

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 4, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report
Ordinance No.: 2022-631 Application for: Vista Bay PUD

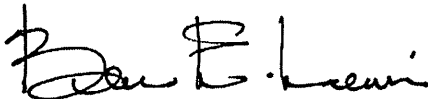
Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 656.129 *Advisory recommendation on amendment to Zoning Code or rezoning of land* of the Zoning Code, the Planning Commission voted to recommend approval with no conditions.

Planning Commission Vote: 7-1

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

Sincerely,



Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2022-0631 TO

PLANNED UNIT DEVELOPMENT

SEPTEMBER 22, 2022

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 2022-0631 to Planned Unit Development.

Location: 0 Gracy Road, 0 Chaffee Road South, 0 Castle Pines Court
East side of Chaffee Road

Real Estate Numbers: 012892-0000, 012886-0150, 012890-0000, 012900-0510

Current Zoning Districts: Residential Rural-Acre (RR-Acre)
Planned Unit Development (PUD)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Community General Commercial (CGC)

Proposed Land Use Category: Low Density Residential (LDR)

Planning District: Southwest, District 4

Applicant/Agent: Thomas Ingram, Esq.
Sodl and Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202

Owner: Kent R. Curley
Green Valley Land, LLC
P.O. Box 23518
Jacksonville, FL 32241

Staff Recommendation: APPROVE W/ CONDITION

GENERAL INFORMATION

Application for Planned Unit Development **2022-0631** seeks to rezone approximately 115.86± acres of land from Residential Rural-Acre (RR-Acre)/ Planned Unit Development (PUD) to Planned Unit Development (PUD). The rezoning to a new PUD is being sought in order to allow for a maximum of 405 single-family dwelling units. The proposed development will contain a mix of 50 foot and 60 foot wide lots. Approximately, 288 lots will have a minimum lot width of 50 feet, and up to 117 lots will have a minimum lot width of 60 feet. The proposed PUD differs from the Zoning Code by omitting allowed uses such as: churches, golf courses and country clubs and all uses allowed by exception in RLD zoning districts.

The current PUD, **2021-0230-E** allowed for a maximum of 194 single family dwelling units contain 50 foot wide lots, and 5,000 square feet.

There is a companion Land Use Amendment, **2022-0630 (L-5701-22C)**. The proposed LUA is for Community General Commercial (CGC) to Low Density Residential (LDR).

PUD Ord. 2021-0230-E was approved with the following conditions:

- 1. A traffic study shall be provided at the time of Verification of Substantial Compliance of the PUD to determine the need for a left and right turn lane on Chaffee Road at the site entrance. If turn lanes are required, they shall be built to FDOT standards with the deceleration length based on the posted speed limit on Chaffee Road. The queue length for the left turn lane shall be determined by the study but shall be a minimum of 25'. The entire area of construction shall be resurfaced.**
- 2. Signage shall be consistent with the Part 13 Zoning Code regulations for the RLD Zoning District.**

The Planning & Development Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

- 1. Transportation Division has issued a memorandum which addresses the previously approved condition and new condition has been proposed for this PUD therefore the Planning & Development Department does not recommend forwarding this condition.**
- 2. The submitted Written Description proposes signage be consistent with Part 13 regulations and therefore the Planning & Development Department does not recommend forwarding this condition.**

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.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) 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)/ Community General Commercial (CGC) functional land use categories 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. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series **L-5701-22C (Ordinance 2022-0630)** that seeks to amend the portion of the site that is within the Community General Commercial (CGC) land use category to Low Density Residential (LDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land Use Map Series **L-5701-22C** be approved.

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Four hundred and five (405) single-family buildings lots is consistent within the LDR land use category at a density of 3.5 dwelling units per acre.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

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

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

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 1.2.9

Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and

potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

According to a JEA letter dated August 7, 2020 both centralized water and sanitary sewer mains are located within the Chaffee Road right-of-way. Connection to both water and sewer are required to develop on lots smaller than one half of an acre and connection to one or the other utilities is required to develop on lots smaller than one quarter of an acre.

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.

The subject property is located along Chaffee Road South and if approved the proposed residential development would allow for the construction of 405 new single family dwellings. The proposed residential development will protect and preserve the character of the surrounding neighborhoods.

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Airport Environment Zone

The site is located within the 150 foot Height Restriction and Hazard Zones for the Cecil Field and Herlong Recreational Airport. Zoning will limit development to a maximum height of less 150 feet, respectively, 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).

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.

(C) 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 development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR)/ Community General Commercial (CGC).

(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.

Currently, there is nothing in the Concurrency system regarding this proposed subdivision project. The agent/owner would need to submit a Mobility application and a CCAS / CRC application to the Concurrency & Mobility Management System Office for our review, assessment, approval.

(3) Allocation of residential land use

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

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following

factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Consistent with section 656.420, the proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. Subject to final design and engineering, approximately 4 acres of usable uplands area has been identified for park uses in the proposed Site Plan.

The use of existing and proposed landscaping: Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code.

The treatment of pedestrian ways: To comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks, the developer will extend the existing sidewalk along the east side of Chaffee road from its current northerly terminus (north of Blue Lake Estates) to the primary entrance of the subdivision. Internal sidewalks will be provided as shown in the Site Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Chaffee Road South. Comments from Traffic & Engineering include:

- Per section III.A.2, "Vehicular Access. Vehicular access shall be provided via a single access point on Chaffee Road." The site plan clearly shows two accesses to Chaffee Road. Which is correct?
- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- The minimum centerline radius on all roadway curves shall be 80'.

The subject site is approximately 115.86 acres and is accessible from Chaffee Rd, a minor arterial facility. Chaffee Rd is currently operating at 56.9% of capacity. This segment of Chaffee Rd has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 7,245 vpd.

This PUD is a companion to pending small-scale land use application L-5701-22C (2022-0630). The applicant requests 405 dwelling units of Single family (ITE Code 210), which could produce 3,819 daily trips.

The use and variety of building setback lines, separations, and buffering: The applicant proposes the same development standards for the single-family dwellings for conventional zoning districts outlined in Section 656.305 of the Zoning code.

The variety and design of dwelling types: The proposed residential parcel will contain a maximum of 405 single-family dwelling units—with lot sizes: 50 and 60 feet in width; 5,000 square feet in size.

(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 surrounded by primarily timberland and undeveloped land. To the southeast is the single family subdivision Blue Lake Estates approved through PUD Ord. 2002-0933 for 190 single-family dwelling units with 90 foot wide lots. Further north along Chaffee Road is single family subdivision Lauren Oaks approved through PUD Ord. 2001-1223 for 70 foot side lots.

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

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|-------------------|-------------------|-----------------|-------------------------|
| North | LDR | RR-Acre | Timber |
| South | LDR | PUD: 2002-0933 | Single-Family Dwellings |
| East | LDR | RR-Acre | Single-Family Dwellings |
| West | LDR/BP | RR-Acre/ IBP | Timber |

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category and will allow for the development of up to 405 single family dwelling unit subdivision. The PUD written description describes the minimum lot width of 50 feet for up to 288 lots and 60 feet for up to 117 lots. The PUD is appropriate at this location because it will support the surrounding homes, which range in lot width sizes of 70 feet to 100+ feet.

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

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated April 29, 2021, JEA has no objection to proposed PUD. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. JEA Availability #2020-2632 shows potable water connection existing 12 inch water main on Samaritan Way at Sherman Hills Pkwy; Existing 16 inch water main on Chaffee Rd S at Lauren Oak Ln and sewer connection existing 8 inch force main on Chaffee Rd S at Lauren Oak Ln.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property located east of Chaffee Road South, west of Sherman Hills Parkway North, and north of 103rd Street (SR-134). Per the memo

from FDOT dated August 31, 2022, access to the site is to be provided via two (2) connections to Chaffee Road South. There is no direct access to a State facility. Additionally, the segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to 103rd Street.

Table 2

| County | Road | Segment ID | Segment | FDOT LOS Standard | Maximum Service Volume | 2025 Peak Hour Volume | 2025 Peak LOS |
|--------|----------------------|------------|----------------------|-------------------|------------------------|-----------------------|---------------|
| Duval | 103 rd St | 4358 | SR-23 to Shindler Dr | D | 3,580 | 1,355 | C |

School Capacity:

Based on the Development Standards for impact assessment, the 115.86± acre proposed PUD rezoning has a development potential of 405 single-family units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
PUD 2022-0631

Development Potential: 405 Residential Units

| School Type | CSA | 2021-22 Enrollment/CSA | Current Utilization (%) | New Student/ Development | 5-Year Utilization (%) | Available Seats CSA | Available Seats Adjacent CSA 1&2 |
|---------------------------|-----|------------------------|-------------------------|--------------------------|------------------------|---------------------|----------------------------------|
| Elementary | 8 | 5,659 | 78% | 50 | 85% | 2,364 | 10,998 |
| Middle | 7 | 1,109 | 67% | 20 | 68% | 707 | 891 |
| High | 8 | 2,633 | 87% | 29 | 64% | 378 | 2,137 |
| Total New Students | | | | 99 | | | |

Total Student Generation Yield: 0.250

Elementary: 0.125

Middle: 0.051

High: 0.074

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

| SCHOOL | CONCURRENCY SERVICE AREA | STUDENTS GENERATED | SCHOOL CAPACITY (Permanent/ Portables) | CURRENT ENROLLMENT 20 Day Count (2020/21) | % OCCUPIED | 4 YEAR PROJECTION |
|---------------------------|--------------------------|--------------------|--|---|------------|-------------------|
| Westview K-8 #274 | 8 | 50 | 1,498 | 1,303 | 87% | 87% |
| Westview K-8 #274 | 8 | 20 | SAA | SAA | SAA | SAA |
| Edward White Academy #248 | 2 | 29 | 2,071 | 1,512 | 73% | 73% |

- Does not include ESE & room exclusions
- Analysis based on a maximum 405 dwelling units – 2022-0631
- Same as Above (SAA)

(7) Usable open spaces plazas, recreation areas.

The proposed project will be consistent with section 656.420, the proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation.

(8) Impact on wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 107.15 Acres

General Location(s): Located throughout the proposed PUD application site. The designated GIS wetlands will have inclusions of non-wetlands on higher elevations.

Quality/Functional Value: The wetland has a medium functional value for water filtration attenuation and storm water capacity. It is not located in a flood zone and has an indirect impact to the City’s waterways.

Soil Types/

Characteristics: (22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are located in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.

(35) Lynn Haven fine sand – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained, sandy soils. These soils formed in thick beds of sandy marine sediments. They are located on flats and in seep areas on side slopes and are moderately permeable and moderately rapidly permeable. Generally, the high water table is at or near the soil surface.

Wetland Category: Category III

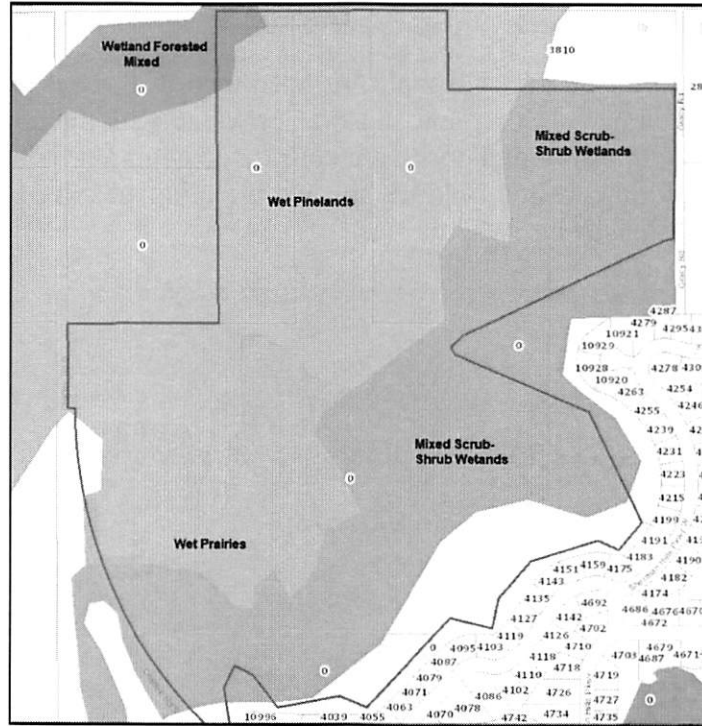
Consistency of Permitted Uses: Development must stay out of the wetlands unless permit is granted. (See Policy 4.1.3 uses below.

Environmental Resource Permit (ERP): At this time of review, the proposed development does not have a “Formal Wetlands Determination” or an ERP permit. However, a permit will be required for any future wetland alteration. Mitigation will be required.

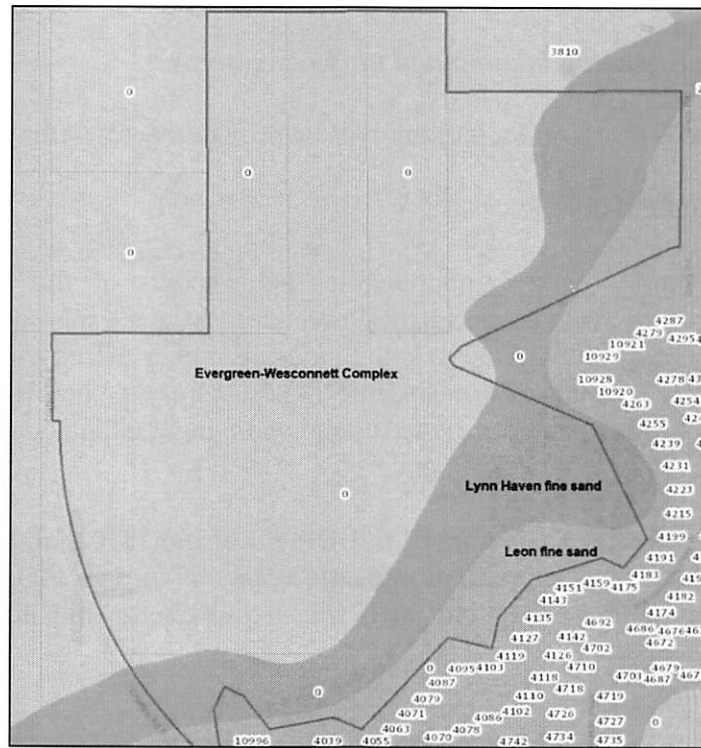
Wetlands Impact: The conceptual PUD site plan’s proposed subdivision lots appears to impact approximately all of the wetlands from proposed road, storm water detention and lot development.

Associated Impacts: Impacts of wetlands will be from road, storm water, drainage to lower the water table and lot development.

For more information regarding Conservation/Coastal Management Element, please see the attached memo from Community Planning Division.



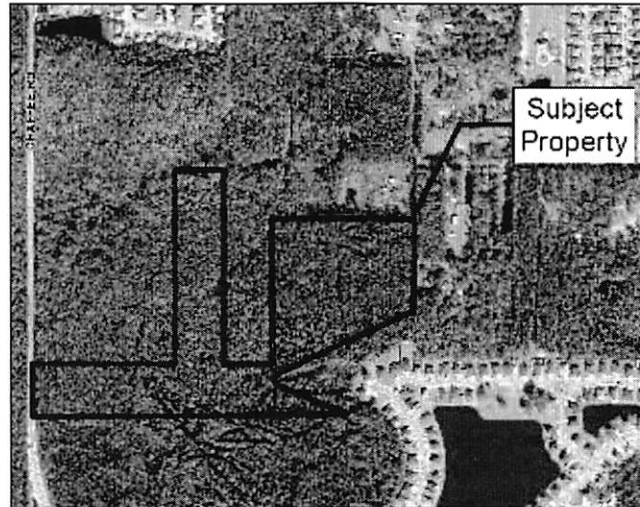
Wetland Map based on GIS



Soils Map GIS

(9) Listed species regulations

The project is greater than the 50-acre threshold. A listed wildlife species and habitat assessment conducted by LG2 Environmental Solutions, Inc. was provided with the application. The upland and wetland habitat communities found onsite are considered common in the landscape of Duval County and northeast Florida. Listed wildlife species were not observed utilizing the subject property during the site assessment.



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

A minimum of two spaces of off-street parking will be provided per dwelling unit.

(11) Sidewalks, trails, and bikeways

The developer will comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks, the developer will extend the existing sidewalk along the east side of Chaffee Road from its current northerly terminus (north of Blue Lake Estates) to the primary entrance of the subdivision. Internal sidewalks will be provided as shown in the Site Plan or as otherwise approved by the Planning and Development Department.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **September 9, 2022** by the Planning and Development Department, the Notice of Public Hearing signs were posted.



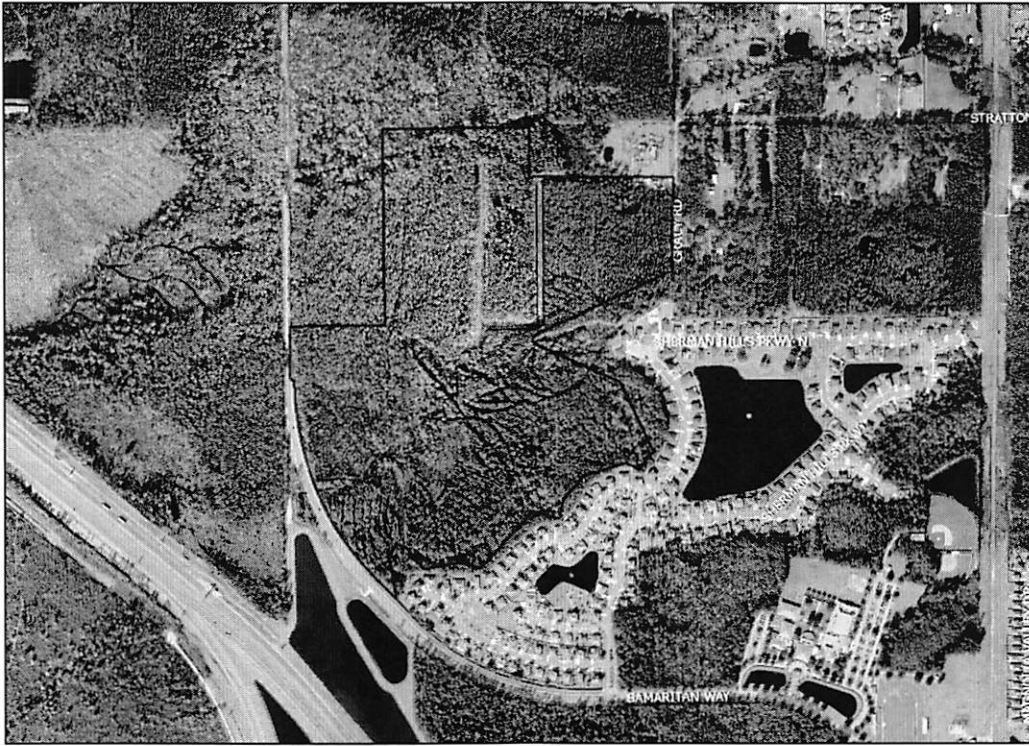
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0631** be **APPROVED with the following exhibits:**

1. **The original legal description dated April 13, 2021**
2. **The original written description dated July 20, 2022**
3. **The original site plan dated July 27, 2022**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2022-0631** be **APPROVED W/ CONDITION.**

1. **The property shall be developed in accordance with the Transportation Planning Memorandum dated September 7, 2022, or as otherwise approved by the Planning and Development Department.**



Aerial View

Source: JaxGIS



View of Subject Property

Source: GoogleMap



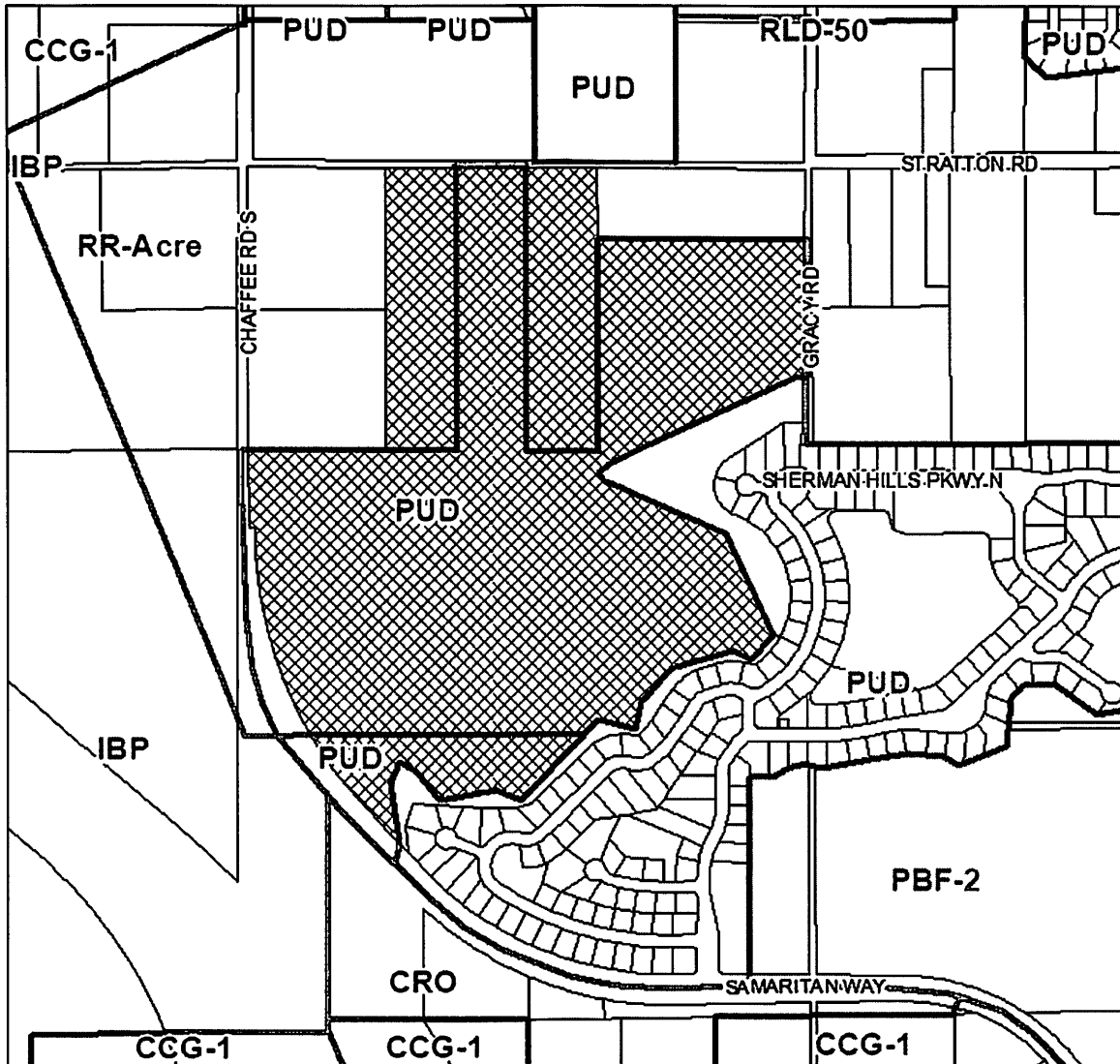
View of Blue Lake Estates Subdivision

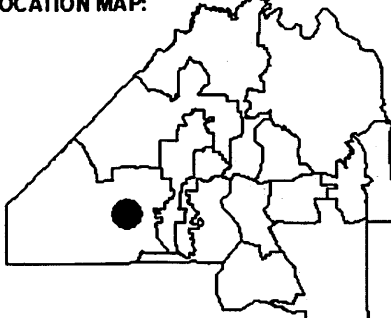
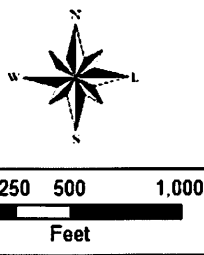
Source: JaxGIS Maps



View of Lauren Oaks Subdivision

Source: JaxGIS Maps



| | | |
|---|--|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: RR-ACRE & PUD</p> <p>TO: PUD</p> | <p>LOCATION MAP:</p>  |  <p>COUNCIL DISTRICT:</p> <p>12</p> |
| <p>TRACKING NUMBER</p> <p>T-2022-4215</p> | | <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p> |



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

TRANSPORTATION REVIEW

DATE: September 7, 2022

TO: Erin Abney, City Planner III
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: Chaffee Rd PUD 2022-0631 (L-5701-22C)

Background Information:

The subject site is approximately 115.86 acres and is accessible from Chaffee Rd, a minor arterial facility. Chaffee Rd is currently operating at 56.9% of capacity. This segment of Chaffee Rd has a maximum daily capacity of 12,744 vehicles per day (vpd) and average daily traffic of 7,245 vpd.

This PUD is a companion to pending small-scale land use application L-5701-22C (2022-0630). The applicant requests 405 dwelling units of Single family (ITE Code 210), which could produce 3,819 daily trips.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review and Pursuant to Policies 4.1.2 and 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan.

Transportation Planning Division CONDITIONS the following:

Per conditions set forth in Transportation Memorandum the Chaffee Rd PUD 2022-0631 dated 9/7/22.



ONE CITY. ONE
JACKSONVILLE.

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

MEMORANDUM

DATE: September 7, 2022

TO: Erin Abney, City Planner III
Current Planning Division

FROM: Thalia Fusté, City Planner I
Transportation Planning Division

SUBJECT: Transportation Review: Chaffee Rd PUD 2022-0631 (L-5701-22C)

Upon review of the referenced application and based on the information provided to date, the Transportation Planning Division has the following conditions:

- Per section III.A.2, "Vehicular Access. Vehicular access shall be provided via a single access point on Chaffee Road." The site plan clearly shows two accesses to Chaffee Road. Which is correct?
- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- The minimum centerline radius on all roadway curves shall be 80'



Planning and Development Department

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

MEMORANDUM

TO: Erin Abney
Current Planning Division

FROM: Edward D. Lukacovic
Community Planning Division

RE: 2022-631

DATE: August 31, 2022

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

Description of Proposed Rezoning Application

| | |
|-------------------------------|--|
| Current Land Use: CGC & LDR | Proposed Land Use: L-5701-22C (CGC to LDR) |
| Current Zoning: RR-Acre & PUD | Proposed Zoning: PUD Acres: 115.86 |
| Development Area: Suburban | |

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 RR-Acre and PUD to PUD to allow for the development of up to 405 single family dwelling unit subdivision. The PUD written description describes the minimum lot width of 50 feet for up to 288 lots and 60 feet for up to 117 lots. The site is located within the Suburban Development Area, Planning District 4, and Council District 12.

According to the Functional Highway Classifications Map, the property is located on the east side of Chaffee Road South, a local roadway. However, Chaffee Road further north becomes a minor arterial road. According to the PUD

Written Description and site plan, the site will be served by JEA for centralized water and sewer and access to the subdivision will be from Chaffee Road South. According to a JEA letter dated August 7, 2020, both centralized water and sanitary sewer mains are located within the Chaffee Road right-of-way. Connection to both water and sewer is required to develop on lots smaller than one half of an acre and connection to one or the other utilities is required to develop on lots smaller than one quarter of an acre.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the Future Land Use Element (FLUE), LDR in the Suburban Area is intended to provide for low density residential development. Single family dwellings are a principal use in the LDR land use category. The maximum allowable density for the LDR land use category is seven (7) units/acre when full urban services are available. Four hundred and five (405) single-family buildings lots is consistent within the LDR land use category at a density of 3.5 dwelling units per acre.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

- | | |
|---------------|--|
| Policy 1.1.5 | The amount of land designated for future development should provide for a balance of uses that: A. Fosters vibrant, viable communities and economic development opportunities. B. Addresses outdated development patterns. C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population. |
| 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 1.1.12 | 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. |
| 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 1.2.9 | Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element. |
| 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. |

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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 2.2.2 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.

Policy 2.2.3 A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

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:

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of medium sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

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

Airport Environment Zone

The site is located within the 150-foot Height Restriction and Hazard Zones for the Cecil Field and Herlong Recreational Airport. Zoning will limit development to a maximum height of less 150 feet, respectively, 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.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element-Aquifer Recharge Sub-Element

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

Wetlands

Review of information submitted by the applicant indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the

boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 107.15 Acres

General Location(s): Located throughout the proposed PUD application site. The designated GIS wetlands will have inclusions of non-wetlands on higher elevations.

Quality/Functional Value:

The wetland has a medium functional value for water filtration attenuation and stormwater capacity. It is not located in a flood zone and has an indirect impact to the City's waterways.

Soil Types/ Characteristics:

(22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are located in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.

(35) Lynn Haven fine sand – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained, sandy soils. These soils formed in thick beds of sandy marine sediments. They are located on flats and in seep areas on side slopes and are moderately permeable and moderately rapidly permeable. Generally, the high water table is at or near the soil surface.

Wetland Category: Category III

Consistency of

Permitted Uses: Development must stay out of the wetlands unless permit is granted. (See Policy 4.1.3 uses below.

Environmental Resource

Permit (ERP): At this time of review, the proposed development does not have a "Formal Wetlands Determination" or an ERP permit. However, a permit will be required for any future wetland alteration. Mitigation will be required.

Wetlands Impact: The conceptual PUD site plan's proposed subdivision lots appears to impact approximately all of the wetlands from proposed road, stormwater detention and lot development.

Associated Impacts: Impacts of wetlands will be from road, stormwater, drainage to lower the water table and lot development.

Relevant Policies:

Conservation/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:

(1) Encroachment

In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(a) 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

(b) 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

(c) 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

(d) 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

(e) 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

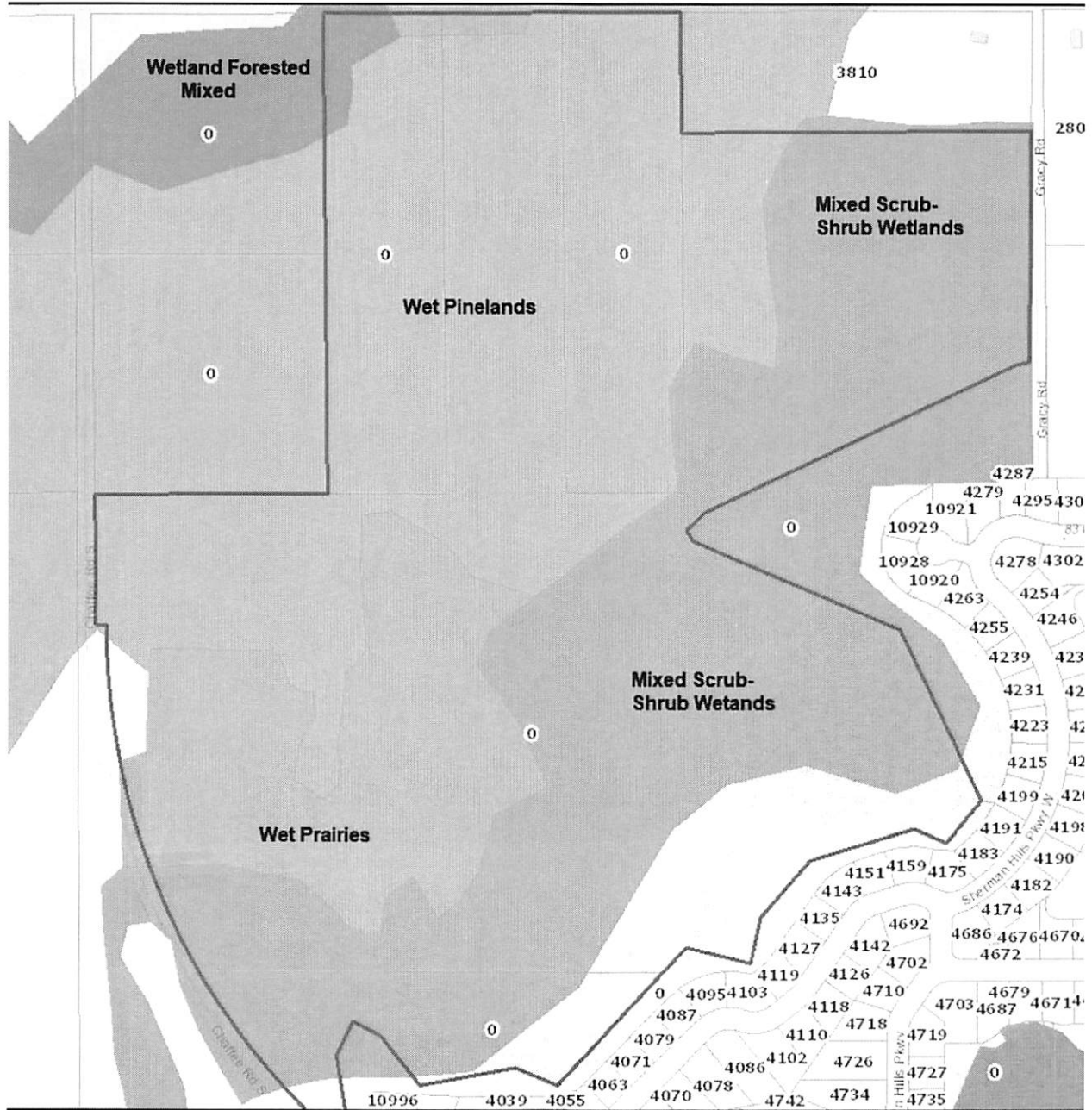
Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

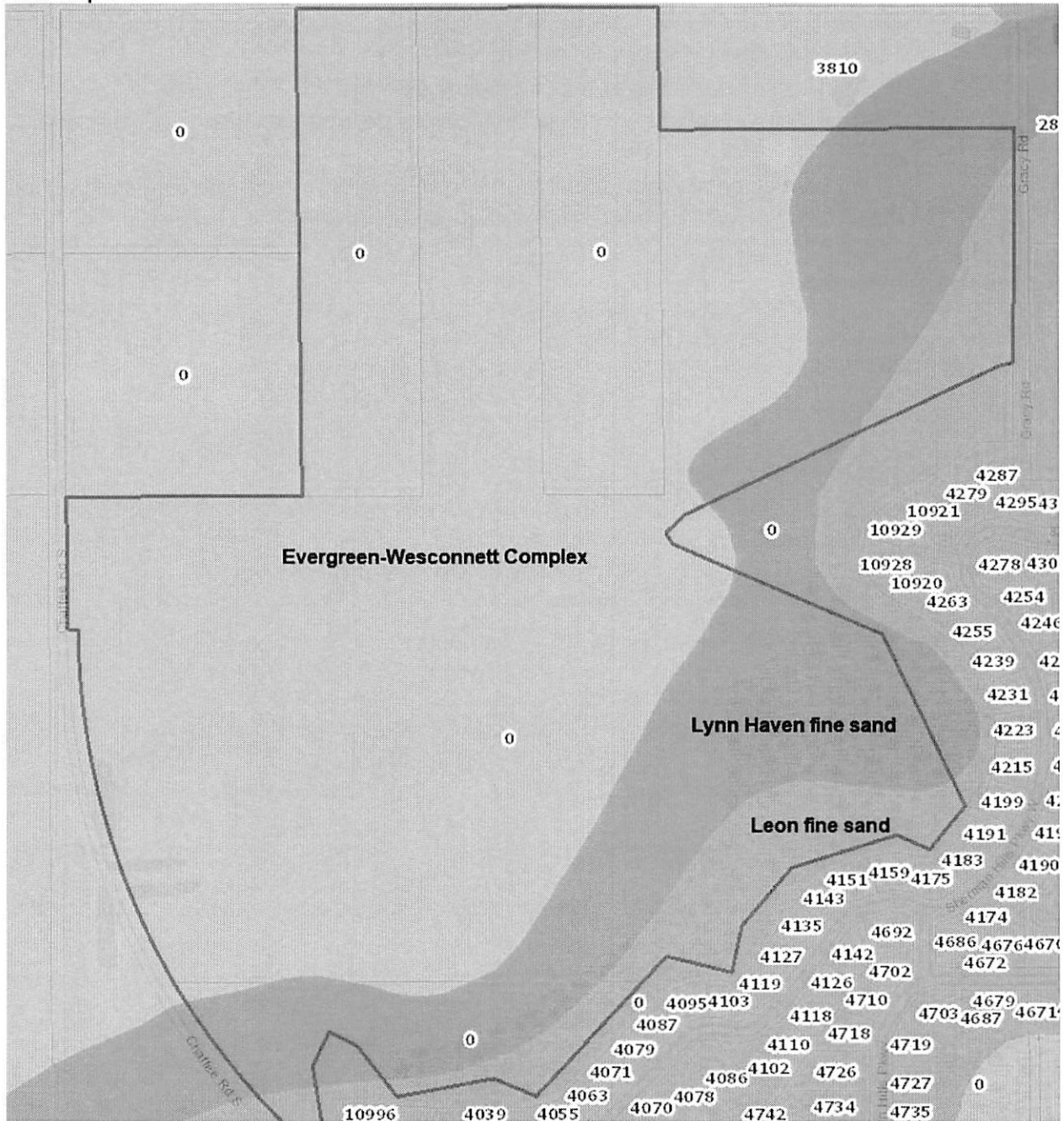
Best Management Practices: Agriculture Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(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.

Wetland Map based on GIS



Soils Map GIS



Abney, Erin

From: Warnock, Blaine
Sent: Tuesday, August 30, 2022 12:03 PM
To: Abney, Erin
Subject: Review and Comments Request (2022-0631)

Good Morning Erin.

Currently, there is nothing in the Concurrency system in regards to this proposed development.

The agent/owner will need to submit a Mobility application & a CRC application to the Concurrency Office's email at the CMMSO@coj.net for review/fee assessment/approval.

Regards,
Blaine

Blaine Warnock
City Planner III
City of Jacksonville / Concurrency & Mobility Management System Office
Ed Ball Building
214 N. Hogan Street, 2nd Floor
Jacksonville, Florida 32202
Phone (904) 255-8321
warnock@coj.net

From: Abney, Erin <EAbney@coj.net>
Sent: Tuesday, August 30, 2022 10:18 AM
To: Salem, Soliman <Soliman@coj.net>; Fuste, Thalia <TFuste@coj.net>; Bannister, Lurise <Lurise@coj.net>; Parola, Helena <HParola@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Kolczynski, John <JohnFK@coj.net>; Warnock, Blaine <Warnock@coj.net>; Reed, Nikita <NReed@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; West, Susan R. - Consulting Engineer <westsr@jea.com>; macktd@jea.com; Estes, Shalene B. <EstesS@duvalschools.org>; Austin, Brian <Brian.Austin@dot.state.fl.us>; growthmanagement.d2@dot.state.fl.us
Subject: Review and Comments Request (2022-0631)

Good Morning,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed Planned Unit Development 2022-0631. Please review the attached files and e-mail your comments or recommendations to this office no later than Wednesday September 7th.

Please let me know if you have any questions and thank you for your assistance.

Erin L. Abney, MPA

City Planner III
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7849

Application Review Request: COJ PDD: Baseline Checklist Review

Proposed Name: Ord. 2022-0631 Vista Bay Tract

Requested By: Erin L. Abney

Reviewed By: Shalene B. Estes

Due: 9/7/2022

Analysis based on maximum dwelling units: **405**

| SCHOOL ¹ | CSA | STUDENTS GENERATED (Rounded) ³ | SCHOOL CAPACITY ² (Permanent/Portables) | CURRENT ENROLLMENT 20 Day Count (2021/22) | % OCCUPIED | 4 YEAR PROJECTION |
|---------------------------|-----|---|---|--|------------|----------------------|
| Westview K8 #274 | 8 | 50 | 1498 | 1303 | 87% | 87% |
| Westview K8 #274 | 8 | 20 | 1498 | 1303 | 87% | 87% |
| Edward White Academy #248 | 2 | 29 | 2071 | 1512 | 73% | 73% |
| | | 99 | | | | |

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

Application Review Request: COJ PDD: School Impact Analysis

Proposed Name: Ord. 2022-0631 Vista Bay Tract

Requested By: Erin L. Abney

Reviewed By: Shalene B. Estes

Due: 9/7/2022

Analysis based on maximum dwelling units: **405**

| School Type | CSA ¹ | 2021-22 Enrollment/CSA | Current Utilization (%) | New Student/Development ³ | 5-Year Utilization (%) | Available Seats - CSA ² | Available Seats - Adjacent CSA 1&2 |
|---------------------------|------------------|------------------------|-------------------------|--------------------------------------|------------------------|------------------------------------|------------------------------------|
| Elementary | 8 | 5,659 | 78% | 50 | 85% | 2,364 | 10,998 |
| Middle | 7 | 1,109 | 67% | 20 | 68% | 707 | 891 |
| High | 8 | 2,633 | 87% | 29 | 64% | 378 | 2,137 |
| Total New Students | | | | 99 | | | |

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

Abney, Erin

From: Kolczynski, John
Sent: Wednesday, September 7, 2022 11:39 AM
To: Abney, Erin
Cc: Fuste, Thalia
Subject: RE: Review and Comments Request (2022-0631)

Erin,

My comments for the subject PUD are as follows:

- Per section III.A.2, "Vehicular Access. Vehicular access shall be provided via a single access point on Chaffee Road." The site plan clearly shows two accesses to Chaffee Road. Which is correct?
- A traffic study shall be provided at Civil Site Plan Review. Prior to the commencement of the traffic study, the traffic professional shall conduct a methodology meeting to determine the limits of the study. The methodology meeting shall include the Chief of the Traffic Engineering Division (currently Chris LeDew CLeDew@coj.net), the Chief of the Transportation Division (currently Laurie Santana LSantana@coj.net) and the traffic reviewer from Development Services (currently John Kolczynski JohnFK@coj.net).
- The proposed street typical cross section shall match that found in City Standard Details for City of Jacksonville, Plate P-127.
- The minimum centerline radius on all roadway curves shall be 80'

John Kolczynski E.I.
Traffic Technician Senior
City of Jacksonville | Planning and Development Department
214 N. Hogan Street, Suite 2100
Jacksonville, Florida 32202
(904) 255-8583
www.coj.net

From: Abney, Erin <EAbney@coj.net>
Sent: Tuesday, August 30, 2022 10:18 AM
To: Salem, Soliman <Soliman@coj.net>; Fuste, Thalia <TFuste@coj.net>; Bannister, Lurise <Lurise@coj.net>; Parola, Helena <HParola@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Kolczynski, John <JohnFK@coj.net>; Warnock, Blaine <Warnock@coj.net>; Reed, Nikita <NReed@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; West, Susan R. - Consulting Engineer <westsr@jea.com>; macktd@jea.com; Estes, Shalene B. <EstesS@duvalschools.org>; Austin, Brian <Brian.Austin@dot.state.fl.us>; growthmanagement.d2@dot.state.fl.us
Subject: Review and Comments Request (2022-0631)

Good Morning,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed Planned Unit Development 2022-0631. Please review the attached files and e-mail your comments or recommendations to this office no later than Wednesday September 7th.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

JARED W. PERDUE, P.E.
SECRETARY

August 31, 2022

Erin L. Abney, MPA
City Planner II
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Vista Bay PUD

Introduction

Vista Bay PUD is a proposed rezoning on 115.86 acres to Planned Unit Development (PUD). The subject property located east of Chaffee Road South, west of Sherman Hills Parkway North, and north of 103rd Street (SR-134). The rezoning modifies the existing Vista Bay PUD by adding approximately 27 acres and increasing the number of dwelling units to 405 units (increase of 211 DUs over the existing PUD).

Accessibility

Access to the site is to be provided via two (2) connections to Chaffee Road South. There is no direct access to a State facility.

Bicycle and Pedestrian Facilities

There is a sidewalk and bike lane along the property’s frontage on Chaffee Road South.

Programmed Improvements

There are no FDOT programmed capacity improvements in the vicinity of the project site.

Trip Generation

Table 1 shows trip generation based on the plan of development using ITE’s Trip Generation Manual, 11th Edition.

Table 1

| Land Use | ITE Code | Size | Units | Daily Trips | AM Peak Trips | PM Peak Trips |
|--------------------------------|----------|------|----------------|-------------|---------------|---------------|
| Single-Family Detached Housing | 210 | 405 | Dwelling Units | 3,654 | 266 | 370 |

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for 103rd Street according to FDOT's *Florida State Highway System Level of Service Report*, dated July 2021.


Table 2

| County | Road | Segment ID | Segment | FDOT LOS Standard | Maximum Service Volume | 2025 Peak Hour Volume | 2025 Peak LOS |
|---------------|----------------------|-------------------|----------------------|--------------------------|-------------------------------|------------------------------|----------------------|
| Duval | 103 rd St | 4358 | SR-23 to Shindler Dr | D | 3,580 | 1,355 | C |

The segment mentioned in Table 2 has sufficient capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard, and FDOT does not anticipate any significant adverse impacts to 103rd Street.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,



Brian Austin
Transportation Planner
FDOT District Two

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2022-0631 **Staff Sign-Off/Date** ELA / 08/04/2022
Filing Date 08/24/2022 **Number of Signs to Post** 7
Hearing Dates:
1st City Council 09/27/2022 **Planning Commission** 09/22/2022
Land Use & Zoning 10/04/2022 **2nd City Council** 10/11/2022
Neighborhood Association WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 4215 **Application Status** FILED COMPLETE
Date Started 04/13/2022 **Date Submitted** 04/13/2022

General Information On Applicant

Last Name INGRAM **First Name** THOMAS **Middle Name** O
Company Name SODL AND INGRAM PLLC
Mailing Address 233 E BAY STREET, SUITE 1113
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9046129179 **Fax** **Email** THOMAS.INGRAM@SI-LAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CURLEY **First Name** R. **Middle Name** KENT
Company/Trust Name GREEN VALLEY LAND, LLC
Mailing Address P.O. BOX 23518
City JACKSONVILLE **State** FL **Zip Code** 32241
Phone 9045918260 **Fax** **Email** CURLEYR@BELLSOUTH.NET

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2021-230-E

| Map RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|-----------------|------------------|-------------------|-------------------------|--------------------|
| Map 012886 0150 | 12 | 4 | PUD | PUD |
| Map 012892 0000 | 12 | 4 | RR-ACRE | PUD |
| Map 012890 0000 | 12 | 4 | RR-ACRE | PUD |
| Map 012900 0510 | 12 | 4 | PUD | PUD |

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application # 5701

Total Land Area (Nearest 1/100th of an Acre) 115.86

| |
|------------------------------------|
| Development Number |
| Proposed PUD Name VISTA BAY |

Justification For Rezoning Application
SEE ATTACHED WRITTEN DESCRIPTION.

Location Of Property

General Location
CHAFFEE ROAD, BETWEEN SHERMAN HILLS PARKWAY AND LAUREN OAK LANE

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 0 | GRACY RD | 32221 |

Between Streets
SHERMAN HILLS PARKWAY and LAUREN OAK 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

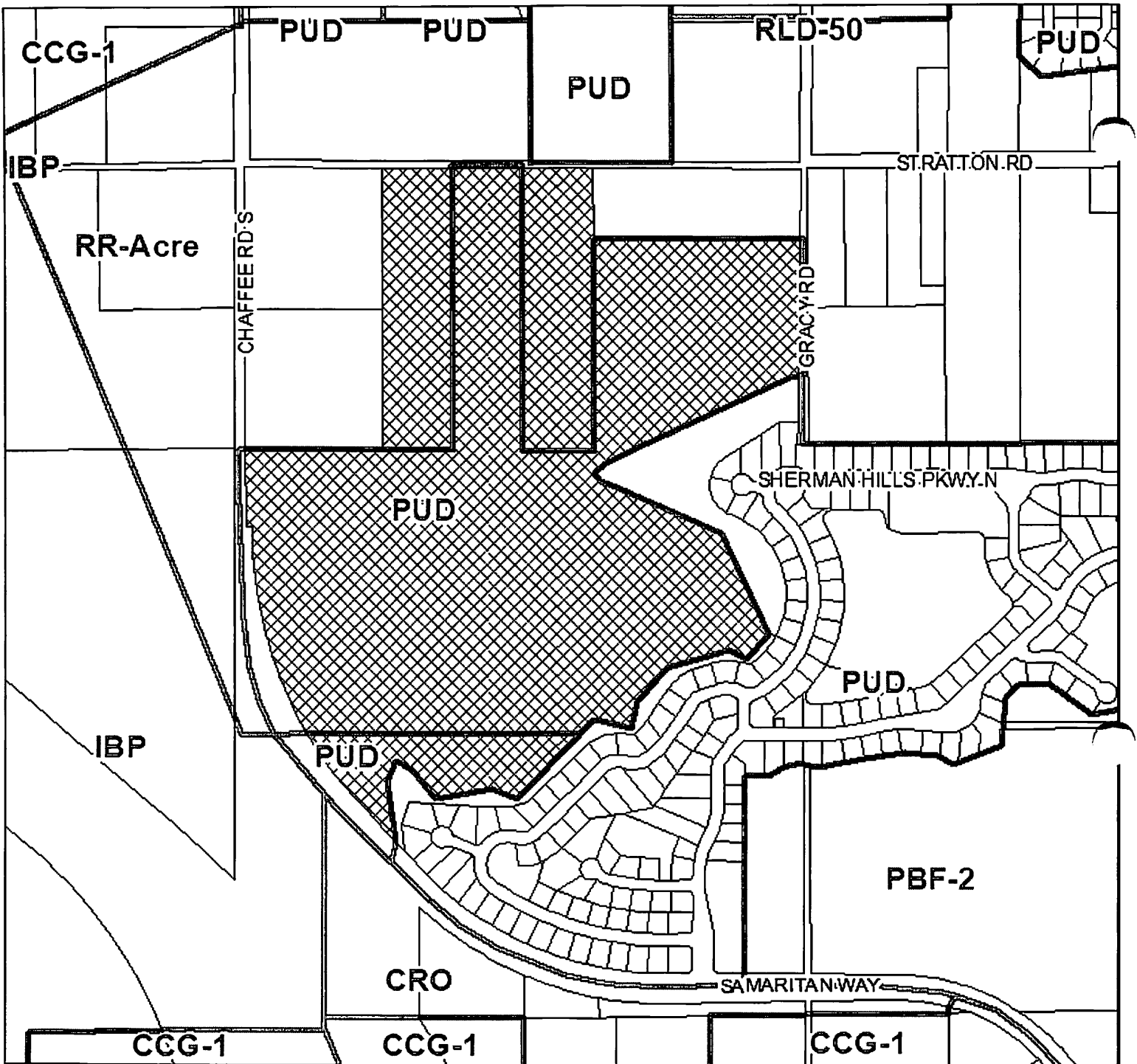
I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my 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
 115.86 Acres @ \$10.00 /acre: \$1,160.00
- 3) Plus Notification Costs Per Addressee
 85 Notifications @ \$7.00 /each: \$595.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$4,024.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

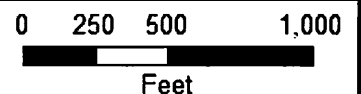
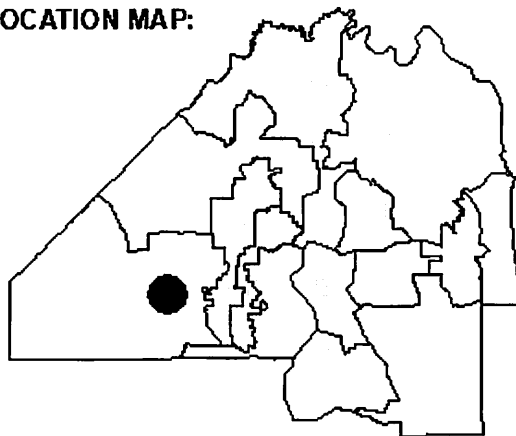


REQUEST SOUGHT:

FROM: RR-ACRE & PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2022-4215

**EXHIBIT 2
PAGE 1 OF 1**

LEGAL DESCRIPTION

VISTA BAY TRACT
4-13-2021 (3 PAGES)

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OF TRACTS 1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15, AND 16, BLOCK 2, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, 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 SOUTHEAST CORNER OF BLUE LAKE ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61 PAGES 84 THROUGH 90 OF SAID PUBLIC RECORDS; THENCE SOUTH $89^{\circ}19'57''$ WEST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED CHAFFEE ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72016-2501 (A 120 FOOT WIDE RIGHT OF WAY) A DISTANCE OF 370.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1550.00 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF $47^{\circ}35'48''$ SECONDS, AN ARC LENGTH OF 1287.61 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $66^{\circ}52'09''$ WEST, 1250.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $43^{\circ}04'15''$ WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.83 FEET TO THE MOST SOUTHWESTERLY CORNER OF TRACT "D" OF SAID BLUE LAKES ESTATES UNIT ONE; THENCE CONTINUE NORTH $43^{\circ}04'15''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 198.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1956.40 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF $14^{\circ}09'03''$, AN ARC LENGTH OF 483.19 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $35^{\circ}59'44''$ WEST, 481.96 FEET TO THE NORTH LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG AND AROUND SAID CURVE AND RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF $28^{\circ}56'20''$, AN ARC LENGTH OF 988.14 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $14^{\circ}27'02''$ WEST, 977.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH $89^{\circ}58'52''$ WEST, A DISTANCE OF 27.00 FEET; THENCE NORTH $00^{\circ}01'06''$ EAST, A DISTANCE OF 368.21 FEET TO THE NORTH LINE OF TRACT 9, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH $89^{\circ}32'50''$ EAST ALONG SAID NORTH LINE, AND CONTINUING ALONG THE NORTH LINE OF TRACTS 10 AND 11, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS, A DISTANCE OF 975.69 FEET TO THE SOUTHWEST CORNER OF TRACT 5, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH $00^{\circ}09'01''$ EAST ALONG THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 1316.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY,

ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE NORTH 89°40'07" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 337.23 FEET TO THE EAST LINE OF SAID TRACT 5; THENCE SOUTH 00°11'39" WEST ALONG SAID EAST LINE, A DISTANCE OF 1315.76 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE NORTH 89°32'50" EAST ALONG THE NORTH LINE OF TRACT 13, A DISTANCE OF 336.20 FEET TO THE SOUTHWEST CORNER OF TRACT 3, BLOCK 2 OF SAID JACKSONVILLE HEIGHTS; THENCE NORTH 00°14'17" EAST, ALONG THE WEST LINE OF SAID TRACT 3, A DISTANCE OF 1000.04 FEET TO THE SOUTH LINE OF THE NORTH 330 FEET OF SAID SECTION 7; THENCE NORTH 89°40'07" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 935.77 FEET TO THE EAST LINE OF SAID TRACT 1, BLOCK 2; THENCE SOUTH 00°46'40" WEST ALONG SAID EAST LINE, A DISTANCE OF 682.06 FEET TO THE NORTHWESTERLY LINE OF THE PROPOSED PLAT OF BLUE LAKE ESTATES UNIT TWO; THENCE ALONG THE BOUNDARY OF SAID PROPOSED PLAT, THE FOLLOWING SIX COURSES; COURSE (1): THENCE SOUTH 77°22'00" WEST, A DISTANCE OF 39.86 FEET; COURSE (2): THENCE SOUTH 65°11'48" WEST, A DISTANCE OF 950.62 FEET; COURSE (3): THENCE SOUTH 47°06'54" WEST, A DISTANCE OF 72.56 FEET; COURSE (4): THENCE SOUTH 31°07'17" EAST, A DISTANCE OF 35.39 FEET; COURSE (5): THENCE SOUTH 66°29'03" EAST, A DISTANCE OF 624.60 FEET; COURSE (6): THENCE SOUTH 25°19'58" EAST, A DISTANCE OF 520.62 FEET TO THE NORTHERLY LINE OF TRACT "D" OF SAID BLUE LAKE ESTATES UNIT ONE; THENCE ALONG SAID NORTHERLY LINE, THE FOLLOWING SEVEN COURSES: COURSE (1); THENCE SOUTH 40°08'03" WEST, A DISTANCE OF 153.42 FEET; COURSE (2): THENCE NORTH 65°41'24" WEST, A DISTANCE OF 97.59 FEET; COURSE (3): THENCE SOUTH 73°17'51" WEST, A DISTANCE OF 302.03 FEET; COURSE (4); THENCE SOUTH 41°10'46" WEST, A DISTANCE OF 208.58 FEET; COURSE (5): THENCE SOUTH 12°40'18" WEST, A DISTANCE OF 130.06 FEET; COURSE (6): THENCE NORTH 76°01'51" WEST, A DISTANCE OF 184.36 FEET; COURSE (7): THENCE SOUTH 43°30'54" WEST, A DISTANCE OF 36.37 FEET TO THE NORTH LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE SOUTH 89°25'13" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1318.41 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT ANY PORTION LYING WITHIN ROAD RIGHT OF WAY, PUBLIC OR PRIVATE.

South parcel – 012900 0510

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND -BEING A PART OF TRACTS 4, 5, 6 AND 7, BLOCK 3, SECTION 7, TOWNSHIP 3 SOUTH, RANGE 25 EAST, JACKSONVILLE HEIGHTS, ACCORDING TO THE PLAT THEREOF, 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 SOUTHEAST CORNER OF BLUE LAKE ESTATES UNIT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61 PAGES 84 THROUGH 90 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°19'57" WEST ALONG THE SOUTH LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF RELOCATED CHAFFEE ROAD AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 72016-2501 (A 120 FOOT WIDE RIGHT OF WAY), A DISTANCE OF 370.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1550.00 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF

47°35'48", AN ARC LENGTH OF 1287.61 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°52'09" WEST, 1250.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 43°04'15" WEST CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 167.83 FEET TO THE MOST SOUTHWESTERLY CORNER OF TRACT "D" OF SAID BLUE LAKES ESTATES UNIT ONE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 43°04'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 198.39 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1956.40 FEET; THENCE ALONG AND AROUND SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°08'52", AN ARC LENGTH OF 448.94 FEET, SAID ARC SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°29'49" WEST, 447.95 FEET TO THE SOUTH LINE OF A 30 FOOT UNIMPROVED RIGHT-OF-WAY, ACCORDING TO SAID PLAT OF JACKSONVILLE HEIGHTS; THENCE NORTH 89°25'13" EAST, ALONG SAID LINE, A DISTANCE OF 1272.82 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF SAID TRACT "D", BLUE LAKE ESTATES UNIT ONE; THENCE ALONG SAID NORTHWESTERLY LINE OF TRACT "D" THE FOLLOWING SEVEN COURSES: COURSE (1): THENCE SOUTH 43°30'54" WEST, A DISTANCE OF 442.02 FEET; COURSE (2): THENCE NORTH 66°39'53" WEST, A DISTANCE OF 125.98 FEET; COURSE (3): THENCE SOUTH 79°55'20" WEST, A DISTANCE OF 267.88 FEET; COURSE (4): THENCE NORTH 38°03'01" WEST, A DISTANCE OF 177.64 FEET; COURSE (5): THENCE NORTH 63°46'53" WEST, A DISTANCE OF 84.63 FEET; COURSE (6): THENCE SOUTH 26°01'05" WEST, A DISTANCE OF 103.31 FEET; COURSE (7): THENCE SOUTH 08°42'56" EAST, A DISTANCE OF 288.15 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PORTION LYING WITHIN A DEDICATED PUBLIC RIGHT OF WAY.

CONTAINING 6.868 ACRES, MORE OR LESS.

And the following 2 parcels (012892 0000 and 012890 0000):

Parcel 1

Tract 6, Block 2, Section 7, Township 3 South, Range 25 East Jacksonville Heights, as per plat thereof, recorded in Plat Book 5, Page(s) 93 and 93A, of the Public Records of Duval County, Florida.

Parcel 2

Tract 4, Block 2, Section 7, Township 3 South, Range 25 East Jacksonville Heights, as per plat thereof, recorded in Plat Book 5, Page(s) 93 and 93A, of the Public Records of Duval County, Florida.

Vista Bay PUD
Written Description
September 22, 2022

I. PROJECT DESCRIPTION. This is a proposed change to the Vista Bay PUD, a single family subdivision development previously approved by Ordinance 2021-230-E. The project is located on the east side of Chaffee Road, between Normandy Boulevard and 103rd Street. The current PUD is approximately 89.07-acres and is approved for 194 lots with a minimum lot width of 50 feet.

The proposed PUD would add two 10-acre tracts in the northern area of the development and an approximately 6.96 parcel to the south, resulting in a more compact development boundary. This application would also reconfigure the site plan to add 50 and 60-foot lots. The proposed PUD would be a total of 115.86 acres with up to 405 lots. Of these, up to 288 lots would have a minimum lot width of 50 feet, and up to 117 lots would have a minimum lot width of 60 feet. The added land is currently undeveloped and is zoned RR-Acre and PUD.

The designated Land Use under the Comprehensive Plan for the area proposed for development is Low Density Residential (LDR), which allows up to seven (7) units per acre, and Community-General-Commercial (CGC). A companion small-scale land use amendment application is being filed to amend the approximately 19.20 acre CGC portions of the project area to LDR. The property is in the Suburban Development Area. The current zoning is RR-Acre and PUD (Ord. 90-123-103, Duval Park Race Course). It is located in Council District 12 (Randy White). Access would be provided via Chaffee Road.

Surrounding land uses:

| | Land Use | Zoning | Use |
|-------|----------|---------------|--|
| North | LDR | RR-Acre & PUD | Single family residential and silviculture |
| East | LDR | PUD & RR-Acre | Single family residential |
| South | LDR | PUD | Single family residential |
| West | LDR & BP | RR-Acre & IBP | Silviculture |

Other uses in the area include the Blue Lake Estates single family neighborhood, Bishop John Snyder Catholic High School, and the interchange at the First Coast Expressway and 103rd Street. This project is less than four miles from Cecil Commerce Center and Cecil Airport, which currently include Jinko Solar, Boeing Company, Flightstar Aircraft Services, Pratt & Whitney, and others. The site is outside of any Military or Civilian "Influence Zones" (relating to airport activity).

II. USES AND RESTRICTIONS.

- A. Permitted uses and structures.
1. Single family detached dwelling units.
 2. Foster care homes.
 3. Family day care homes meeting the performance standards and development criteria set forth in Part 4.
 4. Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.
 5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.
 6. Neighborhood parks, pocket parks, playgrounds or recreational structures which serve or support a neighborhood or several adjacent neighborhoods, meeting the performance standards and development criteria set forth in Part 4.
 7. Amenity/recreation center(s), which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.
 8. Mail center.
 9. Home occupations meeting the performance standards and development criteria set forth in Part 4.
 10. Excavations, lakes, and ponds, dug as part of a stormwater management system serving the development and surrounding areas. Material not needed for construction of the project will be removed from the site.
 11. Model homes, residential sales centers, and temporary construction trailers during site development and prior to buildout. Associated parking for rental or sales activities is permitted adjacent to model units.
- B. Density. The maximum gross density of the PUD shall not exceed 4 units per gross acre.
- C. Permitted accessory uses and structures. Accessory uses and “accessory uses and structures in a residential district” are allowed in accordance with the then-current Jacksonville Zoning Code.
- D. Permissible uses by exception. None.
- E. Limitations on permitted or permissible uses by exception. N/A
- F. Lot requirements.
1. Minimum lot requirement (width and area).

- a) Width – Fifty (50) feet as to 288 lots; Sixty (60) feet as to 117 lots.
 - b) Area – 5,000 square feet.
2. Maximum lot coverage by buildings and structures at ground level: 50%
 3. Minimum yard requirements. The minimum yard requirements for all uses and structures (as measured from the wall of the structure) are as follows:
 - a) Front – Twenty (20) feet from the face of a front-facing garage; fifteen (15) feet from any other building face (such as a porch). For corner lots, the minimum front yard shall be ten (10) feet if no driveway is proposed on the front yard upon which this lower yard requirement is applied.
 - b) Side – Five (5) feet.
 - c) Rear – Ten (10) feet to the lot line or the top of bank of a pond, where the lot line extends into the pond.
 - d) Side street – Ten (10) feet.
 4. Building height. The maximum building height of all buildings and structures is thirty-five (35) feet. See definition of “Building height”, Jacksonville Zoning Code Part 16.
 5. Each residential lot shall have frontage on a public or approved private street equal to not less than 80 percent of the minimum lot width, except if located on a cul-de-sac turn around where the minimum required frontage shall be not less than twenty-five (25) feet or 80 percent of the minimum lot width, whichever is less.
- G. Impervious surface ratios. The maximum impervious surface ratio for lots is 65%.
- H. Recreation. The proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. Subject to final design and engineering, approximately 4 acres of usable uplands area has been identified for park uses in the proposed Site Plan.
- I. Differences from usual application of Zoning Code. (Comparing to RLD-50 zoning)
1. Uses. Churches, golf courses and country clubs were omitted from the allowed list of uses. None of the uses allowed by exception in RLD-50, including cemeteries, schools, borrow pits, bed and breakfast establishments, are proposed to be allowed by exception. Model homes, sales centers and construction trailers are listed as a proposed allowed use prior to buildout. Agricultural and

silvicultural uses (prior to development as a single-family subdivision), amenity centers and mail centers are specifically proposed for clarification.

2. Lot frontage. The minimum lot frontage on a cul-de-sac is proposed to be 25 feet or 80 percent of the minimum lot width, whichever is less. Section 656.407, Jacksonville Zoning Code, normally requires the minimum lot frontage on a cul-de-sac to be 35 feet or 80 percent of the minimum lot width, whichever is less.

3. Corner lot frontage. The minimum front yard for one side of a corner lot is proposed to be reduced to 10 feet where such side is not proposed to have a driveway. This modifies the application of front yard requirements found in the definition of "lot frontage" under section 656.1601. This definition provides in part that all sides of a lot adjacent to streets shall be considered frontage and follow the Zoning Code's yard requirements.

III. DESIGN GUIDELINES.

A. Ingress, Egress and Circulation.

1. Parking Requirements. A minimum of two spaces of off-street parking will be provided per dwelling unit.

2. Vehicular Access. Vehicular access shall be provided via two access points on Chaffee Road.

3. Pedestrian Access. The developer will comply with the applicable sidewalk regulations of the Jacksonville Ordinance Code.

B. Signage. Signage shall be consistent with Part 13 of the Zoning Code (July 20, 2022), which includes (but is not limited to) the allowance of one, up to twenty-four (24) square foot neighborhood identification sign per entrance.

C. Landscaping. Landscaping and tree protection shall be consistent with Part 12 of the Zoning Code (July 20, 2022). No uncomplimentary uses exist around the perimeter of the site.

D. Open space. At least 10 percent of the total site will be passive open space, which may consist of, in part, stormwater pond area.

E. Utilities. Utilities will be provided by JEA or its successor(s).

F. Wetlands. All wetlands impacts will be mitigated in accordance with state and federal regulations.

G. Architectural standards. The Architectural and Aesthetic Regulations for Single-Family Dwellings in Part 4 apply to residential buildings in this development.

H. Stormwater retention. Stormwater treatment facilities will be designed and installed in accordance with the rules of the St. Johns River Water Management District.

I. Schedule. Horizontal construction is anticipated to occur in not more than three phases, with horizontal construction expected to be completed within two (2) years of commencement of construction of each phase. Lot development will occur based on market conditions. Upon approval of the construction plans for the infrastructure improvements within the property, the developer may seek and obtain building permits for the construction of residential model homes prior to the recordation of the plat(s) for the property.

J. Continued operation and maintenance. Long term, common areas will be maintained by a property owners association and funded by assessments imposed upon the residential lots through a declaration of covenants and restrictions. The property owner's association will be established prior to completion of any phase of development, certificate of occupancy, and prior to any modification requested of the Planned Unit Development. Evidence of the establishment of the legal entity shall be submitted along with the initial permit requests to the Building Inspection Division.

K. Conformance to Zoning Overlay. Not applicable.

IV. DEVELOPMENT PLAN APPROVAL. With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department, identifying all then-existing and proposed uses within the property, and showing the general layout of the overall property. In the event of a conflict between the Site Plan and this Written Description, this Written Description shall take precedence.

V. JUSTIFICATION FOR PLANNED DEVELOPMENT CLASSIFICATION. The proposed development is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Zoning Code. This PUD, a form of customized zoning, allows for unique provisions concerning allowable uses and development criteria.

VI. EXISTING SITE CHARACTERISTICS. The existing site is currently used for silviculture.

VII. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The proposed zoning is consistent with the Comprehensive Plan. The proposed zoning is consistent with and furthers the following Goals, Objectives, and Policies:

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 to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Analysis: The rezoning of the property to PUD will allow for development consistent with the designated Low Density Residential future land use of the property. It will allow for a single-family subdivision in an area with all necessary public infrastructure in place. It would help to provide housing near a growing employment center, Cecil Commerce Center and Cecil Airport, and near the expanding First Coast Expressway. Area amenities include the City's Bent Creek golf course and shopping at OakLeaf Town Center.

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.

Analysis: The proposed zoning allows for appropriate infill residential development in a suburban area.

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.

Analysis: The proposed use is compatible with the surrounding uses and consistent with the designated future land use of the property. Development will allow for more efficient delivery of urban services in the Chaffee Road area.

Future Land Use Element

1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use, pattern, 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.

B. Consistency with the Concurrency Management System. The property will be developed consistent with the applicable concurrency and mobility management regulations of the City of Jacksonville.

C. Allocation of residential land use. The residential uses proposed in this PUD are in an area designated for low density residential uses under the Comprehensive Plan.

D. Internal compatibility/vehicular access. The proposed uses are compatible with each other. Vehicular access is provided to Chaffee Road.

E. External compatibility/intensity of development. An average 20-foot-wide (minimum 15 foot) natural buffer will be provided along the boundary of Chaffee Road as shown on the Site Plan. The Chief of Development Services Division may approve a buffer strip of less than 15 feet in instances where there is a unique hardship or circumstances that do not provide for any other practicable alternative. An 85 percent

opaque screen meeting the requirements of section 656.1222 (July 20, 2022) would be provided where single family homes would otherwise abut Chaffee Road.

The undeveloped buffer area may be maintained by the property owners' association or under the terms of an easement agreement with the adjacent property owner(s), inside or outside of the PUD.

A six-foot high, 95% opaque fence shall be installed along those portions of residential lots abutting Gracy Road.

As to other boundaries of the PUD, the proposed development is consistent with the existing and planned uses of the surrounding properties and will not have any avoidable or undue adverse impact on existing or planned surrounding uses.

F. Recreation/open space. Consistent with section 656.420, the proposed project will provide at least 1 acre of usable uplands for every 100 lots (and any fraction thereof), or 5% of the total usable area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. Subject to final design and engineering, approximately 4 acres of usable uplands area has been identified for park uses in the proposed Site Plan.

G. Impact on wetlands. All wetlands impacts associated with the development of the property will be fully mitigated under state and federal regulations.

H. Listed species regulations. Development of the project will comply with the Endangered Species Act and other laws concerning the protection of listed species.

I. Off-Street parking & loading. See the parking requirements proposed above.

J. Sidewalks, trails & bikeways. To comply with the applicable requirements of the Zoning Code, 2030 Comprehensive Plan, and Land Development Procedures Manual regarding the provision of sidewalks, the developer will extend the existing sidewalk along the east side of Chaffee Road from its current northerly terminus (north of Blue Lake Estates) to the primary entrance of the subdivision. Internal sidewalks will be provided as shown in the Site Plan or as otherwise approved by the Planning and Development Department.

VIII. DEVELOPMENT TEAM

A. Developer/Owner
Green Valley Land, LLC
attn: R. Kent Curley
P.O. Box 23518
Jacksonville, FL 32241
(904) 591-8260
curleyr@bellsouth.net

B. Engineer:

Henry A. Vorpe, Jr., P.E.
AVA Engineers, Inc.
4201 Baymeadows Road, Suite 3
Jacksonville, FL 32217
(904) 730-3223 x 224
vorpefactorx@yahoo.com

C. Agent/Attorney:
Thomas O. Ingram, Esq.
Elizabeth A. Moore, Esq.
Sodl & Ingram PLLC
233 E Bay Street, Suite 1113
Jacksonville, FL 32202
(904) 612-9179
thomas.ingram@si-law.com
beth.moore@si-law.com

IX. Landowners, Tax Parcel Identification and Addresses:

#012886 0150, Green Valley Land, LLC (See ORB 18806/1228, Duval County),
0 Gracy Road, Jacksonville, FL 32221

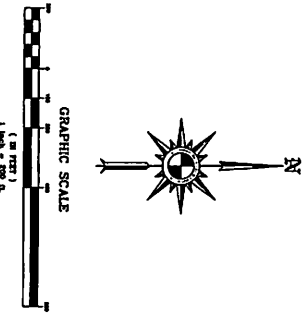
#012892 0000, Green Valley Land, LLC, 0 Chafee Road South, Jacksonville, FL
32221

#012890 0000, Green Valley Land, LLC, 0 Castle Pines Court, Jacksonville, FL
32221

#012900 0510, Green Valley Land, LLC, 0 Gracy Road, Jacksonville, FL 32210

VISTA BAY PUD

July 27, 2022



VACANT
CCG-1 ZONING

IBP ZONING

VACANT

LDR/RR-ACRE
(VACANT)

TOTAL ACRES = 115.86 AC
 TOTAL ACTIVE RECREATION SPACE = 4.05 AC
 TOTAL PASSIVE OPEN SPACE = 22.71 AC
 TOTAL LOTS SPACE = 89.10 AC
 405 TOTAL LOTS
 CCG-1 ZONING
 LDR/RR-ACRE
 (SILVICULTURE)

LDR/PUD
(UNDEVELOPED)

LDR/PUD
2002-933-E
BLUE LAKE ESTATES

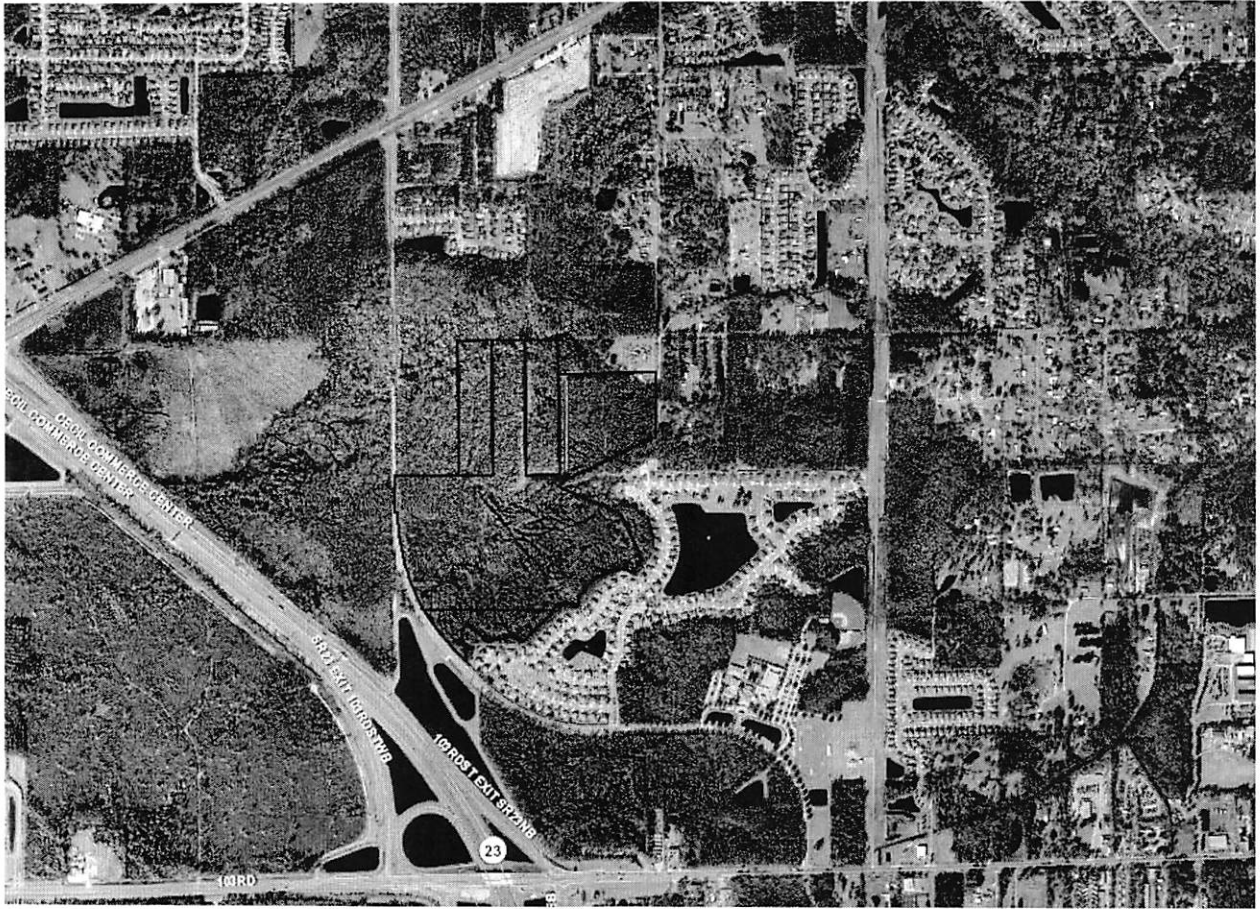
| | | | | | |
|---------------------------|-------------------------|---|---|-------------------|-----------------|
| SHEET NO. 1 OF 1 | PROJECT NUMBER 15023 | Cody's Professional Surveying & Mapping, Inc. (904) 636-6240 Phone (904) 636-6341 Fax P.O. Box 7540 Jacksonville, Florida 32233 | PRELIMINARY PROGRESS SET NOT YET FORWARDED TO FL. REGISTRATION NO. 6271 MARCH 2, 2021 FLORIDA L.S. # 7347 | PARTY CHECK DT | CAD TECH RFP |
| | | | | FIELD BOOK # PAGE | |

EXHIBIT F
LAND USE TABLE
Vista Bay PUD
July 27, 2022

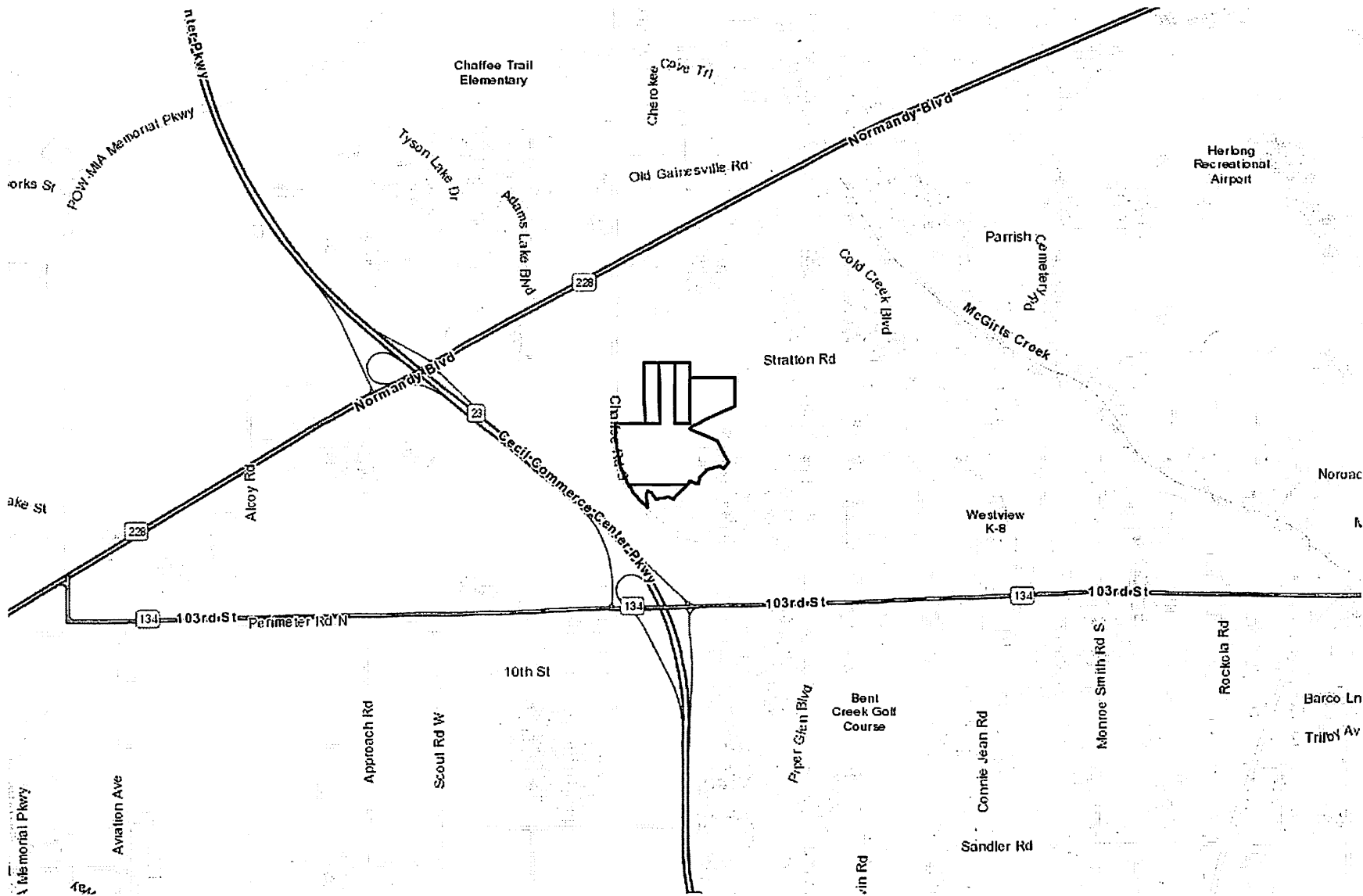
[please update these acreages so that the total acreage matches our legal description, the single family acreage equals the area of the single family plus the streets within the single family area, the Passive open space equals the pond sites and any other non-recreation, non-residential acreage within the PUD (such as ditches and wetlands), and the active recreation equals at least 4.06 acres and is consistent with the revised site plan]

| | | | |
|--|--------------|---|--------------|
| Total Gross Acreage | Acres | 115.86 | 100% |
| Amount of each different use by acreage: | | | |
| Single Family Detached | | 89.10 Acres | 76.9% |
| Total number and type of dwelling units by each time of same: | | | |
| Single Family Detached | | 405 dwelling units | |
| Other land use | | 0 Acres | 0% |
| Active recreation and/or open space | | 4.05 Acres; | 3.5% |
| | | (Minimum is 1 ac per 100 units) | |
| Passive open space | | 22.71 Acres | 19.6% |
| Public and private right-of-way | | (contained within single family acreage) | |
| Maximum lot coverage of buildings and structures at ground level: | | | 50% |
| Maximum impervious surface ratio as required by section 654.129: | | | 65% |

Aerial Photograph



Location Map



Prepared by & return to:
Bradley R. Markey, Esq.
Thames Markey & Heekin, P.A.
50 North Laura Street, Suite 1600
Jacksonville, Florida 32202

Parcel Tax ID Nos.: 012900-0510 and 012886-0150

NOTE TO CLERK: THIS DEED IS SUBJECT ONLY TO MINIMUM TAX PURSUANT TO 12B-4.014(2)(b) Conveyances Not Subject to Tax.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed"), is made, entered into, and effective as of the 15th day of May, 2019 (the "Effective Date"), by LINKS MANAGEMENT, LLC, a Florida limited liability company f/k/a LINKS MANAGEMENT, INC., a Florida corporation ("Grantor"), whose address is P.O. Box 23518, Jacksonville, Florida 32241, in favor of GREEN VALLEY LAND, LLC, a Florida limited liability company ("Grantee"), whose address is P.O. Box 23518, Jacksonville, Florida 32241.

WITNESSETH:

THAT, Grantor for and in consideration of the "desire to promote welfare and \$1.00" and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, remise, release, convey, and confirm unto Grantee, its successors and assigns, to have and to hold, all the right, title, interest, claim and demand that Grantor has, in and to that certain real property, situated lying and being in Duval County, Florida, as more particularly described on Exhibit A attached hereto (the "Land") having a street address of "0" Gracy Road, Jacksonville, Florida 32221;

TOGETHER WITH all improvements, easements, licenses, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, (collectively, the "Property").

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

SUBJECT TO, (i) all conditions, restrictions, reservations, easements and limitations of record, (ii) matter that would be disclosed by an accurate survey of the property, and (iii) any and all taxes currently due and owing and subsequent tax years;

AND Grantor does hereby fully warrant the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and no other.

{Signature page follows}

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed effective as of the Effective Date.

Signed, Sealed, and Delivered
In the Presence of:

WITNESS 1:

Brenda Chobanian
Print Name: Brenda Chobanian

WITNESS 2:

Shelly Deese
Print Name: Shelly Deese

GRANTOR:

LINKS MANAGEMENT, LLC

By: [Signature]
R.K. Curley, Its Manager

STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

The foregoing instrument was executed and acknowledged before me on the 15th day of May, 2019, by R.K. Curley, as the Manager of Links Management, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[NOTARIAL SEAL]

Brenda Chobanian
Notary Public, State and County Aforesaid
Name: Brenda Chobanian
My Commission Expires: _____
My Commission Number is: _____



Exhibit A**The Land**

The land referred to herein below is situated in the County of Duval, State of Florida, and described as follows:

Parcel 1: Commercial Tract

That certain piece, parcel or Tract of land lying in and being a part of Tracts 4, 5, 6 and 7, Block 3, Section 7, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat thereof, 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 Southeast corner of Blue Lake Estates Unit One, according to the plat thereof, as recorded in plat Book 61 Pages 84 through 90 of said Public Records; thence South 89°19'57" West along the South line of said plat and along the Northerly right of way line of relocated Chaffee Road as shown on Florida Department of Transportation right of way map Section 72016-2501 (a 120 foot wide right of way), a distance of 370.14 feet to the point of curvature of a curve to the right, said curve concave Northerly and having a radius of 1550.00 feet; thence along and around said curve, through a central angle of 47°35'48", an arc length of 1287.61 feet, said arc subtended by a chord bearing and distance of North 66°52'09" West, 1250.91 feet to the point of tangency of said curve; thence North 43°04'15" West continuing along said right of way line, a distance of 167.83 feet to the most Southwesterly corner of Tract "D" of said Blue Lakes Estates Unit One, said point also being the point of beginning; Thence continue North 43°04'15" West, along said Northerly right-of-way line, a distance of 198.39 feet to the point of curvature of a curve to the right, said curve concave Northeasterly and having a radius of 1956.40 feet; thence along and around said curve, through a central angle of 13°08'52", an arc length of 448.94 feet, said arc subtended by a chord bearing and distance of North 36°29'49" West, 447.95 feet to the South line of a 30 foot unimproved right-of-way, according to said plat of Jacksonville Heights; thence North 89°25'13" East, along said line, a distance of 1272.82 feet to its intersection with the Northwesterly line of said Tract "D", Blue Lake Estates Unit One; thence along said Northwesterly line of Tract "D" the following Seven Courses: Course (1):thence South 43°30'54" West, a distance of 442.02 feet; Course (2): thence North 66°39'53" West, a distance of 125.98 feet; Course (3): thence South 79°55'20" West, a distance of 267.88 feet; Course (4): thence North 38°03'01" West, a distance of 177.64 feet; Course (5): thence North 63°46'53" West, a distance of 84.63 feet; Course (6): thence South 26°01'05" West, a distance of 103.31 feet; Course (7): thence South 08°42'56" East, a distance of 288.15 feet to the point of beginning, less and except any portion lying within road right of way, public or private.

PARCEL 2: Wetlands Tract

That certain piece, parcel or Tract of land lying in and being a part of Tracts 1, 2, 3, 5, 9, 10, 11, 12, 13, 14, 15, and 16, Block 2, Section 7, Township 3 South, Range 25 East, Jacksonville Heights, according to the plat thereof, 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 Southeast corner of Blue Lake Estates Unit One, according to the plat thereof, as recorded in Plat Book 61 Pages 84 through 90 of said Public Records; thence South 89°19'57" West along the South line of said plat and along the Northerly right of way line of relocated Chaffee Road as shown on Florida Department of Transportation Right of Way Map Section 72016-2501 (a 120 foot wide right of

way), a distance of 370.14 feet to the point of curvature of a curve to the right, said curve concave Northerly and having a radius of 1550.00 feet; thence along and around said curve, through a central angle of 47°35'48 seconds, an arc length of 1287.61 feet, said arc subtended by a chord bearing and distance of North 66°52'09" West, 1250.91 feet to the point of tangency of said curve; thence North 43°04'15" West continuing along said right of way line, a distance of 167.83 feet to the most Southwesterly corner of Tract "D" of said Blue Lakes Estates Unit One; thence continue North 43°04'15" West, along said Northerly right-of-way line, a distance of 198.39 feet to the point of curvature of a curve to the right, said curve concave Northeasterly and having a radius of 1956.40 feet; thence along and around said curve, through a central angle of 14°09'03", an arc length of 483.19 feet, said arc subtended by a chord bearing and distance of North 35°59'44" West, 481.96 feet to the North line of a 30 foot unimproved right-of-way, according to said plat of Jacksonville Heights, said point also being the point of beginning; Thence continue along and around said curve and right of way line, through a central angle of 28°56'20", an arc length of 988.14 feet, said arc subtended by a chord bearing and distance of North 14°27'02" West, 977.67 feet to the point of tangency of said curve; thence continue along said right of way line, North 89°58'52" West, a distance of 27.00 feet; thence North 00°01'06" East, a distance of 368.21 feet to the North line of Tract 9, Block 2 of said Jacksonville Heights; thence North 89°32'50" East along said North line, and continuing along the North line of Tracts 10 and 11, Block 2 of said Jacksonville Heights, a distance of 975.69 feet to the Southwest corner of Tract 5, Block 2 of said Jacksonville Heights; thence North 00°09'01" East along the West line of said Tract 5, a distance of 1316.46 feet to the South right of way line of a 30 foot unimproved right-of-way, according to said plat of Jacksonville Heights; thence North 89°40'07" East along said right of way line, a distance of 337.23 feet to the East line of said Tract 5; thence South 00°11'39" West along said East line, a distance of 1315.76 feet to the Southeast corner of said Tract 5; thence North 89°32'50" East along the North line of Tract 13, a distance of 336.20 feet to the Southwest corner of Tract 3, Block 2 of said Jacksonville Heights; thence North 00°14'17" East, along the West line of said Tract 3, a distance of 1000.04 feet to the South line of the North 330 feet of said Section 7; thence North 89°40'07" East along said South line, a distance of 935.77 feet to the East line of said Tract 1, Block 2; thence South 00°46'40" West along said East line, a distance of 682.06 feet to the Northwesterly line of the proposed plat of Blue Lake Estates Unit Two; thence along the boundary of said proposed plat, the following six courses; course (1): thence South 77°22'00" West, a distance of 39.86 feet; course (2): thence South 65°11'48" West, a distance of 950.62 feet; course (3): thence South 47°06'54" West, a distance of 72.56 feet; course (4): thence South 31°07'17" East, a distance of 35.39 feet; course (5): thence South 66°29'03" East, a distance of 824.60 feet; course (6): thence South 25°19'58" East, a distance of 520.62 feet to the Northerly line of Tract "D" of said Blue Lake Estates Unit One; thence along said Northerly line, the following seven courses: course (1); thence South 40°08'03" West, a distance of 153.42 feet; course (2): thence North 65°41'24" West, a distance of 97.59 feet; course (3): thence South 73°17'51" West, a distance of 302.03 feet; course (4); thence South 41°10'46" West, a distance of 208.58 feet; course (5): thence South 12°40'18" West, a distance of 130.06 feet; course (6): thence North 76°01'51" West, a distance of 184.36 feet; course (7): thence South 43°30'54" West, a distance of 36.37 feet to the North line of a 30 foot unimproved right-of-way, according to said plat of Jacksonville Heights; thence South 89°25'13" West along said North line, a distance of 1318.41 feet to the point of beginning. Less and except any portion lying within road right of way, public or private.

Doc 19

Prepared by and return to:
D. Gonzales
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
File Number: STC #116755

General Warranty Deed

Made this 10th day of February, 2022 A.D. By Robert Carter as Trustee of Trust #012892, hereinafter called the grantor, to Larry Dean as Trustee of the Chafee Road Trust #012892-0000, whose post office address is: P. O. Box 48070, Jacksonville, Florida 32247, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Tract 6, Block 2, Section 7, Township 3 South, Range 25 East Jacksonville Heights, as per plat thereof, recorded in Plat Book 5, Page(s) 93 and 93A, of the Public Records of Duval County, Florida.

This Deed is being executed for the purpose of correcting the legal description in that certain Quit Claim Deed which was executed on September 3rd, 2021 and was recorded in Official Records Book 19902, page 690 of the public records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 012892-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

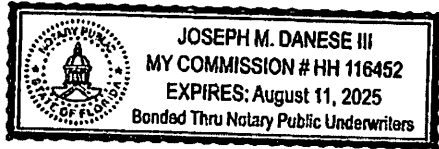
Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name: D. M. Danese
[Signature]
Witness Printed Name: DAWN GONZALES

[Signature]
Robert Carter as Trustee of Trust #012892 (Seal)
Address: P.O. Box 48070 Jacksonville, FL 32247

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this 10th day of February, 2022, by Robert Carter as Trustee of Trust #012892, who is ~~are~~ personally known to me or who has produced a driver's license as identification



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

Prepared by:
D. Gonzales
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217

File Number: STC #116755

General Warranty Deed

Made this February 25 2022 A.D. By Larry Dean, as Trustee of Chafee Road Trust #012892-0000 dated 12/11/2004 (as to parcel 1) and Larry Dean, as Trustee of the 10 Acre Vacant Land Trust #012890-0000 dated 5/14/2014 (as to parcel 2), whose post office address is: P. O. Box 48070, Jacksonville, Florida 32247, hereinafter called the grantor, to Green Valley Land, LLC, a Florida Limited Liability Company, whose post office address is: 2817 Village Grove Drive North, Jacksonville, Florida 32257, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Attached Schedule A

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 012892-0000 and 012890-0000


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

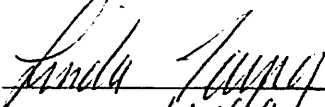
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:



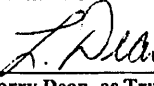
Witness Printed Name **DAWN GONZALES**



Witness Printed Name **Linda Taming**

 acting only as Trustee
with no personal obligation (Seal)

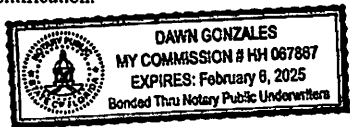
Larry Dean, as Trustee of Chafee Road Trust #012892-0000
dated 12/11/2004 (as to parcel 1)
Address: P. O. Box 48070, Jacksonville, Florida 32247

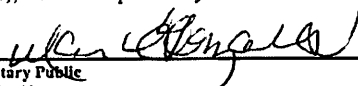
 acting only as Trustee
with no personal obligation (Seal)

Larry Dean, as Trustee of the 10 Acre Vacant Land Trust
#012890-0000 dated 5/14/2014 (as to parcel 2)
Address: P. O. Box 48070, Jacksonville, Florida 32247

State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization, this February 25 2022, by Larry Dean, as Trustee of Chafee Road Trust #012892-0000 dated 12/11/2004 (as to parcel 1) and Larry Dean, as Trustee of the 10 Acre Vacant Land Trust #012890-0000 dated 5/14/2014 (as to parcel 2), who is/are personally known to me or who has produced a drivers license as identification.





Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit "A"

Parcel 1

Tract 6, Block 2, Section 7, Township 3 South, Range 25 East Jacksonville Heights, as per plat thereof, recorded in Plat Book 5, Page(s) 93 and 93A, of the Public Records of Duval County, Florida.

Parcel 2

Tract 4, Block 2, Section 7, Township 3 South, Range 25 East, Jacksonville Heights, as per plat thereof, recorded in Plat Book 5, Page(s) 93 and 93A, of the Public Records of Duval County, Florida.

GREEN VALLEY LAND LLC
 2817 VILLAGE GROVE DR N
 JACKSONVILLE, FL 32257

Primary Site Address
 0 S CHAFFEE RD
 Jacksonville FL 32221

Official Record Book/Page
 20173-01010

Title #
 5507

0 S CHAFFEE RD

Property Detail

| | |
|-----------------------|---|
| RE # | 012892-0000 |
| Tax District | GS |
| Property Use | 9600 Waste Land |
| # of Buildings | 0 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 00019 JAX HEIGHTS SEC |
| Total Area | 436776 |

Value Summary

| Value Description | 2021 Certified | 2022 In Progress |
|---------------------------------|-----------------|------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$0.00 | \$0.00 |
| Extra Feature Value | \$0.00 | \$0.00 |
| Land Value (Market) | \$3,000.00 | \$3,000.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$3,000.00 | \$3,000.00 |
| Assessed Value | \$3,000.00 | \$3,000.00 |
| Cap Diff/Portability Amt | \$0.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$3,000.00 | 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 |
|-----------------------------|------------|--------------|---------------------------|-----------------------|-----------------|
| 20173-01010 | 2/25/2022 | \$150,000.00 | WD - Warranty Deed | Unqualified | Vacant |
| 20173-01009 | 2/10/2022 | \$100.00 | WD - Warranty Deed | Unqualified | Vacant |
| 19902-00690 | 9/3/2021 | \$100.00 | QC - Quit Claim | Unqualified | Vacant |
| 12386-01215 | 12/13/2004 | \$100.00 | QC - Quit Claim | Unqualified | Improved |
| 09841-00405 | 1/2/2001 | \$1,700.00 | TD - Tax Deed | Unqualified | Improved |

Extra Features

No data found for this section

Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|----|------|-----------------|-------------------|-------|-------|----------|------------|-----------|------------|
| 1 | 9602 | SWAMP | RR-ACRE | 0.00 | 0.00 | Common | 10.00 | Acreage | \$3,000.00 |

Legal

| LN | Legal Description |
|----|----------------------|
| 1 | 5-93 07-35-25E |
| 2 | JACKSONVILLE HEIGHTS |
| 3 | TRACT 6 BLK 2 |

Buildings

No data found for this section

2021 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 | \$3,000.00 | \$0.00 | \$3,000.00 | \$34.33 | \$34.33 | \$32.84 |
| Public Schools: By State Law | \$3,000.00 | \$0.00 | \$3,000.00 | \$10.97 | \$10.68 | \$10.50 |
| By Local Board | \$3,000.00 | \$0.00 | \$3,000.00 | \$6.74 | \$6.74 | \$6.45 |
| FL Inland Navigation Dist. | \$3,000.00 | \$0.00 | \$3,000.00 | \$0.10 | \$0.10 | \$0.09 |
| Water Mgmt Dist. SJRWMD | \$3,000.00 | \$0.00 | \$3,000.00 | \$0.69 | \$0.69 | \$0.66 |
| Totals | | | | \$52.83 | \$52.54 | \$50.54 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---------------------|------------|----------------|------------|---------------|
| Last Year | \$3,000.00 | \$3,000.00 | \$0.00 | \$3,000.00 |
| Current Year | \$3,000.00 | \$3,000.00 | \$0.00 | \$3,000.00 |

2021 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.

[2021](#)

[2020](#)

[2019](#)

[2018](#)

[2017](#)

[2016](#)

[2015](#)

[2014](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [Request PRC](#)

More Information

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

GREEN VALLEY LAND LLC
 PO BOX 23518
 JACKSONVILLE, FL 32241-3518

Primary Site Address
 0 GRACY RD
 Jacksonville FL 32221

Official Record Book/Page
 18806-01228

Title #
 5507

0 GRACY RD

Property Detail

| | |
|-----------------------|---|
| RE # | 012886-0150 |
| Tax District | GS |
| Property Use | 5600 Timber SI 70-79 |
| # of Buildings | 0 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 00019 JAX HEIGHTS SEC |
| Total Area | 3889154 |

Value Summary

| Value Description | 2021 Certified | 2022 In Progress |
|---------------------------------|-----------------------|------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$0.00 | \$0.00 |
| Extra Feature Value | \$0.00 | \$0.00 |
| Land Value (Market) | \$201,109.00 | \$201,109.00 |
| Land Value (Agric.) | \$23,273.00 | \$23,273.00 |
| Just (Market) Value | \$201,109.00 | \$201,109.00 |
| Assessed Value | \$23,273.00 | \$23,273.00 |
| Cap Diff/Portability Amt | \$177,836.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$23,273.00 | 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 |
|-----------------------------|-----------|-------------|---------------------------|-----------------------|-----------------|
| 18806-01228 | 5/15/2019 | \$100.00 | SW - Special Warranty | Unqualified | Vacant |
| 14917-01435 | 6/10/2009 | \$100.00 | QC - Quit Claim | Unqualified | Vacant |
| 14917-01430 | 6/10/2009 | \$50,000.00 | SW - Special Warranty | Unqualified | Vacant |

Extra Features

No data found for this section

Land & Legal

| Land | | | | | | | | | | Legal | |
|------|------|-------------------------|-------------------|-------|-------|-------------|------------|-----------|--------------|-------|---------------------------------|
| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value | LN | Legal Description |
| 1 | 5610 | TNP/Natural | PUD | 0.00 | 0.00 | Agriculture | 61.91 | Acreage | \$22,288.00 | 1 | 5-93 07-35-25E 90.049 |
| 1 | 0100 | RES LD 3-7 UNITS PER AC | PUD | 0.00 | 0.00 | Market | 14.27 | Acreage | \$178,375.00 | 2 | JACKSONVILLE HEIGHTS |
| 2 | 5910 | HSW/Swamp-productive | PUD | 0.00 | 0.00 | Agriculture | 28.14 | Acreage | \$985.00 | 3 | PT TRACTS 1,2,3,9,10,13 TO 16, |
| 2 | 9602 | SWAMP | PUD | 0.00 | 0.00 | Market | 75.78 | Acreage | \$22,734.00 | 4 | TRACTS 5,11,12 BLK 2 |
| | | | | | | | | | | 5 | RECD O/R 14917-1430 (EX PT RECD |
| | | | | | | | | | | 6 | O/R 18515-2297 BEING PARCEL A) |

Buildings

No data found for this section

2021 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 | \$23,273.00 | \$0.00 | \$23,273.00 | \$259.19 | \$266.29 | \$254.75 |
| Public Schools: By State Law | \$23,273.00 | \$0.00 | \$23,273.00 | \$82.84 | \$82.85 | \$81.43 |
| By Local Board | \$23,273.00 | \$0.00 | \$23,273.00 | \$50.92 | \$52.32 | \$50.06 |
| FL Inland Navigation Dist. | \$23,273.00 | \$0.00 | \$23,273.00 | \$0.72 | \$0.74 | \$0.71 |
| Water Mgmt Dist. SJRWMD | \$23,273.00 | \$0.00 | \$23,273.00 | \$5.18 | \$5.32 | \$5.09 |
| Totals | | | | \$398.85 | \$407.52 | \$392.04 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---------------------|--------------|----------------|------------|---------------|
| Last Year | \$201,109.00 | \$22,653.00 | \$0.00 | \$22,653.00 |
| Current Year | \$201,109.00 | \$23,273.00 | \$0.00 | \$23,273.00 |

2021 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.

[2021](#)

[2020](#)

[2019](#)

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](#)

GREEN VALLEY LAND LLC
2817 VILLAGE GROVE DR N
JACKSONVILLE, FL 32257

Primary Site Address
0 CASTLE PINES CT
Jacksonville FL 32221

Official Record Book/Page
20173-01010

Title #
5507

0 CASTLE PINES CT

Property Detail

| | |
|----------------|---|
| RE # | 012890-0000 |
| Tax District | GS |
| Property Use | 9600 Waste Land |
| # of Buildings | 0 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 00019 JAX HEIGHTS SEC |
| Total Area | 436935 |

Value Summary

| Value Description | 2021 Certified | 2022 In Progress |
|--------------------------|-----------------|------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$0.00 | \$0.00 |
| Extra Feature Value | \$0.00 | \$0.00 |
| Land Value (Market) | \$3,000.00 | \$3,000.00 |
| Land Value (Agric.) | \$0.00 | \$0.00 |
| Just (Market) Value | \$3,000.00 | \$3,000.00 |
| Assessed Value | \$3,000.00 | \$3,000.00 |
| Cap Diff/Portability Amt | \$0.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$3,000.00 | 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 |
|-----------------------------|------------|--------------|---------------------------|-----------------------|-----------------|
| 20173-01010 | 2/25/2022 | \$150,000.00 | WD - Warranty Deed | Unqualified | Vacant |
| 16780-00885 | 5/7/2014 | \$1,900.00 | TD - Tax Deed | Unqualified | Vacant |
| 12386-01216 | 12/13/2004 | \$100.00 | QC - Quit Claim | Unqualified | Improved |
| 09841-00404 | 1/2/2001 | \$3,900.00 | TD - Tax Deed | Unqualified | Improved |

Extra Features

No data found for this section

Land & Legal

Land

| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value |
|----|------|-----------------|-------------------|-------|-------|----------|------------|-----------|------------|
| 1 | 9602 | SWAMP | RR-ACRE | 0.00 | 0.00 | Common | 10.00 | Acreage | \$3,000.00 |

Legal

| LN | Legal Description |
|----|----------------------|
| 1 | 5-93 07-35-25E |
| 2 | JACKSONVILLE HEIGHTS |
| 3 | TRACT 4 BLK 2 |

Buildings

No data found for this section

2021 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 | \$3,000.00 | \$0.00 | \$3,000.00 | \$34.33 | \$34.33 | \$32.84 |
| Public Schools: By State Law | \$3,000.00 | \$0.00 | \$3,000.00 | \$10.97 | \$10.68 | \$10.50 |
| By Local Board | \$3,000.00 | \$0.00 | \$3,000.00 | \$6.74 | \$6.74 | \$6.45 |
| FL Inland Navigation Dist. | \$3,000.00 | \$0.00 | \$3,000.00 | \$0.10 | \$0.10 | \$0.09 |
| Water Mgmt Dist. SJRWMD | \$3,000.00 | \$0.00 | \$3,000.00 | \$0.69 | \$0.69 | \$0.66 |
| Totals | | | | \$52.83 | \$52.54 | \$50.54 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|--------------|------------|----------------|------------|---------------|
| Last Year | \$3,000.00 | \$3,000.00 | \$0.00 | \$3,000.00 |
| Current Year | \$3,000.00 | \$3,000.00 | \$0.00 | \$3,000.00 |

2021 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.

2021

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

More Information

GREEN VALLEY LAND LLC
 PO BOX 23518
 JACKSONVILLE, FL 32241

Primary Site Address
 0 GRACY RD
 Jacksonville FL 32221

Official Record Book/Page
 18806-01228

Title #
 5507

0 GRACY RD

Property Detail

| | |
|-----------------------|---|
| RE # | 012900-0510 |
| Tax District | GS |
| Property Use | 5600 Timber SI 70-79 |
| # of Buildings | 0 |
| Legal Desc. | For full legal description see Land & Legal section below |
| Subdivision | 00019 JAX HEIGHTS SEC |
| Total Area | 302997 |

Value Summary

| Value Description | 2021 Certified | 2022 In Progress |
|---------------------------------|----------------------|------------------|
| Value Method | CAMA | CAMA |
| Total Building Value | \$0.00 | \$0.00 |
| Extra Feature Value | \$0.00 | \$0.00 |
| Land Value (Market) | \$82,858.00 | \$82,858.00 |
| Land Value (Agric.) | \$1,576.00 | \$1,576.00 |
| Just (Market) Value | \$82,858.00 | \$82,858.00 |
| Assessed Value | \$1,576.00 | \$1,576.00 |
| Cap Diff/Portability Amt | \$81,282.00 / \$0.00 | \$0.00 / \$0.00 |
| Exemptions | \$0.00 | See below |
| Taxable Value | \$1,576.00 | 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 |
|-----------------------------|-----------|--------------|---------------------------|-----------------------|-----------------|
| 18806-01228 | 5/15/2019 | \$100.00 | SW - Special Warranty | Unqualified | Vacant |
| 18666-00763 | 1/17/2019 | \$7,000.00 | SW - Special Warranty | Unqualified | Vacant |
| 18515-02297 | 9/4/2018 | \$201,100.00 | CT - Certificate of Title | Unqualified | Vacant |

Extra Features

No data found for this section

Land & Legal

| Land | | | | | | | | | | Legal | |
|------|------|-------------------------|-------------------|-------|-------|-------------|------------|-----------|-------------|-------|------------------------------|
| LN | Code | Use Description | Zoning Assessment | Front | Depth | Category | Land Units | Land Type | Land Value | LN | Legal Description |
| 1 | 5610 | TNP/Natural | PUD | 0.00 | 0.00 | Agriculture | 4.10 | Acreage | \$1,476.00 | 1 | 5-93 07-3S-25E 6.964 |
| 1 | 0100 | RES LD 3-7 UNITS PER AC | PUD | 0.00 | 0.00 | Market | 4.10 | Acreage | \$82,000.00 | 2 | JACKSONVILLE HEIGHTS |
| 2 | 5910 | HSW/Swamp-productive | PUD | 0.00 | 0.00 | Agriculture | 2.86 | Acreage | \$100.00 | 3 | PT TRACTS 4 TO 7 BLK 3, |
| 2 | 9602 | SWAMP | PUD | 0.00 | 0.00 | Market | 2.86 | Acreage | \$858.00 | 4 | PT CL ST RECD O/R 18806-1228 |
| | | | | | | | | | | 5 | BEING PARCEL 1 |

Buildings

No data found for this section

2021 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 | \$1,576.00 | \$0.00 | \$1,576.00 | \$17.56 | \$18.03 | \$17.25 |
| Public Schools: By State Law | \$1,576.00 | \$0.00 | \$1,576.00 | \$5.61 | \$5.61 | \$5.51 |
| By Local Board | \$1,576.00 | \$0.00 | \$1,576.00 | \$3.45 | \$3.54 | \$3.39 |
| FL Inland Navigation Dist. | \$1,576.00 | \$0.00 | \$1,576.00 | \$0.05 | \$0.05 | \$0.05 |
| Water Mgmt Dist. SJRWMD | \$1,576.00 | \$0.00 | \$1,576.00 | \$0.35 | \$0.36 | \$0.34 |
| Totals | | | | \$27.02 | \$27.59 | \$26.54 |

| Description | Just Value | Assessed Value | Exemptions | Taxable Value |
|---------------------|-------------|----------------|------------|---------------|
| Last Year | \$82,858.00 | \$1,535.00 | \$0.00 | \$1,535.00 |
| Current Year | \$82,858.00 | \$1,576.00 | \$0.00 | \$1,576.00 |

2021 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.

[2021](#)

[2020](#)

[2019](#)

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [\[Link\]](#)

More Information

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

EXHIBIT A – Property Ownership Affidavit

Date: March 24, 2022

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

Property Ownership Affidavit for the following site location:

#012886 0150, Green Valley Land, LLC (See ORB 18806/1228, Duval County), 0 Gracy Road, Jacksonville, FL 32221

#012892 0000, Green Valley Land, LLC, 0 Chafee Road South, Jacksonville, FL 32221

#012890 0000, Green Valley Land, LLC, 0 Castle Pines Court, Jacksonville, FL 32221

#012900 0510, Green Valley Land, LLC, 0 Gracy Road, Jacksonville, FL 32210

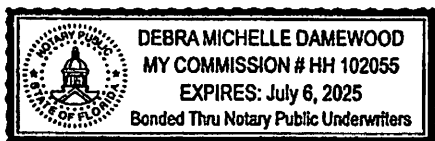
To Whom It May Concern:

I hereby certify that Green Valley Land, LLC is the Owner of the property described in Exhibit 1. This affidavit is being provided in connection with filing an application for rezoning, submitted to the Jacksonville Planning and Development Department.

(signature) _____

R. Kent Curley, Manager
STATE OF Florida
COUNTY OF Duval

Sworn to (or affirmed) and subscribed before me by physical presence or online (if online has been circled) this 24 day of March, 2022, by R. Kent Curley, as Manager of Green Valley Land, LLC.



[Signature]
NOTARY PUBLIC – State of Florida

(Print or Stamp Name) _____

Personally known OR Produced Identification (circle one)

Type of Identification Produced _____

EXHIBIT B - Agent Authorization

Date: March 24, 2022

City of Jacksonville Planning and Development Department
214 North Hogan Street, Suite 300, Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

#012886 0150, Green Valley Land, LLC (See ORB 18806/1228, Duval County), 0 Gracy Road, Jacksonville, FL 32221

#012892 0000, Green Valley Land, LLC, 0 Chafee Road South, Jacksonville, FL 32221

#012890 0000, Green Valley Land, LLC, 0 Castle Pines Court, Jacksonville, FL 32221

#012900 0510, Green Valley Land, LLC, 0 Gracy Road, Jacksonville, FL 32210

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Thomas O. Ingram and Beth Moore of Sodl & Ingram PLLC and Henry A. Vorpe, Jr., P.E. of AVA Engineers, Inc. to act as agents to file application(s) 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.

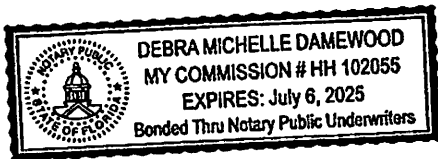
GREEN VALLEY LAND, LLC



R. Kent Curley, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing was acknowledged before me by or online (if online has been circled) this 24 day of March, 2022, by R. Kent Curley, as Manager of Green Valley Land, LLC.





NOTARY PUBLIC – State of Florida

(Print or Stamp Name) _____

Personally known OR Produced Identification (circle one)

Type of Identification Produced _____

EXHIBIT C
Binding Letter

Date: March 24, 2022

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: **Planned Unit Development (Zoning) for approximately 109-acre site on east side of Chaffee Road, between Normandy Boulevard and 103rd Street**

#012886 0150, Green Valley Land, LLC (See ORB 18806/1228, Duval County), 0 Gracy Road, Jacksonville, FL 32221

#012892 0000, Green Valley Land, LLC, 0 Chafee Road South, Jacksonville, FL 32221

#012890 0000, Green Valley Land, LLC, 0 Castle Pines Court, Jacksonville, FL 32221

#012900 0510, Green Valley Land, LLC, 0 Gracy Road, Jacksonville, FL 32210

To Whom It May Concern:

You are hereby advised that the undersigned, owners of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agree to bind its successor(s) in title to 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. Owners also agree 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.

Sincerely,

GREEN VALLEY LAND, LLC



R. Kent Curley, Manager



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
GREEN VALLEY LAND, LLC

Filing Information

Document Number L18000127454
FEI/EIN Number 32-0577992
Date Filed 05/22/2018
State FL
Status ACTIVE

Principal Address

2817 VILLAGE GROVE DRIVE NORTH
JACKSONVILLE, FL 32257

Changed: 01/10/2021

Mailing Address

2817 VILLAGE GROVE DRIVE NORTH
JACKSONVILLE, FL 32257

Changed: 01/30/2022

Registered Agent Name & Address

Lindell Farson & Zebouni, P.A.
12276 San Jose Blvd
JACKSONVILLE, FL 32223-8630

Name Changed: 01/30/2022

Address Changed: 01/30/2022

Authorized Person(s) Detail

Name & Address

Title MGRM

CURLEY, R.K.
2817 VILLAGE GROVE DRIVE NORTH
JACKSONVILLE, FL 32257

Annual Reports

| Report Year | Filed Date |
|--------------------|-------------------|
| 2020 | 02/07/2020 |
| 2021 | 01/10/2021 |
| 2022 | 01/30/2022 |

Document Images

| | |
|--|--|
| <u>01/30/2022 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>01/10/2021 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>02/07/2020 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>03/06/2019 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>05/22/2018 -- Florida Limited Liability</u> | View image in PDF format |

October 30, 2020

Mr. Kent Curley
Green Valley LLC
P.O. Box 23518
Jacksonville, FL 32241-35189

Via Email: curleyr@bellsouth.net


**RE: Listed Wildlife and Habitat Assessment
Chaffee Road South Property
Duval County, Florida
LG²ES Project Number: 2020-245**

Dear Mr. Kent:

Pursuant to your request, LG² Environmental Solutions, Inc. (LG²ES) has conducted a listed wildlife species and habitat assessment of the above-referenced property. The purpose of the assessment was to determine the potential presence and extent of wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Additionally, on-site habitat types, including jurisdictional wetlands, were examined and their extents approximated. Attached please find a report of our findings.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,
LG² Environmental Solutions, Inc.



Chad Drury
Senior Project Manager

Attachment 1 – Listed Wildlife and Habitat Assessment Report

LISTED WILDLIFE & HABITAT ASSESSMENT REPORT

**Listed Wildlife and Habitat Assessment
Chaffee Road South Property
Duval County, Florida**

LG2ES Project Number: 2020-245

Prepared for:

**Mr. Kent Curley
Green Valley LLC
P.O. Box 23518
Jacksonville, FL 32241-35189**

Via Email: curleyr@bellsouth.net

Prepared by:



**LG² Environmental Solutions, Inc.
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256
(904) 363-1686
www.lg2es.com**

October 30, 2020

TABLE OF CONTENTS

| <u>SECTION</u> | <u>PAGE</u> |
|---|-------------|
| 1.0 INTRODUCTION | 1 |
| 2.0 METHODOLOGY..... | 1 |
| 3.0 DATABASE REVIEW OF SITE CONDITIONS | 2 |
| 3.1 USDA Soil Survey..... | 2 |
| 4.0 SITE VISIT SUMMARY | 2 |
| 4.1 Observed Vegetative Communities..... | 2 |
| 4.2 Wildlife..... | 3 |
| 4.2.1 Sensitive Species and Supporting Habitats | 4 |
| 5.0 CONCLUSION AND SUMMARY..... | 8 |
| 6.0 REFERENCES..... | 10 |

LIST OF TABLES

| | |
|---|---|
| Table 1 Observed Wildlife Species | 3 |
| Table 2 FNAI Biodiversity Matrix & IPaC Resource List | 4 |

APPENDICES

| | |
|------------|---|
| Appendix A | Figures 1 - 5 |
| Appendix B | FNAI Biodiversity Matrix Report & IPaC Report |

1.0 INTRODUCTION

On October 20, 2020 LG² Environmental Solutions, Inc. (LG²ES) conducted a listed wildlife and habitat assessment of the subject property in Duval County, Florida. The purpose of the assessment was to determine the potential presence and extent of wildlife species, and their associated habitats, listed as endangered, threatened or Species of Special Concern (SSC) by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (USFWS). Additionally, on-site habitat types, including jurisdictional wetlands, were examined and their extents mapped.

The subject property is located in Township 3 South, Range 24 and 25 East, Section 6, 7, and 12 on the U.S. Geological Survey (USGS) 7.5-minute *Marietta* Topographic Quadrangle map (Appendix A; Figure 1). This subject property is bordered to the north by rural and undeveloped land, to the east by rural land and Blue Lake Estates, to the south by undeveloped land, and to the west by Chaffee Road (Appendix A; Figure 2).

2.0 METHODOLOGY

Prior to the site assessment, aerial orthophoto satellite images, USGS topographic maps, and U.S. Department of Agriculture (USDA) soil survey maps were reviewed for the potential presence of onsite listed wildlife habitats. The soil survey for Duval County was reviewed to help evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1987). Databases from the Florida Fish and Wildlife Conservation Commission (FWC 2020), the Florida Natural Areas Inventory Biodiversity Matrix (FNAI 2020), the bald eagle (*Haliaeetus leucocephalus*) nest locator (FWC 2020), and the USFWS Information for Planning and Consultation (IPAC) Endangered Species List were accessed, as well as the USACE Jacksonville District USFWS Wood Stork Programmatic Key (USFWS 2008) and Eastern Indigo Snake Programmatic Effect Determination Key (USFWS 2013), in order to determine potential for sensitive wildlife species and their suitable habitats.

During the subject property assessment, meandering pedestrian transects were conducted through accessible areas of each vegetative community. Within each transect, data collection included, but was not limited to, plant species, wildlife species, weather conditions, time of assessment, and anthropogenic activity. Vegetative communities were identified according to the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 2014). These methods are consistent with recognized FWC survey guidelines for a general wildlife assessment.

3.0 DATABASE REVIEW OF SITE CONDITIONS

3.1 USDA Soil Survey

The *Soil Survey of Duval County* (USDA-NRCS 1987) reported three soil types on the subject property. The soil types are described below and is included in the attached Appendix A; Figure 3.

Evergreen-Wesconnett complex, depressional (22) – This soil series consists of very poorly drained soils and has a parent material of organic material over sandy marine deposits. The water table is usually at the surface. Slopes range from 0 to 2 percent.

Leon fine sand (32) – This soil series consists of poorly drained soils and has a parent material of sandy marine deposits. The water table is usually 6 to 18 inches below the surface. Slopes range from 0 to 2 percent.

Lynn Haven fine sand (35) – This soil series consists of poorly drained soils and has a parent material of sandy marine deposits. The water table is usually 0 to 6 inches below the surface. Slopes range from 0 to 2 percent.

4.0 SITE VISIT SUMMARY

On October 20, 2020, an LG²ES biologist conducted a site visit to assess the onsite habitats with emphasis on the presence of listed wildlife species. The location of natural resource issues of concern, and occurrences, were recorded using a hand-held global positioning system (GPS) unit for later use in generating report graphics and recommendations. The observed vegetative communities are described in Section 4.1. The weather conditions during the site visit were reported as partly cloudy skies with an average high temperature of 80°F. These conditions, considering the time of day, the season, and the scope of the inspection, may have influenced the wildlife species observed. The presence of specific wildlife species was determined visually, audibly, by evidence of tracks, scat, nests, burrows, and/or dens. Observed wildlife species were recorded and are described in Section 4.2.

4.1 Observed Vegetative Communities

During the site assessment, LG²ES biologists conducted a series of pedestrian transects throughout the subject property to categorize the on-site vegetative communities in

accordance with FLUCFCS criteria. The vegetative communities observed onsite are described below and are depicted in the attached Appendix A; Figure 4.

Uplands

Mesic Flatwoods (FLUCFCS 1311) – This vegetative community consisted of slash pine (*Pinus elliottii*) and loblolly bay (*Gordonia lasianthus*) with understory species including bitter gallberry (*Ilex glabra*) and saw palmetto (*Serenoa repens*).

Wetlands

Slash Pine Swamp Forest (FLUCFCS 2224) – This vegetative community consisted of slash pine (*Pinus elliottii*) and Myrtle leaf holly (*Ilex myrtifolia*) with understory species including highbush blueberry (*Vaccinium corymbosum*), bitter gallberry (*Ilex glabra*), Virginia chain fern (*Woodwardia virginica*), and saw palmetto.

4.2 Wildlife

During the site reconnaissance, LG²ES biologists conducted meandering pedestrian transects and stationary observations to survey the onsite habitat types, with emphasis on those areas with vegetative assemblages, hydrology, and/or soils potentially indicative for the presence of listed wildlife species identified in the desktop review. The scope of this effort was a presence/absence survey for listed wildlife species and the supporting habitats identified for each species. Formal, species-specific, surveys were not within the scope of this site assessment but can be conducted to satisfy any future permitting requirements. Observed wildlife and potentially occurring listed species are detailed in the following sections. The wildlife species observed during the site assessment are listed in the following Table 1.

**Table 1
 Observed Wildlife Species**

| Common Name | Taxonomic Name | Observation | Listing Status |
|------------------------|-------------------------------|--------------------|-----------------------|
| Racoon | <i>Procyon lotor</i> | Tracks | None |
| Eastern gray squirrel | <i>Sciurus niger</i> | Foraging | None |
| White-tailed deer | <i>Odocoileus virginianus</i> | Tracks | None |
| Northern Cardinal | <i>Cardinalis cardinalis</i> | Flying | None |
| Pileated woodpecker | <i>Dryocopus pileatus</i> | Foraging | None |
| Red-bellied woodpecker | <i>Melanerpes carolinus</i> | Flying | None |
| Great egret | <i>Ardea alba</i> | Foraging | None |

4.2.1 Sensitive Species and Supporting Habitats

Sensitive species are those species listed federally threatened (FT) and endangered (FE), and those species listed by the State of Florida as threatened (ST) and Species of Special Concern (SSC). Prior to conducting the site assessment, LG²ES biologists reviewed online databases including, but not limited to, FNAI biodiversity matrix, FWC Bald Eagle Nest data, and USFWS IPAC resource list, for known occurrences of listed species and potential suitable habitats within the subject property.

The FNAI biodiversity matrix listed zero “documented”, one “likely” and ten “potential” rare, threatened, or endangered (RTE) wildlife species expected to inhabit the surrounding area. The IPAC report listed one additional wildlife species. The RTE wildlife species mentioned in both reports are detailed in the following Table 2 and are included in the attached appendix C.

Table 2
FNAI Biodiversity Matrix Listed Wildlife Species

| Result | Common Name | Taxonomic Name | Observed on-site | *Listing Status |
|-----------|------------------------------|----------------------------------|------------------|-----------------|
| Likely | Wood Stork | <i>Mycteria americana</i> | No | FT |
| Potential | Frosted Flatwoods Salamander | <i>Ambystoma cingulatum</i> | No | FT |
| Potential | Red-cockaded Woodpecker | <i>Picoides borealis</i> | No | FE |
| Potential | Eastern Indigo Snake | <i>Drymarchon couperi</i> | No | FT |
| Potential | Gopher tortoise | <i>Gopherus polyphemus</i> | No | ST |
| Potential | Florida Mouse | <i>Podomys floridanus</i> | No | None |
| Potential | Sherman's Fox Squirrel | <i>Sciurus niger shermani</i> | No | None |
| Potential | Southern Hognose Snake | <i>Heterodon simus</i> | No | None |
| Potential | Gopher Frog | <i>Lithobates capito</i> | No | None |
| Potential | Striped newt | <i>Notophthalmus perstriatus</i> | No | None |
| Potential | Bachman's Sparrow | <i>Peucaea aestivalis</i> | No | None |

USFWS IPAC Endangered Species List

| Result | Common Name | Taxonomic Name | Observed on-site | *Listing Status |
|-----------|--------------------|-------------------------------|------------------|-----------------|
| Potential | Eastern Black Rail | <i>Laterallus jamaicensis</i> | No | FT |

*Federally-designated endangered (FE); Federally-designated threatened (FT); State designated threatened (ST).

State and federally listed wildlife species that occurred, or could potentially occur, within the subject property are discussed in further detail below. Wildlife species listed in the above table, but no longer classified as threatened or endangered by FWC and/or USFWS are not included in the discussion below because these species are no longer regulated by state or federal management guidelines. The green sea turtle (*Chelonia mydas*), hawksbill sea turtle (*Eretmochelys imbricata*), leatherback sea turtle (*Dermochelys coriacea*), and loggerhead sea turtle (*Caretta caretta*) were omitted from the above table and discussion below because the subject property did not contain any habitat suitable to sustain these species.

Gopher Tortoise

The gopher tortoise is classified as a state-Threatened species and is protected by Florida's Endangered and Threatened Species Rule (Rule 68A-27, Florida Administrative Code [F.A.C.]). The gopher tortoise is a moderate-sized, terrestrial turtle averaging 9 to 11-inches in length. The species is identified by its stumpy, elephantine hind feet and flattened; shovel-like forelimbs adapted for digging. The shell is oblong and generally tan, brown, or gray in coloration. They prefer upland habitats with open canopy and well drained soils.

Gopher tortoises and/or their burrows were not observed onsite. The soils and vegetation within the upland habitats were not well suited to support gopher tortoises. If any gopher tortoises and/or their burrows are later found within the subject property and are proposed to be impacted, FWC regulations require a 100 percent gopher tortoise burrow survey and subsequent relocation efforts be performed by an authorized gopher tortoise agent. At the time of this assessment, development at the subject property is not likely to adversely affect this species.

Eastern Indigo Snake

The eastern indigo snake is listed as Threatened by the federal Endangered Species Act (ESA) and as federally designated Threatened by Florida's Endangered and Threatened Species Rule (Rule 68A-27, Florida Administrative Code). They are a non-venomous, bluish-black colored snake that can reach lengths of 8-feet. Eastern indigo snakes inhabit a mosaic of habitats in their northern range including, but not limited to, sandhills, pine flatwoods, hardwood forests, moist hammocks, and areas that surround cypress swamps. Especially in their northern range, eastern indigo snakes are closely associated with gopher tortoise whose burrows provide shelter from winter cold and summer heat.

The eastern indigo snake was not observed during the onsite reconnaissance. The subject property contained suitable habitat which could sustain eastern indigo snakes; however, the subject property does not contain gopher tortoise burrows or other observed underground refugia which could provide shelter for eastern indigo snakes. The USFWS Eastern Indigo Snake Programmatic Key was used to identify potential impacts to eastern indigo snakes and whether further consultation with USFWS would be required. Per the Key, projects with no known gopher tortoise burrows, holes, cavities or other refugia where snakes could be buried results in a "Not Likely to Adversely Impact" (NLAA) determination, provided the Standard Protection Measures of the eastern indigo snake are followed during construction activities.

If USACE permitting is required for this project, consultation between USACE and USFWS may require; additional surveys to document the presence/absence of eastern indigo snakes within the subject property, specific protection measures to be implemented before and during gopher tortoise relocation/construction activities, and/or monetary mitigation contributions for impacts to suitable eastern indigo snake habitats.

Red-cockaded Woodpecker

The red-cockaded woodpecker is listed as Endangered by the federal ESA and as federally designated Endangered by Florida's Endangered and Threatened Species Rule. Red-cockaded woodpeckers are about the size of a common cardinal, with a back that is barred with black and white horizontal stripes and a black cap and nape that encircle large white check patches.

Red-cockaded woodpeckers prefer mature pine forests containing longleaf pines. The subject property did not contain suitable mature pine habitat to support this species and no red-cockaded woodpeckers were observed onsite during the site assessment. It is unlikely that this species would occur onsite. At the time of this assessment, development at the subject property is not likely to adversely affect this species.

Frosted Flatwoods Salamander

The frosted flatwoods salamander is listed as Threatened by the federal ESA and as federally designated Threatened by Florida's Endangered and Threatened Species Rule. As a small to medium-sized salamander, the frosted flatwoods salamander can camouflage into its environment with indistinct (lichen-like), white to silvery-grey patterns on their black back. Additional coloration includes a very dark belly with discrete white spots. Adults have thick tails, with relatively small heads having no

apparent groove between the upper lip and nostrils. According to FWC they prefer longleaf pine flatwoods that have a wiregrass floor and scattered ephemeral wetlands.

The subject property did not contain suitable frosted flatwoods salamander habitat and no frosted flatwood salamanders were observed during the site assessment. At the time of this assessment, development at the subject property is not like to adversely affect this species.

Wood Stork

The wood stork is listed as Threatened by the federal ESA and as federally threatened by Florida's Endangered and Threatened Species Rule. These large wading birds reach up to 45 inches in length with a long, heavy curved bill and long legs. This species is identified by the scaly appearance of their head due to its lack of feathers. The adults are voiceless. According to the USFWS, wood storks prefer to forage in ponds and marshes with little or no canopy but have been observed in forested wetlands with canopies of less than 20%. Suitable foraging habitat (SFH) for wood storks includes, but is not limited to, freshwater marshes, cypress depressions, swamp sloughs, tidal creeks and pools, and seasonally flooded ditches.

For counties in northeast Florida, the USFWS designated a 13-mile core foraging area (CFA) buffer around active nesting wood stork colonies to protect wood stork SFH. The subject property is approximately 15.5 miles from the nearest wood stork nesting colony and is outside of the wood stork CFA (Appendix A: Figure 5). Wood storks were not observed during the site assessment. If USACE permitting is required for this project, further coordination with USACE may require additional documentation to determine the status of wood stork SFH within the subject parcel. At the time of this assessment, any proposed development on the subject property is not likely to adversely affect this species.

Eastern Black Rail

The Eastern black rail was recently listed as Threatened by the federal ESA and as federally threatened by Florida's Endangered and Threatened Species Rule. They are 4-6 inches long with a pale to blackish-gray body and bright red eyes. They prefer salt and brackish marshes with dense cover as well as upland areas around these marshes. Their habitat can be tidally or non-tidally influenced.

The subject property did not contain suitable marsh habitat to support this species and no Eastern black rails were observed onsite during the site assessment. It is unlikely that this species would occur onsite. At the time of this assessment, development at the subject property is not likely to adversely affect this species.

Bald Eagle

Although the bald eagle is no longer protected under the ESA, it is still afforded protection under the Bald and Gold Eagle Protection Act (BGEPA) and the Migratory Bird Treaty Act (MBTA). In addition to the federal law, the state of Florida protects eagles under the State Eagle Rule (Rule 68A-16.002, F.A.C.).

The bald eagle is a large-bodied raptor. Bald eagles typically nest in forested areas adjacent to large bodies of water, staying away from heavily developed areas when possible. Bald eagles are tolerant of human activity when feeding, and may congregate around fish processing plants, dumps, and below dams where fish concentrate. For perching, bald eagles prefer tall, mature coniferous or deciduous trees that afford a wide view of the surroundings.

Bald eagles, or their nests, were not observed during the site assessment. The FWC eagle nest locator database was utilized to further search for documented bald eagle nests within the proximity of the property. The search results did not identify a nest within 5 miles of the subject property (FWC 2020). The accuracy of the FWC eagle nest database search is not 100%. If an eagle's nest is established onsite in the future, current FWC, FWS and/or County protection protocols will need to be followed. At the time of this assessment, development at the subject property is not likely to adversely affect this species.

5.0 CONCLUSION AND SUMMARY

During the listed wildlife site assessment, LG²ES biologists conducted meandering pedestrian transects and stationary observation posts throughout each on-site habitat type to observe the potential presence of listed wildlife species. The upland and wetland habitat communities found onsite are considered common in the landscape of Duval County and northeast Florida. Listed wildlife species were not observed utilizing the subject property during the site assessment.

If a USACE, SJRWMD, and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the

potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, the eastern indigo snake, gopher tortoise, and wood stork. If state or federal permits are not required, USFWS and/or FWC consultations regarding listed wildlife species will be at the discretion of the applicant.

6.0 REFERENCES

Florida Department of Transportation. Florida Land Use Cover and Forms Classification System (FLUCFCS) Final Report: 2014

Florida Fish & Wildlife Conservation Commission (FWC) 2020. Wildlife Technology Services in the Division of Habitat and Species Conservation, Eagles Nest Locator by County, updated 2018.

Accessed online at: <https://publictemp.myfwc.com/FWRI/EagleNests/nestlocator.aspx>

Florida Fish & Wildlife Conservation Commission (FWC) 2020. Florida's Endangered Species, Threatened Species, or Species of Special Concern, updated January 2020 online at <http://www.myfwc.com/media/1515251/threatened-endangered-species.pdf>

Florida Fish and Wildlife Conservation Commission (FWC). 2018 "Species Profiles" website. Accessed online at <http://myfwc.com/wildlifehabitats/profiles/>

Eastern Black Rail, U.S. Fish and Wildlife Service, www.fws.gov/southeast/wildlife/birds/eastern-black-rail/.

Florida Natural Areas Inventory (FNAI). 2018. Biodiversity Matrix Search. Accessed online at: <http://fnai.org/biointro.cfm>

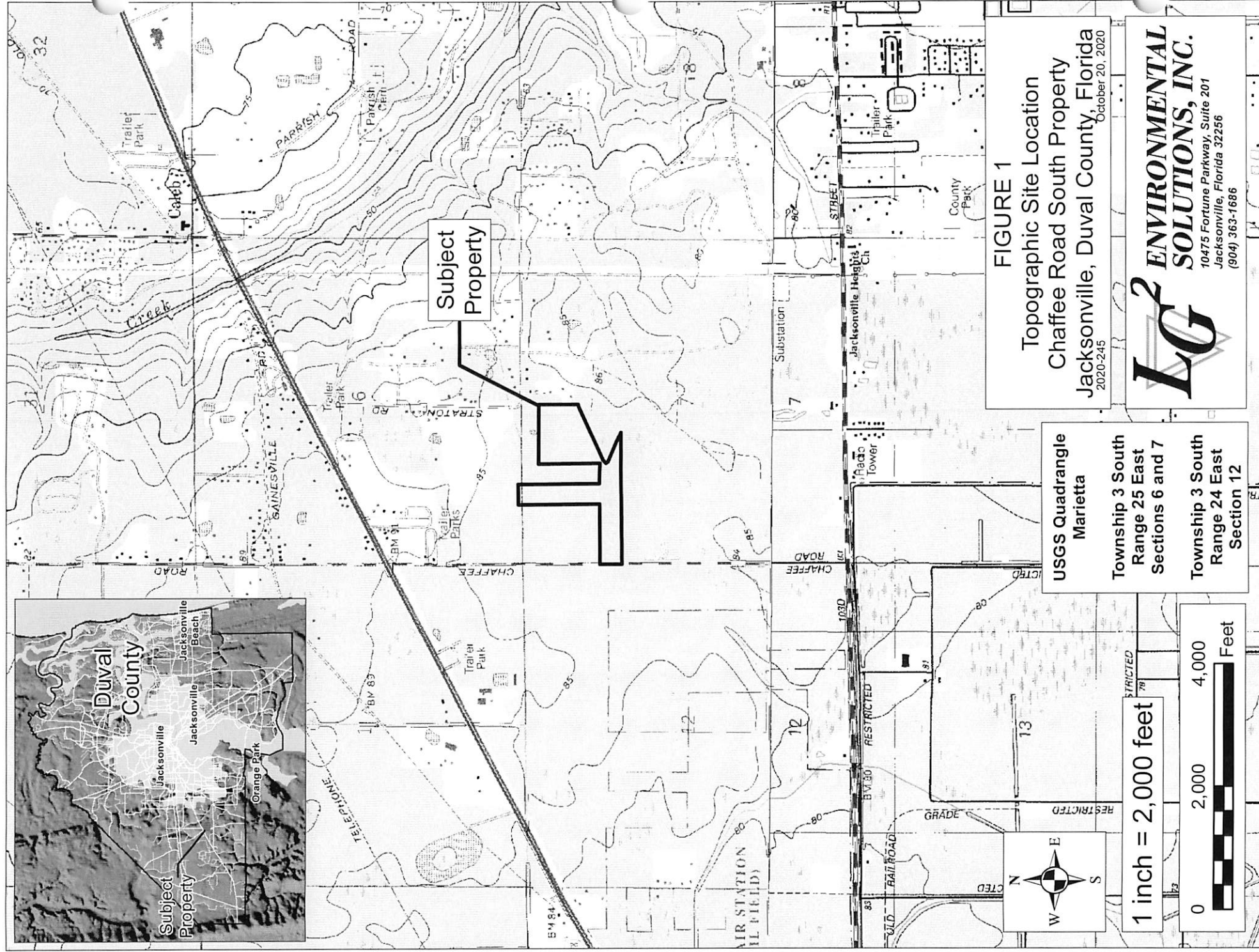
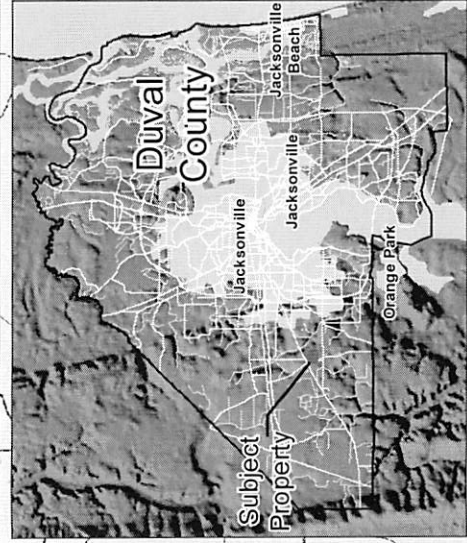
Cornell Lab of Ornithology. 2017. "All about Birds" website. Accessed online at https://www.allaboutbirds.org/guide/Bald_Eagle/lifehistory

United States Department Of Agriculture (USDA), Natural Resources Conservation Service (NRCS) 1987. Accessed online at: <https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

United States Fish & Wildlife Service (USFWS) 2020. Threatened & Endangered Species System (TESS); listings by state and territory as of February 20120; online at <https://ecos.fws.gov/ecp0/reports/species-by-current-range-county?fips=12127>

United States Department of the Interior, Fish and Wildlife Service, Eastern Indigo Snake Programmatic Effect Determination Key, updated 2010; online at https://www.fws.gov/northflorida/indigosnakes/20130813_itr_Update_addendum_2010_COE_Programmatic_EIS_Key.pdf

Appendix A
Figures 1-5



Subject Property

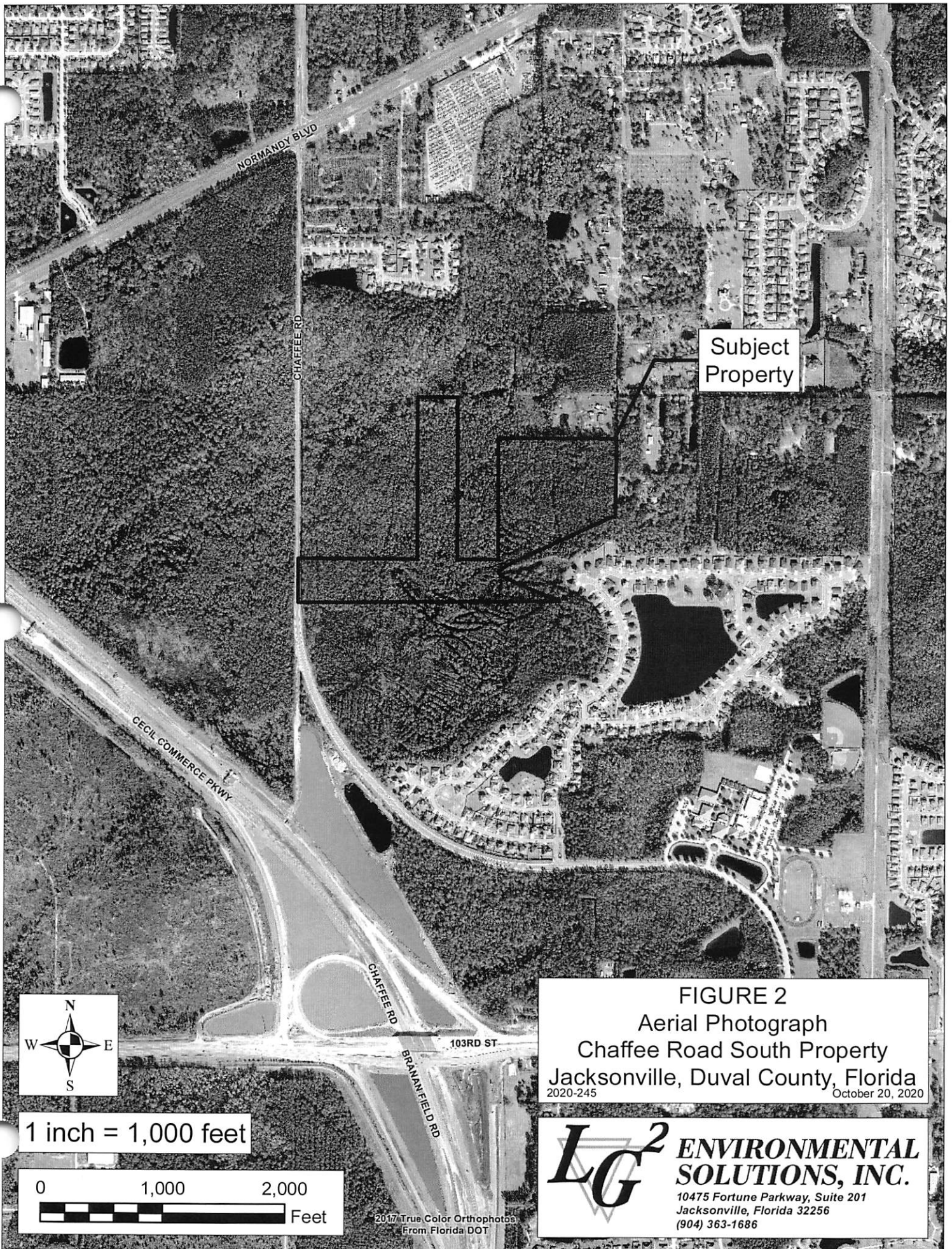
FIGURE 1
 Topographic Site Location
 Chaffee Road South Property
 Jacksonville, Duval County, Florida
 October 20, 2020

LG² ENVIRONMENTAL SOLUTIONS, INC.
 10475 Fortune Parkway, Suite 201
 Jacksonville, Florida 32256
 (904) 363-1686

USGS Quadrangle
 Marietta
 Township 3 South
 Range 25 East
 Sections 6 and 7
 Township 3 South
 Range 24 East
 Section 12

1 inch = 2,000 feet
 0 2,000 4,000 Feet





Subject Property



1 inch = 1,000 feet

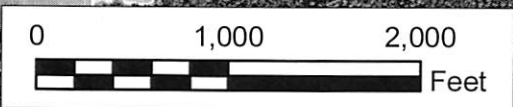


FIGURE 2
Aerial Photograph
Chaffee Road South Property
Jacksonville, Duval County, Florida
2020-245 October 20, 2020

LG² ENVIRONMENTAL SOLUTIONS, INC.
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256
(904) 363-1686

2017 True Color Orthophoto
From Florida DOT

LC² ENVIRONMENTAL SOLUTIONS, INC.
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256
(904) 363-1686

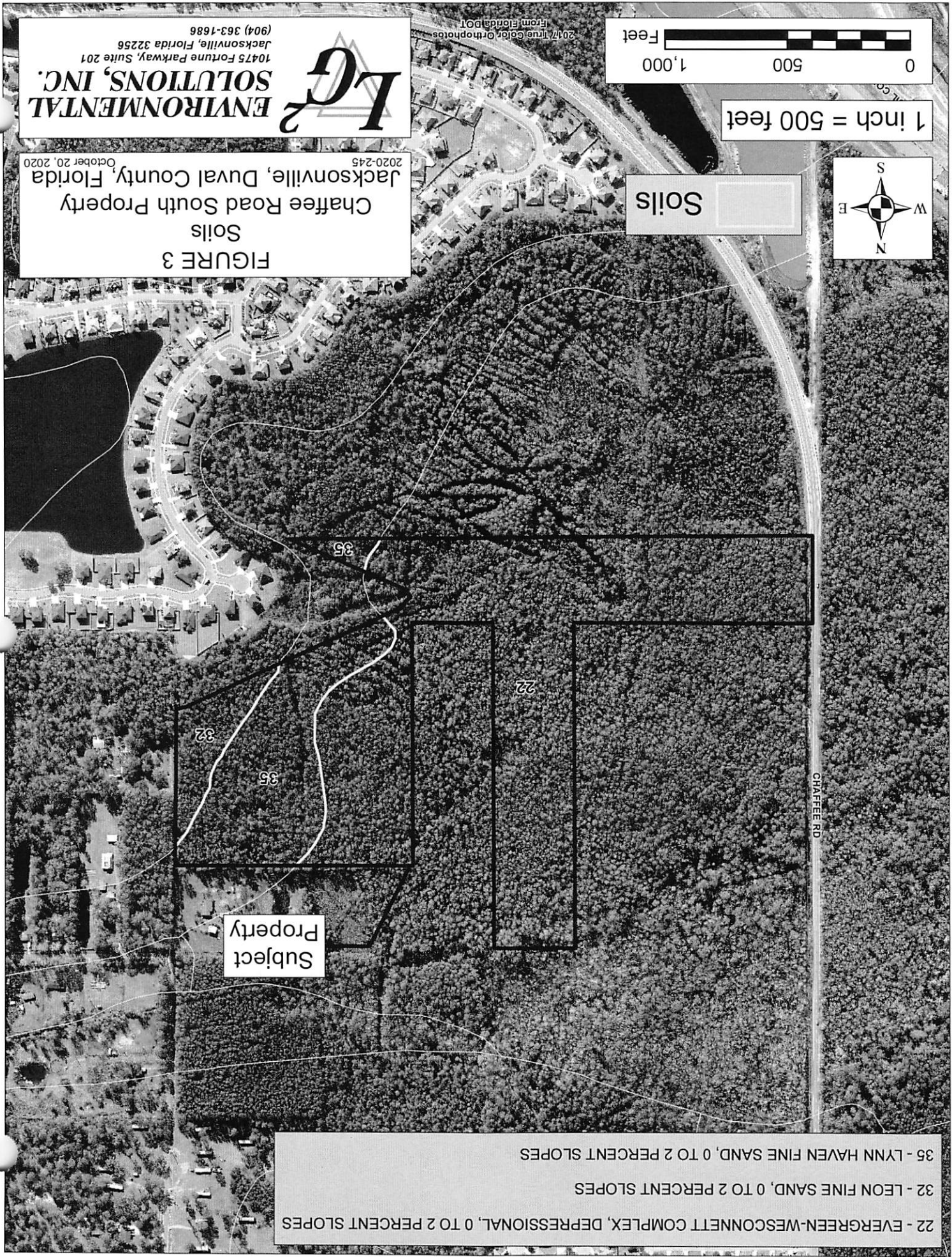
FIGURE 3
Soils
Chaffee Road South Property
Jacksonville, Duval County, Florida
2020-245
October 20, 2020



1 inch = 500 feet



Soils



35 - LYNN HAVEN FINE SAND, 0 TO 2 PERCENT SLOPES
32 - LEON FINE SAND, 0 TO 2 PERCENT SLOPES
22 - EVERGREEN-WESCONNETT COMPLEX, DEPRESSIONAL, 0 TO 2 PERCENT SLOPES

1311 - Mesic Flatwoods
2224 - Slash Pine Swamp Forest

Subject
Property

CHAFFEE RD

2224

1311



FLUCFCS

1 inch = 500 feet

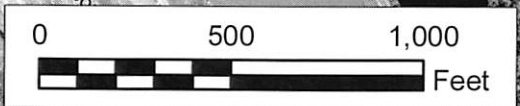
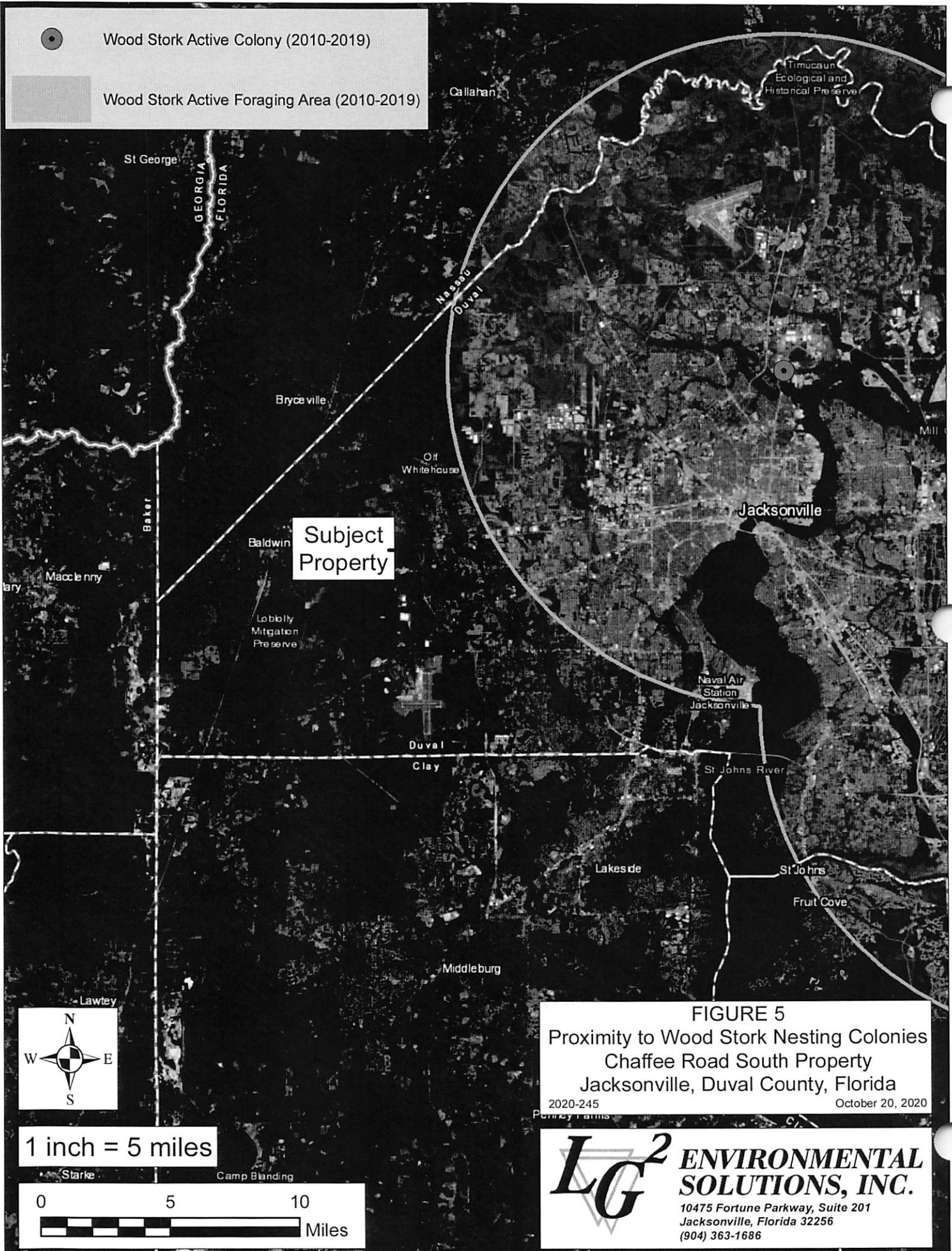


FIGURE 4
FLUCFCS
Chaffee Road South Property
Jacksonville, Duval County, Florida
2020-245 October 20, 2020

LG² ENVIRONMENTAL SOLUTIONS, INC.
10475 Fortune Parkway, Suite 201
Jacksonville, Florida 32256
(904) 363-1686

2017 True Color Orthophotos From FloridaDOT



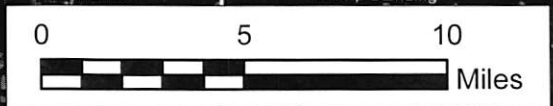
Wood Stork Active Colony (2010-2019)
 Wood Stork Active Foraging Area (2010-2019)

FIGURE 5
 Proximity to Wood Stork Nesting Colonies
 Chaffee Road South Property
 Jacksonville, Duval County, Florida
 2020-245 October 20, 2020

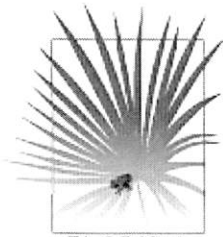

ENVIRONMENTAL SOLUTIONS, INC.
 10475 Fortune Parkway, Suite 201
 Jacksonville, Florida 32256
 (904) 363-1686



1 inch = 5 miles



Appendix B
FNAI Biodiversity Matrix Report
IPaC Resource List



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 10/19/2020

(Contact the FNAI Data Services Coordinator at 850.224.8207 or kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 36172

| | |
|--|--|
| | <p>Descriptions</p> <p>DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p>DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p>LIKELY - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <ol style="list-style-type: none"> 1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i> 2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit. <p>POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p> |
|--|--|

Matrix Unit ID: 36172

0 Documented Elements Found

0 Documented-Historic Elements Found

2 Likely Elements Found

| Scientific and Common Names | Global Rank | State Rank | Federal Status | State Listing |
|-----------------------------|-------------|------------|----------------|---------------|
| <i>Mesic flatwoods</i> | G4 | S4 | N | N |
| | G4 | S2 | LT | FT |

Mycteria americana
Wood Stork

Matrix Unit ID: 36172

28 Potential Elements for Matrix Unit 36172

| Scientific and Common Names | Global Rank | State Rank | Federal Status | State Listing |
|---|--------------------|-------------------|-----------------------|----------------------|
| <u>Agrimonia incisa</u> Incised Groove-bur | G3 | S2 | N | T |
| <u>Ambystoma cinquatum</u> Frosted Flatwoods Salamander | G2 | S2 | LT | FT |
| <u>Arnoglossum diversifolium</u> Variable-leaved Indian-plantain | G2 | S2 | N | T |
| <u>Asclepias viridula</u> Southern Milkweed | G2 | S2 | N | T |
| <u>Balduina atropurpurea</u> Purple Honeycomb-head | G2 | S1 | N | E |
| <u>Calopogon multiflorus</u> Many-flowered Grass-pink | G2G3 | S2S3 | N | T |
| <u>Calydorea coelestina</u> Bartram's Ixia | G2G3 | S2S3 | N | E |
| <u>Ctenium floridanum</u> Florida Toothache Grass | G2 | S2 | N | E |
| <u>Drymarchon couperi</u> Eastern Indigo Snake | G3 | S3 | LT | FT |
| <u>Gopherus polyphemus</u> Gopher Tortoise | G3 | S3 | C | ST |
| <u>Hartwrightia floridana</u> Hartwrightia | G2 | S2 | N | T |
| <u>Heterodon simus</u> Southern Hognose Snake | G2 | S2 | N | N |
| <u>Linum westii</u> West's Flax | G1 | S1 | N | E |
| <u>Lithobates capito</u> Gopher Frog | G3 | S3 | N | SSC |
| <u>Litsea aestivalis</u> Pondspice | G3? | S2 | N | E |
| <u>Matelea floridana</u> Florida Spiny-pod | G2 | S2 | N | E |
| <u>Notophthalmus perstriatus</u> Striped Newt | G2G3 | S2 | C | N |
| <u>Orbexilum virgatum</u> Pineland Scurfpea | G1 | S1 | N | E |
| <u>Peucaea aestivalis</u> Bachman's Sparrow | G3 | S3 | N | N |
| <u>Picoides borealis</u> Red-cockaded Woodpecker | G3 | S2 | LE | FE |
| <u>Podomys floridanus</u> Florida Mouse | G3 | S3 | N | SSC |
| <u>Pteroglossaspis ecristata</u> Giant Orchid | G2G3 | S2 | N | T |
| <u>Pycnanthemum floridanum</u> Florida Mountain-mint | G3 | S3 | N | T |
| <u>Rhynchospora thornei</u> Thorne's Beaksedge | G3 | S1S2 | N | N |
| <u>Rudbeckia nitida</u> St. John's Blackeyed Susan | G3 | S2 | N | E |
| <u>Sciurus niger shermani</u> Sherman's Fox Squirrel | G5T3 | S3 | N | SSC |

| | | | | |
|--|----|----|---|---|
| <u><i>Sideroxylon alachuense</i></u> Silver Buckthorn | G1 | S1 | N | E |
| <u><i>Verbesina heterophylla</i></u> Variable-leaf Crownbeard | G2 | S2 | N | E |

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a Standard Data Request option for those needing certifiable data.

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Duval County, Florida



Local office

North Florida Ecological Services Field Office

☎ (904) 731-3336

📅 (904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species

¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are not shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME

STATUS

Eastern Black Rail *Laterallus jamaicensis* ssp. *jamaicensis*
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/10477>

Threatened

Red-cockaded Woodpecker *Picoides borealis*
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/7614>

Endangered

Wood Stork *Mycteria americana*
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/8477>

Threatened

Reptiles

NAME

STATUS

Eastern Indigo Snake *Drymarchon corais couperi*
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/646>

Threatened

Gopher Tortoise *Gopherus polyphemus*
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/6994>

Candidate

Green Sea Turtle *Chelonia mydas*
There is final critical habitat for this species. Your location is outside the critical habitat.
<https://ecos.fws.gov/ecp/species/6199>

Threatened

Hawksbill Sea Turtle *Eretmochelys imbricata*
There is final critical habitat for this species. Your location is outside the critical habitat.
<https://ecos.fws.gov/ecp/species/3656>

Endangered

Leatherback Sea Turtle *Dermochelys coriacea*
There is final critical habitat for this species. Your location is outside the critical habitat.
<https://ecos.fws.gov/ecp/species/1493>

Endangered

Loggerhead Sea Turtle *Caretta caretta*
There is final critical habitat for this species. Your location is outside the critical habitat.
<https://ecos.fws.gov/ecp/species/1110>

Threatened

Amphibians

NAME

STATUS

Frosted Flatwoods Salamander *Ambystoma cingulatum*

Threatened

There is final critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/4981>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹

and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the [FAQ below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird

species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel *Falco sparverius paulus*
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 1 to Aug 31

Bald Eagle *Haliaeetus leucocephalus*
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
<https://ecos.fws.gov/ecp/species/1626>

Breeds Sep 1 to Jul 31

Common Ground-dove *Columbina passerina exigua*
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Feb 1 to Dec 31

Lesser Yellowlegs *Tringa flavipes*
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
<https://ecos.fws.gov/ecp/species/9679>

Breeds elsewhere

Prairie Warbler *Dendroica discolor*
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 1 to Jul 31

Red-headed Woodpecker *Melanerpes erythrocephalus*
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds May 10 to Sep 10

Semipalmated Sandpiper *Calidris pusilla*
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Breeds elsewhere

Swallow-tailed Kite *Elanoides forficatus*
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
<https://ecos.fws.gov/ecp/species/8938>

Breeds Mar 10 to Jun 30

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage](#).

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to

confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER FORESTED/SHRUB WETLAND

[PFO6F](#)

[PFO4C](#)

FRESHWATER POND

[PABC](#)

RIVERINE

[R4SBC](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Thomas O. Ingram
Green Valley Land LLC
233 E Bay Street, Suite 1113
Jacksonville, FL, 32202

August 07, 2020

Project Name: Vista Bay
Availability#: 2020-2632

Attn: Thomas O. Ingram,

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 two years 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. If this availability request is for a sewer lateral, prior to relying on the described POC and/or any reference drawings, the applicant shall request and pay for a JEA field locate, for a cost of \$491.00, to determine the actual location and suitability of this potential POC. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions. In the event the point of connection is located within a JEA easement located on private property not owned by applicant, applicant shall be responsible to obtain a temporary construction easement from the third party owner providing applicant with the right to construct the utilities.

Offsite Improvements:

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

Reservation of Capacity:

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

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found, https://www.jea.com/water_and_wastewater_development

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2020-2632

Request Received On: 8/5/2020

Availability Response: 8/7/2020

Prepared by: Susan West

Project Information

Name: Vista Bay

Type: Single Family

Requested Flow: 67,900 gpd

Location: east side of Chaffee Road, between Normandy Boulevard and 103rd St

Parcel ID No.: 012886-0150

Description: single family subdivision, approximately 194 lots

Potable Water Connection

Water Treatment Grid: NORTH GRID

Connection Point #1: Existing 12 inch water main on Samiritan Way at Sherman Hills Pkwy; Existing 16 inch water main on Chaffee Rd S at Lauren Oak Ln

Connection Point #2: Existing 16 inch water main on Stratton Rd just west of Stratton Ln

Special Conditions: Connection point not reviewed for site fire protection requirements. Private fire protection analysis is required.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST

Connection Point #1: Existing 8 inch force main on Chaffee Rd S at Lauren Oak Ln

Connection Point #2: Existing 12 inch water main on Stratton Rd just west of Stratton Ln

Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: N/A

Connection Point #1: This property is not located within the JEA Reclaimed Water System Service Area.

Connection Point #2: NA

Special Conditions:

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.