and bequeath that particular child's share in my estate as follows:

1. If Sally C. Allen does not survive me, then and in that event her share in my Estate shall pass to her children, ROBIN ALLAN and BOBBIE ALLAN, per stirpes
2. If Charles H. Strange, Jr. does not survive me, then and in that event, I give devise and bequeath his share in my Estate to his wife, PATRICIA STRANGE, per stirpes.
3. If Vicki M. Rodgers does not survive me, then and in that event her share shall pass to her husband, EDWARD RODGERS, per stirpes.
4. If Larry H. Strange does not survive me, then and in that event, I give, devise and bequeath his share in my Estate to his three children, LORI STRANGE, BRIAN STRANGE and BRANDON STRANGE, all in equal shares, per stirpes.

**ARTICLE V. POWER OF FIDUCIARIES**

The Personal Representative named in this will, and the successors and parties serving in their stead shall be governed by the applicable Florida Statutes or successor statutes that are not in conflict with this instrument and shall have all additional powers and protections granted by statute to them and to trustees at the time of application that are not in conflict with this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this my Last Will and Testament, consisting of three (3) typewritten pages, at Jacksonville, Duval County, Florida, this 1st day of June, 2007.

  
SYLE M. STRANGE

The foregoing instrument, consisting of three (3) typewritten pages, was this 1st day of June, 2007, signed, sealed and declared and published by SYBLE M. STRANGE, to be her Last Will and Testament, and in the presence of us, the undersigned, who at her special request, do sit at as witnesses, after said Testatrix signed her name and in our presence and in the presence of each other.

Megan Towery residing at 1403-20 Duon Ave  
Jax, FL 32218  
Donna Walters residing at 1403-20 Duon Ave  
Jax FL 32218

STATE OF FLORIDA  
COUNTY OF DUVAL

We, SYBLE M. STRANGE, MEGAN TOWERY and DONNA WALTERS, the Testatrix and the witnesses, respectively, whose names are signed to the foregoing instrument, having been duly sworn, declare to the undersigned officer that the Testatrix in the presence of witnesses, signed the instrument as her Last Will, that she signed, and that each of the witnesses in the presence of the Testatrix and in the presence of each other signed the will as a witness.

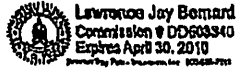
Syble M. Strange  
SYBLE M. STRANGE

WITNESSES  
Megan Towery  
Donna Walters

The foregoing instrument was sworn to and subscribed before me this 1st day of June, 2007, by SYBLE M. STRANGE, who has produced Florida Driver's License as identification, and Megan Towery and Donna Walters as witnesses.

(REAL)

Lawrence J. Bernard  
Signature of person taking acknowledgment  
Lawrence J Bernard  
Printed name of Notary



Filed 11 Feb 2011 by Jim Fuller

IN THE CIRCUIT COURT, IN AND FOR  
DUVAL COUNTY, FLORIDA

PROBATE DIVISION  
FILE NO.: 16-2009-CP-001122  
DIVISION: PR-A

IN RE:           ESTATE OF  
  
          SYBLE M. STRANGE,  
  
                  Deceased.

**ORDER DETERMINING HOMESTEAD PROPERTY**

On the petition of J. Robert Peeples, Jr., for an order determining the homestead of the above decedent, the court finding that all interested persons have been served proper notice of hearing, or have waived notice thereof; that the material allegations of the petition are true; that the decedent was domiciled in Duval County, Florida, at the time of her death; and that decedent was survived by her three children and that at the time of decedent's death she owned the real property described in Exhibit A attached hereto (and by reference incorporated herein) that constituted the homestead of the above decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the title to the above-described property descended to the decedent's children Sally C. Allan, Charles H. Strange, Jr., Vicki M. Rodgers and Larry H. Strange in equal shares.

DONE AND ORDERED in Chambers at Jacksonville, Florida, this 2 day of  
February, 2011.

  
CIRCUIT JUDGE

cc: Wayne R. Compton, Esquire  
7436 Lem Turner Road  
Jacksonville, Florida 32208

ORT FILE NO. 10069144

AGENT FILE #: Strange

## EXHIBIT A

That certain tract or parcel of land being a part of Government Lots 2 and 3, Section 14, Township 1 North, Range 27 East, Duval County, Florida, also being a part of the lands described in Official Records Volume 1444, Page 78 of the Current Public Records of Duval County, Florida and being more particularly described as beginning at the intersection of the Southerly right of way line of Starratt Road (a variable width right of way) with the Easterly right of way line of Yellow Bluff Road (a 60 foot right of way); thence South  $81^{\circ}08'06''$  East, along said Southerly right of way line of Starratt Road, 139.19 feet to a point of curve in said right of way line; thence along a curve to the left in said Southerly right of way line, said curve being concave to the North and having a radius of 1030.00 feet, a distance of 331.13 feet, as measured along a chord bearing North  $89^{\circ}36'54''$  East to a point of tangency in said Southerly right of way line; thence continuing along said Southerly right of way line, North  $80^{\circ}21'54''$  East, 403.80 feet to an angle point in said Southerly right of way line; thence North  $84^{\circ}04'56''$  East, along said Southerly right of way line, 145.06 feet to an intersection with the former Northerly right of way line of Starratt Road, closed per Ordinance 95-343-185; thence South  $71^{\circ}29'06''$  East, along said former Northerly right of way line, 26.80 feet to a point of curve in said former Northerly right of way line; thence along a curve to the left in said former Northerly right of way line, said curve being concave to the North and having a radius of 329.24 feet, a distance of 198.04 feet, as measured along a chord bearing South  $88^{\circ}59'15''$  East to an intersection with the Easterly line of the lands described in said Official Records Volume 1444, Page 78; thence South  $01^{\circ}34'56''$  East, along said Easterly line of said lands described in Official Record Volume 1444, Page 78, a distance of 1692.41 feet to the Southeast corner of said aforementioned lands, said corner being situated in the Southerly line of said Government Lot 3, and the Northerly line of Eagles Hammock Unit One, as recorded in Plat Book 56, Pages 91, 91A through 9111, inclusive, of said Current Public Records; thence South  $89^{\circ}46'04''$  West, along said Southerly line of Government Lot 3, and along said Northerly line of Eagles Hammock Unit One, and a Westerly prolongation thereof, a distance of 481.87 feet to an intersection with said Easterly right of way line of Yellow Bluff Road; thence North  $19^{\circ}18'02''$  West, 1160.25 feet to an angle point in said Easterly right of way line; thence continuing along said Easterly right of way line, North  $37^{\circ}13'26''$  West, 687.41 feet to the point of beginning.

Less and Except any part in O.R. Book 5571, page 534 and any parts in City Right of Way.

IN THE CIRCUIT COURT, IN AND FOR  
DUVAL COUNTY, FLORIDA

PROBATE DIVISION

FILE NO.: 16-2009-C P - 1122  
DIVISION: PR-A

IN RE: ESTATE OF  
SYBLE M. STRANGE

Deceased.

**LETTERS OF ADMINISTRATION**

TO ALL WHOM IT MAY CONCERN:

WHEREAS, SYBLE M. STRANGE, a resident of Duval County, Florida, died May  
17, 2009, owning assets in the State of Florida,

WHEREAS, J. ROBERT PEEPLES, JR. has been appointed personal  
representative of the estate of the decedent and has performed all acts prerequisite to  
issuance of Letters of Administration in the estate,

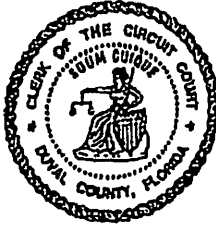
NOW, THEREFORE, I, the undersigned Circuit Judge, declare J. ROBERT  
PEEPLES, JR. to be duly qualified under the laws of the State of Florida to act as personal  
representative of the estate of SYBLE M. STRANGE, deceased, with full power to  
administer the estate according to law; to ask, demand, sue for, recover and receive the  
property of the decedent; to pay the debts of the decedent as far as the assets of the  
estate will permit and the law directs; and to make distribution of the estate according to  
law.

WITNESS my hand and seal of this Court this 10 day of June  
2009.

  
CIRCUIT JUDGE

FILED 06/11/2009 10:07 AM JIM FULLER





IN THE CIRCUIT COURT, FOURTH  
JUDICIAL CIRCUIT, IN AND FOR  
DUVAL COUNTY, FLORIDA

CASE NO.: 16-2009-CP-001122-XXXX-MA  
DIVISION: PR-A (CIVIL)

IN RE: ESTATE OF: SYBLE STRANGE


Filed 11SEP16AM1050JimFuller

**NOTICE OF INTENTION  
TO TERMINATE PROCEEDING**

TO: WAYNE COMPTON, ESQ. 7436 LEM TURNER RD, JACKSONVILLE, FL 32208  
J ROBERT PEEPLES JR, 2220 SOUTEL DR, JACKSONVILLE, FL 32208

You are hereby notified that after review of this file, the Court finding that no action has been taken to close this estate since the Order and Rule to Show Cause hearing on May 20, 2011. Please note on that unless appropriate action is taken in this matter within the next 30 days, this proceeding will be terminated by the attached order.

Dated this 15 day of September 2011

  
Circuit Judge

**Final Order Terminating Proceeding**

No action having been taken in this proceeding pursuant to the above notice, it is ORDERED that this proceeding be and the same is hereby terminated, to be reinstated only upon good cause shown.

ENTERED at Jacksonville, Florida this 6 day of September 2012

  
Circuit Judge

Filed 12SEP10AM1041JimFuller

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