

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2018-0148**

**APRIL 5, 2018**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2018-0148**.

***Location*** 0 West Meadows Dr North,  
Northside of New World Avenue & West of Chaffee  
Road

***Real Estate Number:*** 002048-0260; 002048-0280

***Current Zoning District:*** Planned Unit Development (PUD 2006-140-E)

***Proposed Zoning District:*** Commercial Neighborhood (CN)

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

***Proposed Land Use Category:*** Neighborhood Commercial (NC)

***Planning District:*** Southwest – District 4

***Agent:*** Steve Diebenow, Esq.  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Owner:*** Great Meadows I, LLC  
1 Independent Drive, Suite 1200  
Jacksonville, Florida 32202

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2018-0148** seeks to rezone approximately 5.29 acres of land from PUD 2006-140-E to CN. The property is currently undeveloped. The properties were included in the PUD rezoning in 2006 to allow for Commercial Neighborhood uses with the condition that there is compliance with *Sec. 656.350 (h)* of the Zoning Code. At the time of submitting the PUD New World Avenue was not built and was only a proposed road. The road has now been built.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, **Ordinance 2018-0147 (Application 2016C-019)** that changes the functional land use category of the subject property from Low Density Residential (LDR) to Neighborhood Commercial (NC).

### **STANDARDS, CRITERIA AND FINDINGS**

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

***1. Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?***

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. However, a companion Application for Small Scale Land Use Amendment to Future Land Use Map Series-2030 Comprehensive Plan, i.e. Ordinance 2018-0147 (Application 2016C-019) was filed requesting amendment of the subject property's functional land use category from LDR to NC. The proposed CN zoning district is a primary zoning district within the NC functional land use category, and the subject property meets the primary criteria and standards of *Sec. 656.350 (h)*. If the amendment is adopted by the City Council, this application for Rezoning from PUD 2006-0148 to CN will be 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.

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

Yes. The proposed rezoning and companion land use amendment are consistent with the following Goals, Objectives, and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

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

- Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- 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.
- Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements
- Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.
- Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

### **Wetlands**

A wetlands survey map for this application site was extracted from the St. Johns River Water Management District's permit internet web site and merged with the City's GIS system. The Water Management's permit identification is #146357-1. According to the Florida Land Use Code Classification System (FLUCCS) the property is classified as "Wetland Forested Mixed" type wetlands. The 0.33 acres wetlands are located along the western boundary of the western most land parcel of the proposed land use amendment. This wetland is part of a larger wetlands system draining to the west on adjacent lands which then empties into a manmade ditch that eventually reaches the Ortega River draining to the south. This wetland system is "Category III" type wetlands having a medium to high functional value due to its water filtration and water retention attenuation. Alteration of this wetland from development will require mitigation from the St. Johns River Water Management District.

Any proposed development of the property could have an impact on the site's wetlands and their functional values. Mitigation will satisfy Goal 4 and Objective 4.1 of the Conservation/ Coastal Management Element (CCME) of the Comprehensive Plan to achieve no net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME, 2030 Comprehensive Plan. However, mitigation of the site's wetlands will satisfy that policy as well.

### **Recreation and Open Space Element:**

Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

The proposed amendment to the NC Future Land Use Category and this companion rezoning will assist in providing commercial uses to a heavily residential area that needs a mix of allowed uses. Therefore, the proposed rezoning is consistent with the FLUE Policies and Objectives of the 2030 Comprehensive Plan.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The proposed rezoning would allow for commercial uses in the CN zoning district abutting a new multi-family and single family residential subdivision. The subject property meets the requirements of the CN zoning district as set forth in Section 656.312 of the Zoning Code.

**SURROUNDING LAND USE AND ZONING**

The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	PUD 2006-0140-E	Allowed Townhomes/Condos
East	LDR	PUD 2006-0140-E	Allowed Single Family Dwellings
South	LDR	PUD 2006-0140-E	Retention Pond
West	LDR	PUD 2006-0140-E	Wetlands

The proposed rezoning is compatible with the adjacent and nearby approved residential uses within the PUD 2006-0140-E. The subject properties are located along the newly developed New World Avenue. If approved these sites would be able to property neighborhood uses to the new residential housing being constructed currently. The located along New World Avenue is appropriate for the zoning district and accompanying proposed land use.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on March 20, 2018, the required Notice of Public Hearing signs were posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-148** be **APPROVED**.





**Aerial**



**Subject Property: RE# 002048 0260**

*Source: City of Jacksonville, Planning & Development Department  
Date: 03/20/2018*





**Subject Property: RE# 002048 0280**

*Source: City of Jacksonville, Planning & Development Department  
Date: 03/20/2018*



**Newly constructed road: New World Avenue (facing west)**

*Source: City of Jacksonville Planning & Development Department  
Date: 03/20/2018*



**Property to the North: Multi-Family construction (RE# 002048-0120)**

*Source: City of Jacksonville Planning & Development Department  
Date: 03/20/2018*



**Property to the South: Retention Pond (RE# 002048-9020)**

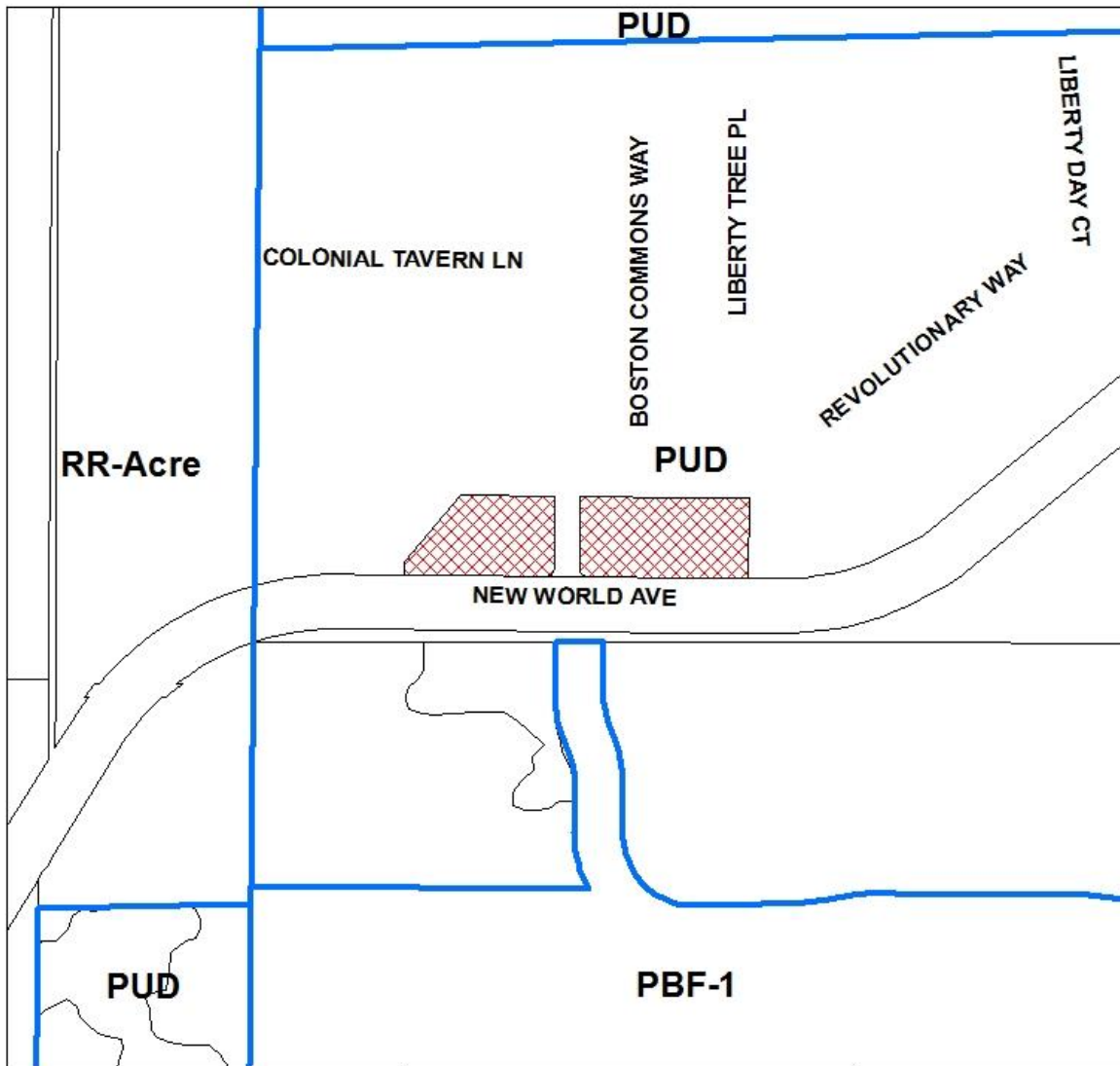
*Source: City of Jacksonville Planning & Development Department  
Date: 03/20/2018*

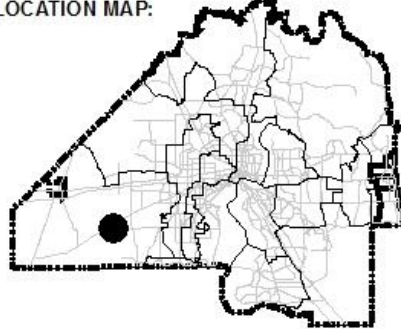





**Property to the South: Timber (RE# 002048-9200)**

*Source: City of Jacksonville Planning & Development Department  
Date: 03/20/2018*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: CN</p>	<p>LOCATION MAP:</p> 	 <p>0 170 340 680</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>12</p>
<p>ORDINANCE NUMBER:</p> <p><b>ORD-2018-0148</b></p>	<p>TRACKING NUMBER</p> <p><b>T-2016-1155</b></p>	<p><b>EXHIBIT 2</b></p>



*Planning and Development  
Department*

Ed Ball Building  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

**MEMORANDUM**

**TO:** Connie Patterson  
**FROM:** Luke Lukacovic, City Planner III  
Community Planning Division  
**RE:** 2018-148  
**DATE:** March 19, 2018

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*The following review is based on the information provided by the Current Planning Division staff*

**Description of Proposed Rezoning Application**

Current Land Use: LDR                      LU Companion Application: LDR → NC: {2018-147 (2016C-019)}  
Current Zoning: PUD                      Proposed Zoning: CN      Acres: 6.43

**Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?**

YES       NO

**ZONING REQUEST:**

The request is for a rezoning from PUD to CN to allow for development of neighborhood commercial uses to serve the nearby residential areas.

**LAND USE CATEGORY CONSISTENCY REVIEW:**

The subject site is a portion of a development approved for residential uses in a PUD (Ordinance 2006-140-E) in a LDR land use category. The applicant is proposing to take two parcels, totally 5.29 acres, and place them in a NC



commercial land use category and CN zoning district to allow for development of neighborhood commercial uses to serve nearby residential developments.

Low Density Residential (LDR) in the Urban Development Area permits a maximum gross density of 7 units/acre when full urban services are available. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes, and multi-family dwellings may also be permitted in appropriate locations.

The NC Future Land Use Category is intended to provide for commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of vehicle miles traveled.

**The proposed zoning application should be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:**

**Future Land Use Element:**

- 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
  
- Policy 1.1.10      Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
  
- 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.
  
- Policy 3.1.3      Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements
  
- Objective 3.2      Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
  
- Policy 3.2.1      The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
  
- Policy 3.2.4      The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

**Recreation and Open Space Element:**

Policy 2.2.1 The City shall require that all new non-residential land uses, except in the Central Business District, provide a minimum of 10% of the property in open space.

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

**Airport Environment Zone**

The site is located within the 300 foot Height and Hazard Zone for the Whitehouse Airfield, Cecil Field and Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 300', 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).

**Future Land Use Element**

Objective 2.5 Support and strengthen the role of 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 all adjacent development be compatible with aviation-related activities

**Wetlands**

A wetlands survey map for this application site was extracted from the St. Johns River Water Management District's permit internet web site and merged with the City's GIS system. The Water Management's permit identification is #146357-1. According to the Florida Land Use Code Classification System (FLUCCS) the property is classified as "Wetland Forested Mixed" type wetlands. The 0.33 acres wetlands are located along the western boundary of the western most land parcel of the proposed land use amendment. This wetland is part of a larger wetlands system draining to the west on adjacent lands which then empties into a manmade ditch that eventually reaches the Ortega River draining to the south. This wetland system is "Category III" type wetlands having a medium to high functional value due to its water filtration and water retention attenuation. Alteration of this wetland from development will require mitigation from the St. Johns River Water Management District.

Any proposed development of the property could have an impact on the site's wetlands and their functional values. Mitigation will satisfy Goal 4 and Objective 4.1 of the Conservation/ Coastal Management Element (CCME) of the Comprehensive Plan to achieve no net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term, improve the water quality, and improve fish and wildlife values of wetlands.

Other general requirements for development in wetlands including permitted uses, maintenance of water quality, maintenance of vegetation, and hydrology are specified in Policy 4.1.3 of the CCME, 2030 Comprehensive Plan. However, mitigation of the site's wetlands will satisfy that policy as well.

#### Conservation and Coastal Management Element

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

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

Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment in Category I, II, or 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 conveyance 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 provided 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, drainfields 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 feet 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 of the site.

Policy 4.1.6 The permitted uses within Category III 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) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, 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.

(b) Agricultural uses, provided the following standards are met: Best Management Practices: Agriculture Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that 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.

## Application For Rezoning To Conventional Zoning District

### Planning and Development Department Info

**Ordinance #** 2018-0148 **Staff Sign-Off/Date** CMP / 03/07/2018  
**Filing Date** 03/13/2018 **Number of Signs to Post** 5  
**Hearing Dates:**  
**1st City Council** 04/10/2018 **Planning Commission** 04/05/2018  
**Land Use & Zoning** 04/17/2018 **2nd City Council** 04/24/2018  
**Neighborhood Association**  
**Neighborhood Action Plan/Corridor Study**

### Application Info

**Tracking #** 1155 **Application Status** PENDING  
**Date Started** 05/26/2016 **Date Submitted** 05/27/2016

### General Information On Applicant

**Last Name** DIEBENOW **First Name** STEVE **Middle Name**  
**Company Name**  
**Mailing Address**  
 ONE INDEPENDENT DRIVE, STE. 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** NA **First Name** NA **Middle Name** NA  
**Company/Trust Name**  
 GREAT MEADOWS I, LLC  
**Mailing Address**  
 ONE INDEPENDENT DRIVE SUITE 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** **Fax** **Email**

### Property Information

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2008-969

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	002048 0260	12	4	PUD	CN
Map	002048 0280	12	4	PUD	CN

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 #**

5210

**Total Land Area (Nearest 1/100th of an Acre)** 5.29

**Justification For Rezoning Application**

THE APPLICANT PLANS TO DEVELOP THE PROPERTY WITH USES THAT SERVE THE NEIGHBORING SINGLE-FAMILY RESIDENTIAL COMMUNITIES.

**Location Of Property**

**General Location**

WEST MEADOWS DRIVE NORTH

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
0	WEST MEADOWS DR N	32221

**Between Streets**

CHAFFEE ROAD S and CECIL COMMERCE PARKWAY

**Required Attachments For Formal, Complete application**

The following items must be attached to each application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below for inclusion of information required.

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

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

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

**Public Hearings And Posting Of Signs**

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent MUST BE PRESENT at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.



**Application Certification**

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest by my signature that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

**Filing Fee Information**

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**5.29 Acres @ \$10.00 /acre:** \$60.00
- 3) Plus Notification Costs Per Addressee**  
**2 Notifications @ \$7.00 /each:** \$14.00
- 4) Total Rezoning Application Cost:** \$2,074.00

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

**EXHIBIT 1**  
**Legal Description**

[see attached]

WEST COMMERCIAL PARCEL

A PORTION OF TRACTS 12 AND 13, BLOCK 2, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH  $00^{\circ}51'37''$  WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 1157.35 FEET; THENCE SOUTH  $88^{\circ}39'42''$  WEST, 50.04 FEET, FEET TO THE WESTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD, (A 100 FOOT RIGHT OF WAY, AS SHOWN ON THE CITY OF JACKSONVILLE RIGHT OF WAY MAP, PROJECT NO. 2010-4); THENCE CONTINUE SOUTH  $88^{\circ}39'42''$  WEST, 855.41 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 966.00 FEET, AN ARC DISTANCE OF 630.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $69^{\circ}57'20''$  WEST, 619.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH  $51^{\circ}14'59''$  WEST, 1340.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 796.00 FEET, AN ARC DISTANCE OF 547.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $70^{\circ}57'06''$  WEST, 536.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $89^{\circ}20'46''$  WEST, 725.34 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY, AND TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $45^{\circ}39'14''$  EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $00^{\circ}39'14''$  EAST, 225.00 FEET; THENCE NORTH  $89^{\circ}20'46''$  WEST, 294.67 FEET; THENCE SOUTH  $40^{\circ}00'45''$  WEST, 271.61 FEET; THENCE SOUTH  $00^{\circ}00'00''$  EAST, 40.00 FEET; THENCE SOUTH  $89^{\circ}20'46''$  EAST, 441.46 FEET, TO THE POINT OF BEGINNING.

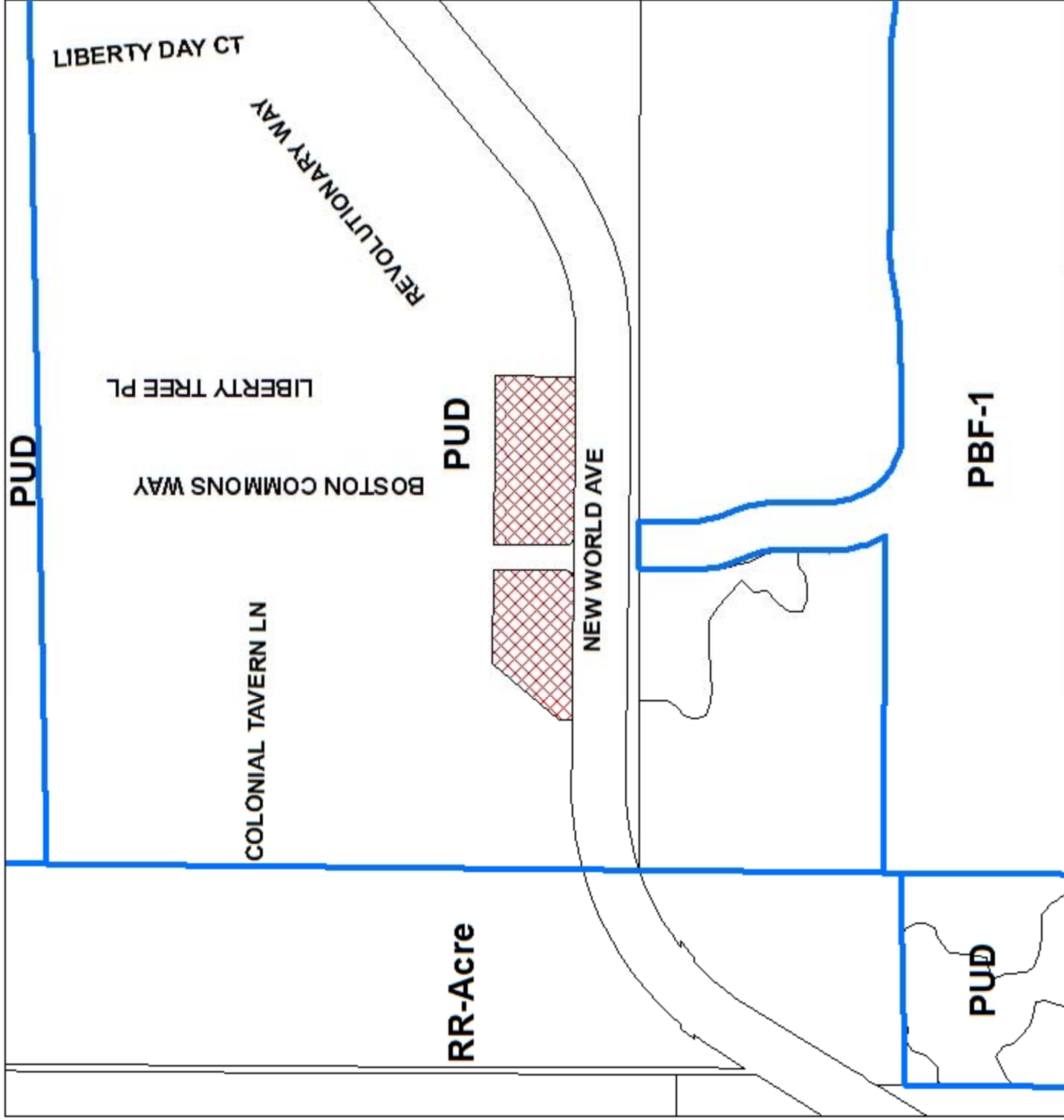
CONTAINING 2.26 ACRES, MORE OR LESS.

EAST COMMERCIAL PARCEL

A PORTION OF TRACTS 14 AND 16, BLOCK 2, SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, AS SHOWN ON THE PLAT OF JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH  $00^{\circ}51'37''$  WEST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 1157.35 FEET; THENCE SOUTH  $88^{\circ}39'42''$  WEST, 50.04 FEET, FEET TO THE WESTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD, (A 100 FOOT RIGHT OF WAY, AS SHOWN ON THE CITY OF JACKSONVILLE RIGHT OF WAY MAP, PROJECT NO. 2010-4); THENCE CONTINUE SOUTH  $88^{\circ}39'42''$  WEST, 855.41 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 966.00 FEET, AN ARC DISTANCE OF 630.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $69^{\circ}57'20''$  WEST, 619.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH  $51^{\circ}14'59''$  WEST, 1340.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 796.00 FEET, AN ARC DISTANCE OF 547.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $70^{\circ}57'06''$  WEST, 536.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $89^{\circ}20'46''$  WEST, 91.52 FEET, TO THE POINT OF BEGINNING; THENCE NORTH  $00^{\circ}39'14''$  EAST, 250.00 FEET; THENCE NORTH  $89^{\circ}20'46''$  WEST, 528.82 FEET; THENCE SOUTH  $00^{\circ}39'14''$  WEST, 225.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $44^{\circ}20'46''$  EAST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH  $89^{\circ}20'46''$  EAST, 503.82 FEET, TO THE POINT OF BEGINNING.

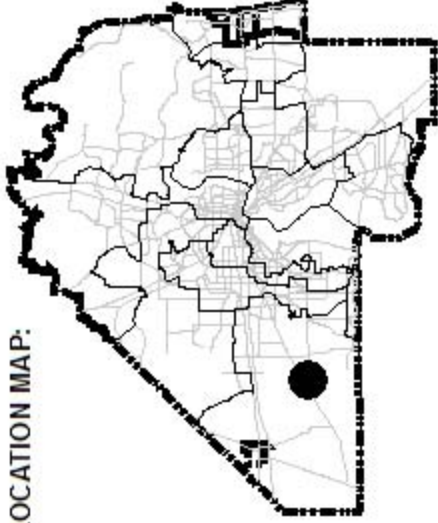
CONTAINING 3.03 ACRES, MORE OR LESS.



REQUEST SOUGHT:

FROM: PUD  
TO: CN

LOCATION MAP:



COUNCIL DISTRICT:  
**12**

ORDINANCE NUMBER:

**ORD-2018-0148**

TRACKING NUMBER

**T-2016-1155**

**EXHIBIT 2**



# EXHIBIT A

## Property Ownership Affidavit

Date: May 27, 2016


City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

Re: Property Owner Affidavit – 0 West Meadows Drive North, Jacksonville, FL 32221 (RE # 002049 0500) (the “Property”)

Ladies and Gentlemen:

You are hereby advised that the undersigned is the owner of the Property, which is described in the legal description attached hereto as Exhibit 1, filed in connection with application(s) for land use amendment and rezoning, submitted to the Jacksonville Planning and Development Department.

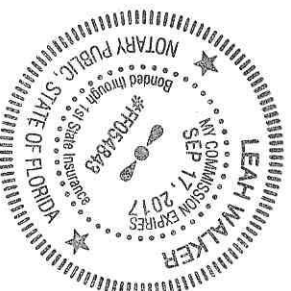
**GREAT MEADOWS I, LLC,**  
a Florida limited liability company

By:   
Name: Matthew McAfee  
Is: President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 27<sup>th</sup> day of May, 2016 by Matthew McAfee who is  personally known to me or  has produced \_\_\_\_\_ as identification.

  
(Notary Signature)



**GREAT MEADOWS I LLC**  
 1 INDEPENDENT DR  
 #1200  
 JACKSONVILLE, FL 32202

**Primary Site Address**  
 0 N WEST MEADOWS DR  
 Jacksonville FL 32221

**Official Record Book/Page**  
 12551-00206

**Tile #**  
 4436

**0 N WEST MEADOWS DR**

Property Detail

<b>RE #</b>	002048-0280
<b>Tax District</b>	GS
<b>Property Use</b>	5600 Timber SI 70-79
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00019 JAX HEIGHTS SEC
<b>Total Area</b>	131069

Value Summary

	2017 Certified	2018 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$105,350.00	\$105,350.00
<b>Land Value (Agric.)</b>	\$873.00	\$873.00
<b>Just (Market) Value</b>	\$105,350.00	\$105,350.00
<b>Assessed Value</b>	\$873.00	\$873.00
<b>Cap Diff/Portability Amt</b>	\$104,477.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$873.00	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**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
12551-00206	5/13/2005	\$5,698,800.00	SW - Special Warranty	Unqualified	Vacant

**Extra Features**

No data found for this section

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	5620	TPP/Planted	PUD	0.00	0.00	Agriculture	3.01	Acreage	\$873.00
1	0100	RES LD 3-7 UNITS PER AC	PUD	0.00	0.00	Market	3.01	Acreage	\$105,350.00

Legal

LN	Legal Description
1	5-93 36-2S-24E 3.01
2	JACKSONVILLE HEIGHTS
3	PT TRACTS 14,16 RECD
4	O/R 12551-2016 BEING PARCEL A
5	LYING N OF NEW WORLD AVE
6	(EX PT RECD O/R 17734-1405) BLK 2

**Buildings**

No data found for this section

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

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$873.00	\$0.00	\$873.00	\$0.00	\$9.99	\$9.52
Public Schools: By State Law	\$873.00	\$0.00	\$873.00	\$0.00	\$3.70	\$3.77
By Local Board	\$873.00	\$0.00	\$873.00	\$0.00	\$1.96	\$1.86
FL Inland Navigation Dist.	\$873.00	\$0.00	\$873.00	\$0.00	\$0.03	\$0.03
Water Mgmt Dist. SJRWMD	\$873.00	\$0.00	\$873.00	\$0.00	\$0.24	\$0.24
Gen Gov Voted	\$873.00	\$0.00	\$873.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$873.00	\$0.00	\$873.00	\$0.00	\$0.00	\$0.00
			Totals	\$0.00	\$15.92	\$15.42
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Current Year</b>	\$105,350.00	\$873.00	\$0.00	\$873.00		


**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**

- 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](#)

**GREAT MEADOWS I LLC**  
 1 INDEPENDENT DR  
 #1200  
 JACKSONVILLE, FL 32202

**Primary Site Address**  
 0 N WEST MEADOWS DR  
 Jacksonville FL 32221

**Official Record Book/Page**  
 12551-00206

**Tile #**  
 4436

**0 N WEST MEADOWS DR**

Property Detail

<b>RE #</b>	002048-0260
<b>Tax District</b>	GS
<b>Property Use</b>	5600 Timber SI 70-79
<b># of Buildings</b>	0
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00019 JAX HEIGHTS SEC
<b>Total Area</b>	97710

Value Summary

	2017 Certified	2018 In Progress
<b>Value Method</b>	CAMA	CAMA
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$78,400.00	\$78,400.00
<b>Land Value (Agric.)</b>	\$650.00	\$650.00
<b>Just (Market) Value</b>	\$78,400.00	\$78,400.00
<b>Assessed Value</b>	\$650.00	\$650.00
<b>Cap Diff/Portability Amt</b>	\$77,750.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$650.00	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.](#)

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 No applicable exemptions

SJRWMD/FIND Taxable Value  
 No applicable exemptions

School Taxable Value  
 No applicable exemptions

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Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
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**Extra Features**

No data found for this section

**Land & Legal**

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	5620	TPP/Planted	PUD	0.00	0.00	Agriculture	2.24	Acreage	\$650.00
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Legal

LN	Legal Description
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3	PT TRACTS 12,13 RECD
4	O/R 12551-2016 BEING PARCEL A
5	LYING N OF NEW WORLD AVE
6	(EX PT RECD O/R 17734-1405) BLK 2

**Buildings**

No data found for this section

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

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$650.00	\$0.00	\$650.00	\$0.00	\$7.44	\$7.09
Public Schools: By State Law	\$650.00	\$0.00	\$650.00	\$0.00	\$2.75	\$2.81
By Local Board	\$650.00	\$0.00	\$650.00	\$0.00	\$1.46	\$1.39
FL Inland Navigation Dist.	\$650.00	\$0.00	\$650.00	\$0.00	\$0.02	\$0.02
Water Mgmt Dist. SJRWMD	\$650.00	\$0.00	\$650.00	\$0.00	\$0.18	\$0.18
Gen Gov Voted	\$650.00	\$0.00	\$650.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$650.00	\$0.00	\$650.00	\$0.00	\$0.00	\$0.00
			Totals	\$0.00	\$11.85	\$11.49
	<b>Just Value</b>	<b>Assessed Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>		
<b>Last Year</b>	\$0.00	\$0.00	\$0.00	\$0.00		
<b>Current Year</b>	\$78,400.00	\$650.00	\$0.00	\$650.00		


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

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**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.

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**More Information**

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





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

## Detail by Entity Name

Florida Limited Liability Company  
GREAT MEADOWS I, LLC

### Filing Information

<b>Document Number</b>	L05000047835
<b>FEI/EIN Number</b>	20-2940796
<b>Date Filed</b>	05/13/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Changed: 04/27/2007

### Mailing Address

ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Changed: 04/27/2007

### Registered Agent Name & Address

CONTEGA BUSINESS SERVICES, LLC  
ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Name Changed: 04/27/2007

Address Changed: 03/18/2009

### Authorized Person(s) Detail

#### **Name & Address**

Title Manager

Miller, Gary A  
ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Title Manager

Falconetti, John  
ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Title Manager

McGriff, William A, IV  
ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Title Manager

Driver, G. Ray, Jr.  
ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Title Manager

McAfee, Matthew S.  
ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Title Manager

Surface, David K  
ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

Title Manager

McAfee, Michael A  
ONE INDEPENDENT DRIVE  
SUITE 1200  
JACKSONVILLE, FL 32202

#### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2015	04/29/2015
2016	04/30/2016
2017	04/30/2017

#### Document Images

[04/30/2017 -- ANNUAL REPORT](#)

[View image in PDF format](#)

<a href="#">04/30/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/29/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/26/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/17/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/21/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/18/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/03/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/13/2005 -- Florida Limited Liabilites</a>	View image in PDF format

# EXHIBIT B

## Agent Authorization

Date: May 27, 2016

City of Jacksonville  
Planning and Development Department  
214 North Hogan Street, 3<sup>rd</sup> Floor  
Jacksonville, Florida 32202

Agent Authorization – 0 West Meadows Drive North, Jacksonville, FL 32221 (RE # 002049 0500) (the “Property”)

Ladies and Gentlemen:

You are hereby advised that the undersigned is the owner of the Property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L. to act as agent to file application(s) for land use amendment and rezoning for the Property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such application(s).

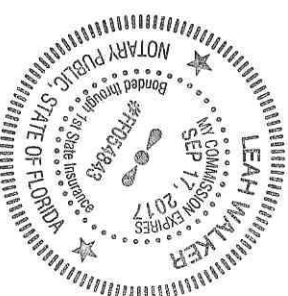
**GREAT MEADOWS I, LLC,**  
**a Florida limited liability company**

By: [Signature]  
Name: Matthew McAfee  
Its: Vice-President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 27th day of May, 2016  
by Matthew McAfee who is  personally known to me or  has  
produced \_\_\_\_\_ as identification.

[Signature]  
(Notary Signature)



Prepared By and Return To:  
Sharon Roberts Henderson  
McGuireWoods LLP  
50 N. Laura St., Suite 3300  
Jacksonville, Florida 32202

Property Appraiser's  
Parcel Identification  
Number: 002039-0000  
002039-0010  
002048-0000  
002049-0500

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 13 day of May, 2005, between **GREAT MEADOWS, INC.**, a North Carolina corporation ("Grantor"), whose post office address is 12019 South 226 Highway, Spruce Pine, North Carolina 28777, and **GREAT MEADOWS I, LLC**, a Florida limited liability company ("Grantee"), whose post office address is 9995 Gate Parkway North, Suite 250, Jacksonville, Florida 32246. (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors or assigns.)

WITNESSETH, that Grantor in consideration of Ten Dollars (\$10.00) and other valuable considerations paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, all of that certain land, situate, lying and being in Duval County, Florida, described on Exhibit A attached hereto;

SUBJECT TO: (a) ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof; (b) covenants, conditions, restrictions, limitations, and easements of record, if any, but this provision shall not operate to reimpose the same; and (c) zoning and other governmental regulations;

TOGETHER WITH all improvements thereon and all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the said property described on Exhibit A, unto Grantee, in fee simple. And the said Grantor warrants that Grantor is lawfully seized of said land described on Exhibit A in fee simple; has good right and lawful authority to sell and convey said land; hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but not otherwise.

FURTHERMORE Grantor hereby remises, releases and quitclaims to Grantee all of the right, title, interest, claim and demand which Grantor has in the real property described on Exhibit B attached hereto, without warranty.

(6)



IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

Larry J. Buchanan  
Print: LARRY J BUCHANAN

Shelley Buchanan  
Print: Shelley Buchanan

**GREAT MEADOWS, INC.,**  
a North Carolina corporation

By: G. Byron Phillips  
G. Byron Phillips  
Its President

Attest: Tokuto Dayton  
Tokuto Dayton  
Its Secretary

[CORPORATE SEAL]

STATE OF NORTH CAROLINA  
COUNTY OF Mitchell

The foregoing instrument was acknowledged before me this 13 day of MAY, 2005, by G. Byron Phillips, as the President, and attested by Tokuto Dayton, as Secretary, of Great Meadows, Inc., on behalf of the corporation. Each are () personally known to me or ( ) have produced valid \_\_\_\_\_ Driver's Licenses as identification.

Sammi V. Ellis  
Print: Sammi V. Ellis  
Notary Public, State and County Aforesaid

My commission expires: 7-12-2005

Serial No. \_\_\_\_\_

(Notarial Seal)

**EXHIBIT A****PARCEL A**

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36, SAID POINT LYING WITHIN THE RIGHT-OF-WAY OF CHAFFEE ROAD (A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 88°56'58" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 662.09 FEET; THENCE NORTH 00°42'03" WEST LEAVING SAID SOUTH LINE, A DISTANCE OF 575.93 FEET; THENCE NORTH 89°19'59" WEST, A DISTANCE OF 231.45 FEET; THENCE NORTH 00°38'59" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3256, PAGE 644 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 2114.55 FEET; THENCE NORTH 00°38'57" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12405 PAGE 812 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°20'54" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 3747.01 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00°29'22" EAST, A DISTANCE OF 1784.92 FEET; THENCE NORTH 88°41'03" EAST, A DISTANCE OF 3753.94 FEET; THENCE SOUTH 00°38'30" WEST, A DISTANCE OF 1913.79 FEET TO THE POINT OF BEGINNING.

AND

**PARCEL B**

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36, SAID POINT LYING WITHIN THE RIGHT-OF-WAY OF CHAFFEE ROAD (A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 88° 56' 58" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 662.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°41'13" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°56'58" WEST, ALONG A LINE LYING 15.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 3971.71 FEET; THENCE NORTH 00°29'22" EAST, A DISTANCE OF 709.98 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12405 PAGE 812 OF SAID CURRENT PUBLIC RECORDS; THENCE 89°19'59" EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 3771.02 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°38'59" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 872.99 FEET; THENCE NORTH 88°55'55" EAST, CONTINUING ALONG SAID LANDS, A DISTANCE OF 202.33 FEET;

THENCE SOUTH 00°42'03" WEST, A DISTANCE OF 1455.04 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF LYING WITHIN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA.

AND

PARCEL D

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36, SAID POINT LYING WITHIN THE RIGHT-OF-WAY OF CHAFFEE ROAD (A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 88° 56' 58" WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 662.09 FEET; THENCE NORTH 00°42'03" EAST, A DISTANCE OF 1515.08 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 12405, PAGE 812 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE SOUTH 88°55'55" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 202.36 FEET TO A POINT ON THE EASTERLY LINE OF SAID LANDS; THENCE NORTH 00°38'59" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1178.92 FEET TO A NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 84°26'23" WEST, ALONG A NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 30.11 FEET TO A CORNER OF SAID LANDS; THENCE NORTH 00°38'57" EAST CONTINUING ALONG SAID LANDS, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 80°54'10" EAST, A DISTANCE OF 235.24 FEET; THENCE SOUTH 00°41'13" WEST, A DISTANCE OF 690.83 FEET, THENCE SOUTH 00°38'45" WEST, A DISTANCE 480.04 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCELS A,B AND D ARE TOGETHER WITH PERPETUAL EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3235, PAGE 897 AND CORRECTED IN OFFICIAL RECORDS BOOK 3256 PAHE 644; WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3235, PAGE 899; AND GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3238, PAGE 346 AND CORRECTED IN OFFICIAL RECORDS BOOK 3259, PAGE 958, IN THE PUBLIC RECORDS OF DUVAL COUNTY FLORIDA.

**EXHIBIT B**

ALL OF THE FOLLOWING PROPERTY WHICH LIES WITHIN SECTION 1, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA:

A PART OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 36, SAID POINT LYING WITHIN THE RIGHT-OF-WAY OF CHAFFEE ROAD (A 100.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH  $88^{\circ} 56' 58''$  WEST ALONG THE SOUTH LINE OF SAID SECTION 36, A DISTANCE OF 662.09 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $00^{\circ} 41' 13''$  WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH  $88^{\circ} 56' 58''$  WEST, ALONG A LINE LYING 15.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 3971.71 FEET; THENCE NORTH  $00^{\circ} 29' 22''$  EAST, A DISTANCE OF 709.98 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12405 PAGE 812 OF SAID CURRENT PUBLIC RECORDS; THENCE  $89^{\circ} 19' 59''$  EAST ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 3771.02 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH  $00^{\circ} 38' 59''$  EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 872.99 FEET; THENCE NORTH  $88^{\circ} 55' 55''$  EAST, CONTINUING ALONG SAID LANDS, A DISTANCE OF 202.33 FEET; THENCE SOUTH  $00^{\circ} 42' 03''$  WEST, A DISTANCE OF 1455.04 FEET TO THE POINT OF BEGINNING.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

Cyndy Trimmer  
Driver, McAfee, Hawthorne & Diebenow, PLLC  
1 Independent Drive Suite 1200  
Jacksonville, Florida, 32202

February 20, 2018

Project Name: Great Meadows Offsite Development  
Availability#: 2018-0315

Dear Mr/Mrs Cyndy Trimmer,

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

**Point of Connection:**

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

**Offsite Improvements:**

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

**Reservation of Capacity:**

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

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

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

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



21 West Church Street  
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-0315  
 Request Received On: 2/6/2018  
 Availability Response: 2/20/2018  
 Prepared by: Mollie Price

**Project Information**

Name: Great Meadows Offsite Development  
 Type: Retail Store  
 Requested Flow: 7,935 gpd  
 Location: 0 West Meadows Drive N (RE# 002048 0260 and 002048 0280) between Chaffee Rd S and Cecil Commerce Pky  
 Parcel ID No.: 002048-0260, 002048-0280  
 Description: Applicant will develop the property with retail uses that serve neighboring single-family residential communities.

**Potable Water Connection**

Water Treatment Grid: NORTH GRID  
 Connection Point #1: Existing 24-in water main on the south side of New World Ave, at the southeast property corner (see Special Conditions)  
 Connection Point #2: NA  
 Special Conditions: Fire protection needs to be addressed. Copies of reference records can be requested from JEA Record section at 665-4403. JEA must approve construction and accept the lines prior to meter issue. Contact Catalina Gonzalez at 904-665-8185 for a pre-design meeting prior to plan submittal.

**Sewer Connection**

Sewer Treatment Plant: SOUTHWEST  
 Connection Point #1: Existing 6-in forcemain on the north side of New World Ave, approx. 0.330-mi east of the site (see Special Conditions)  
 Connection Point #2: NA  
 Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. Copies of reference records can be requested from JEA Record section at 665-4403. Contact Catalina Gonzalez at 904-665-8185 for a pre-design meeting prior to plan submittal.

**Reclaimed Water Connection**

Sewer Region/Plant: North Grid  
 Connection Point #1: No reclaim in the foreseeable future.  
 Connection Point #2: NA  
 Special Conditions: No reclaim in the foreseeable future.

**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.

# Checklist / Baseline Review

Address/Area

Agent / Owner  Planner

Pre-application meeting  New information received

Application submitted

Application reviewed

Date sufficient / insufficient

Planning District  Existing Land Use

Council District  Development Area

Council District  Existing Zoning

Neighborhood Association(s)

NAP / Town Center / Corridor Study

Downtown Overlay  Aquatic Preserve  Civilian Notice Zone

DRI  Septic Tank Failure Area  Civilian School Zone

Springfield Historic District  Boat Facility Siting Zone  Civilian Height Zone

Riverside Historic District  Coastal High Hazard Zone  Military Notice Zone

Riverside Overlay  Wellhead Protection Zone  Military School Zone

Lake Marco Overlay  State Road  Military Height Zone

San Marco Overlay  Outside Suburban Boundry  Noise Contour Zone

Mandarin Height Overlay  Industrial Sanctuary  NAS Jax APZ

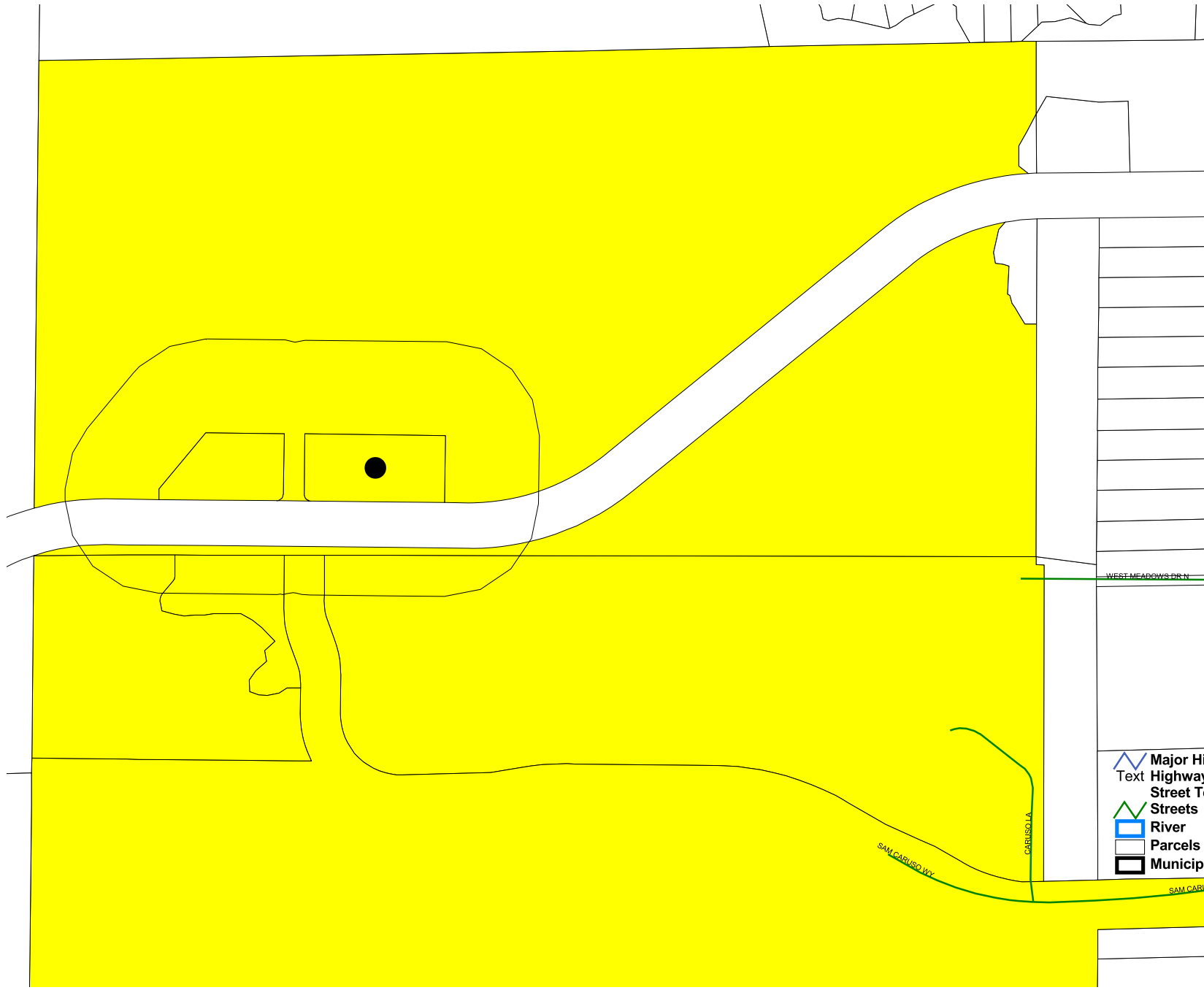
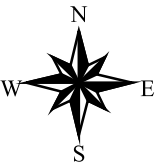
Mandarin Road Overlay  Industrial Compatibility  Whitehouse OLF APZ

Mayport  Listed Species Report > 50 acres  Whitehouse OLF Light Restriction Zone

Planner's Comments

Wetlands- YES

# WEST MEADOWS



- Major Highways (with Functional Class)
- Text Highway Text
- Street Text
- Streets
- River
- Parcels
- Municipal Boundaries 20150428

0 0.2 Miles

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
2	002048 9020	CITY OF JACKSONVILLE		214 N HOGAN ST			JACKSONVILLE	FL	32202
3	002043 0000	DUVAL COUNTY SCHOOL BOARD		1701 PRUDENTIAL DR			JACKSONVILLE	FL	32207-8152
4	002048 9200	GREAT MEADOWS I LLC		ONE INDEPENDENT DR	#1200		JACKSONVILLE	FL	32202
5	002048 0120	LIBERTY SQUARE JAX LLC		2955 HARTLEY RD SUITE 108			JACKSONVILLE	FL	32257
6		SOUTHWEST CPAC		BRUCE TYSON	7214 OLD MIDDLEBURG RD		JACKSONVILLE	FL	32222

**Duval County, City Of Jacksonville**  
**Michael Corrigan , Tax Collector**

231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR376370  
 User: Popoli, Christian

**REZONING/VARIANCE/EXCEPTION**

**Name:** Steve Diebenow  
**Address:** One Independent Drive, Ste. 1200, Jacksonville  
**Description:** Invoice for rezoning Application #T-1155, :  
 CN, located at 0 West Meadows Drive N. RE#002049-05

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl
701	PDCU011	342504					

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc  
 Date: 07/22/2016 Time: 10:18:18  
 Location: P03 Clerk: NJS  
 Transaction 0471329

Miscellaneous  
 Item: CR - CR376370  
 Receipt 0471329.0001-0001 2,074.00  
 Total Paid 2,074.00  
 CHECK 008054 2,074.00  
 Total Tendered 2,074.00

Paid By: DRIVER, MCAFEE, PEEK &  
 Thank You

**Total Due: \$2,074.00**











NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 2018-0148 were posted on the property/site located at:

002048-0260 and 002048-0280  
Real Estate Number(s)

0 West Meadows Drive North; on the north side of New World Avenue  
Street Address

Jacksonville, FL 32221  
City, State Zip Code

Printed Name Marlena White

Signature Marlena White

Dated this 16<sup>th</sup> day of March, 2018.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of March, 2018

by Marlena White (Applicant/Agent)

Such person(s): (notary must check applicable box)

is (are) personally known to me; or

produced a current \_\_\_\_\_ driver's license as identification; or

produced \_\_\_\_\_ as identification.

Patricia Todd  
[print or type name]

Notary Public, State of Florida at Large

