

**APPLICATION FOR CHANGES TO A  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
UNDER SECTION 380.06(7), FLORIDA STATUTES**

**City of Jacksonville  
Planning and Development Department**

1. **DRI Name:** Villages of Argyle
2. **Date of Application:** January 10, 2024
3. **DRI Master Developer**

**(name, address, email, phone):**

AFI Associates, Inc.  
Attention: John G. Metcalf, Esq.  
50 Silver Forest Drive, Suite 200  
St. Augustine, Florida 32092  
Phone: (904) 429-9965

**Property Owners and Developers  
(name, address, email, phone):**

Owner:

North East District, Florida Annual Conference,  
United Methodist Church, Inc.  
Attn: Durwood Foshee  
1415 LaSalle Street  
Jacksonville, Florida 32207  
Email: ds-ne@flumc.org  
Phone: (904) 396-3026

Developer:

Regional Development, LLC  
Attn: Charles W. Arnold III  
50 Silver Forest Drive, Suite 203  
St. Augustine, Florida 32092  
Email: charlie.arnold@regdevllc.com

4. **Authorized Agents (name, address, email, phone).**

Driver, McAfee, Hawthorne & Diebenow, PLLC  
Attn: Staci M. Rewis, Esq.

One Independent Drive, Suite 1200  
Jacksonville, Florida 32202  
Email: [srewis@drivermcafee.com](mailto:srewis@drivermcafee.com)  
Phone: (904) 301-1269

England-Thims & Miller, Inc.  
Attn: Peter Ma  
14775 Old St. Augustine Road  
Jacksonville, Florida 32258  
Email: [map@etminc.com](mailto:map@etminc.com)  
Phone: (904) 265-3119

**5. Location of approved DRI and proposed amendment. (Include RE# and Address along with other location identifiers)**

The Villages of Argyle DRI is located within Duval County and Clay County, Florida, and is generally located north and west of Blanding Boulevard, south and east of Cecil Commerce Center, and east of Jennings State Forest. A Vicinity Map is attached as **Exhibit A**.

The Applicant is requesting to amend the Villages of Argyle Development of Regional Impact (“DRI”) Map H to modify the designation of approximately 20 acres located at 0 Oakleaf Plantation Parkway with Real Estate Number 002442-1000 (the “Property”) from Hunting Preserve to Mixed Use and designate the Property as DRI Parcel 52. The Property is more particularly described on **Exhibit B**.

This application is being filed on behalf of North East District, Florida Annual Conference, United Methodist Church, Inc. (the “Owner”) and Regional Development, LLC (the “Developer”). Authorization letters for the Owner and the Developer are attached as **Exhibit E**. An authorization letter from AFI Associates, Inc., the master developer of the AFI Affiliated Villages portion of the DRI, is attached as **Exhibit E**. The Property is located within the Middleburg Village of the AFI Affiliated Villages portion of the DRI.

The 1999 Clay County development order and the counterpart DRI/DO adopted by the City of Jacksonville (“City”) under Resolution 1999-876-A recognize in DRI/DO Section 21 that unless the proposed change to the DRI/DO constitutes a substantial deviation, a proposed change is subject to review by the local government in whose jurisdiction the property subject to the change is located. However, the development orders require that both local governments receive copies of any change. This application only pertains to the City DRI/DO, and Section 380.06, Florida Statutes, was amended to remove the substantial deviation criteria, therefore, this application is not required to be reviewed by Clay County. Consistent with DRI/DO Section 21, a copy of this application to amend the City DRI/DO has been provided to Clay County for informational purposes.

6. **Description of the proposed change/s. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in the development order.**

**Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Planning and Development Department to clarify the nature of the change or resulting impacts.**

Map H Proposed Change

This application proposes to modify the DRI/DO Map H to change the Property designation from Hunting Preserve to Mixed Use and designate the Property on Map H as Parcel 52. A companion small scale Comprehensive Plan Amendment to change the future land use designation of the Property to Residential Professional Institutional within the Suburban Development Area is being submitted simultaneously with this application. In addition, a companion Planned Unit Development rezoning to the Villages of Argyle PUD ("PUD") is also being submitted simultaneously with this application.

The Property is proposed to be developed with multi-family and ancillary (e.g., clubhouse, pool, etc.) uses. The Property is currently underutilized and vacant, and this proposed development will help respond to market demand within this portion of the City. In addition, the proposed multi-family development will be integrated into the mixed use Villages of Argyle project. The Property is within the Middleburg Village of the AFI Affiliated Villages portion of the DRI. Middleburg Village is the central retail and business core of the Villages of Argyle. The proposed development of the Property will provide multi-family uses in close proximity to the DRI retail and business hub and further the mix of uses within the DRI.

The revised Map H is attached as **Exhibit C**. The purpose of the Hunting Preserve designation is for wildlife management and hunting as part of a private hunting club and lodge, as stated in Part II.C. of the PUD. When the Owner purchased the Property in 2006, it intended to develop a church and the Property ceased to function as part of the larger Hunting Preserve. Since the Owner's purchase, the Property has remained vacant for approximately 18 years and from a use standpoint was removed from the Hunting Preserve and its associated purposes. Neither the land use, DRI/DO nor PUD were required by the City to be modified to allow the development of a church on the Property and as such the DRI/DO and the PUD Hunting Preserve designation remained on the Property notwithstanding that the Property no longer functioned nor operated as part of the Hunting Preserve. In addition, a standalone Hunting Preserve use on approximately 20 acres is not viable.

The area of the Villages of Argyle project that surrounds the Property was designated in 1999 on DRI/DO Map H as Light Industrial, Heavy Industrial, General Commercial,

Business Park, Mixed Use and Conservation. Attached as **Exhibit F** is the DRI Map H adopted under Resolution 1999-876-A. Since 1999, the following changes to Map H have occurred in the vicinity of the Property: (i) Parcels 19B and 20 located south of the Property in Clay County were changed from Light Industrial and Heavy Industrial, respectively, to Mixed Use and subsequently developed for single-family residential; (ii) directly north of the Property, Parcel 50 was changed from Hunting Preserve to Park/School, Parcel 51 was designated Park within the Hunting Preserve, and Parcel 51 and the northern portion of Parcel 50 are planned to be developed as a regional park by the City and the southern portion of Parcel 50 is proposed to be developed with school uses by the Duval County School Board; (iii) Parcel 10 located east of the Property, was split into Parcels 10 (Business Park), 10A (Mixed Use) and 10B (Low Density Residential) with Parcels 10A and 10B developed as residential.

The proposed change of the Property to Mixed Use allows it to be developed with uses that are consistent and compatible with its surroundings while meeting market demands.

#### DRI/DO Text Proposed Changes

In addition to the change to Map H, this application proposes to update the DRI/DO phasing, buildout, termination and expiration and downzoning protection dates to reflect the various state of emergency extensions under Section 252.363, Florida Statutes, submitted to date and modify DRI/DO Section 3 to reflect prior DRI statutory changes.

#### Conclusion

No new DRI development rights are proposed to be added to the DRI/DO and/or the PUD to develop the Property. Rather, existing DRI development rights will be utilized and converted to develop the proposed multi-family project on the Property. Since no change to the DRI/DO development rights are proposed with this modification, there is no change to impacts to traffic, schools or other demands as a result of this application. To date, the impacts from the Villages of Argyle have been fully mitigated. This application will help meet the multi-family market demand within this portion of the City.

- 7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order and provide a brief description of the previous changes.**

#### **The Original Argyle Development Orders**

- A. A Development of Regional Impact Development Order for Gulfstream Land and Development Corporation ("Gulfstream") for Villages of Argyle was approved by the City of Jacksonville City Council (the "City") by Resolution 74-1445-498 adopted March 11, 1975 (the "City Development Order"), and approved by the County Commission of Clay County on March 13, 1975, by unnumbered resolution (the "Clay County Order") (collectively, the "Original Argyle Development Orders").

### **Modifications to the City of Jacksonville Development Order**

- B. Resolution 80-630-217 (July 22, 1980). This modification reflected an overall modification to the Master Plan for Villages of Argyle as outlined in letter from Gulfstream dated April 29, 1980, addressed to Mr. W. Ray Newton.
- C. Resolution 81-720-334 (October 13, 1981). This amendment revised Map H and modified references to the Jacksonville Area Planning Board to the "Planning Department" and "Planning Commission."
- D. Ordinance 85-932-570 (September 11, 1985). This amendment revised Map H.
- E. Resolution 86-1348-431 (November 21, 1986). This amendment modified Map H for a 6.52 acre site to change the allowed use from office use to townhome row house use.
- F. Resolution 87-1405-459 (December 22, 1987). This amendment modified the allowed use of a 28.7 acre site from multi-family use to mixed use development.
- G. Resolution 89-776-289 (Sept. 12, 1989). This amendment modified the allowed use of a 29.5 acre site from utility use to single family low cluster (5) use.
- H. Resolution 90-64-31 (Feb. 27, 1990). This amendment modified the allowed use of a 35.4 acre parcel from mixed use to Residential, Multifamily and Office Institutional uses (RMOI).
- I. Resolution 96-878-318 (Dec. 10, 1996). This amendment deleted 20 acres designated for residential use from the City Development order to permit the Duval County School Board to construct an elementary school.
- J. Resolution 99-876-A (Sept. 28, 1999). This amendment reduced the overall number of residential units and incorporated a more diversified mix of uses under a new master plan affecting 7,634 acres of the 9,393 acre DRI, and set forth new conditions to address transportation, environmental, and school impacts for the 7,634 acre area. This amendment superseded all previous amendments as to the 7,634 acre area, which was renamed "The Villages of Argyle."
- K. Ordinance 2000-811-E (Sept. 26, 2000). This amendment modified the land use of a 9.96 acre parcel in East Village (not part of the area subject to the amendments made in 1999) from mixed use (office and warehouse uses) to Commercial, and provided limits on the number of square feet and transportation trips for this 9.96 acre parcel.
- L. Ordinance 2003-222-E (March 11, 2003). This amendment revised Map H to change the use of the site owned by Health Quest from Healthcare to Commercial, approved construction of up to 156,000 square feet of mini warehouse development, and approved construction of up to 23,400 square feet of neighborhood commercial development on the HealthCare site. This area is not within the 7,634 acre Villages of Argyle portion of the DRI.
- M. Ordinance 2003-1276-E (Nov. 25, 2003). This amendment modified the land use of parcel 31 and a portion of parcel 33 owned by Chimney Lakes from Residential to Park/School and changed a part of parcel 32 to Medium Density Residential.
- N. Ordinance 2004-425-E (May 11, 2004). This amendment modified Map H to change parcel RE# 016518-0050 from Utility to Single Family Residential, and is not within the 7,634 acre Villages of Argyle portion of the DRI.
- O. Ordinance 2004-913-E (Sept. 28, 2004). This amendment modified Map H as to lands within Duval County, amended the distribution of residential and commercial units within Duval County by allowing residential units and commercial square feet to be

placed on mixed use parcels, changed uses for Parcels 3, 30, and 32M, and permitted residential units in Clay County to be constructed in Duval County.

- P. Ordinance 2007-191-E (June 1, 2007). This amendment relocated a park/school site to Parcel 50, converted Parcel 32P to Mixed Use, modified Map H, splits Parcel 4 into Parcel 4 and Parcel 4B and allowed biennial reporting.
- Q. Ordinance 2009-732-E (October 13, 2009). This amendment allowed residential development rights to carry forward in subsequent phases, removed internal connection requirements between Parcels 10 and 11C and between Parcels 10 and 12A, modified Map H, set forth the DRI phasing, buildout, termination and downzoning dates and corrected inconsistencies between the Duval County and Clay County DRI/DOs.
- R. Ordinance 2010-268-E (May 11, 2010). This amendment modified Map H to relocate the Fire Station site adjacent to Parcel 31 to east of Old Middleburg Road and northwest of Parcel 33P.
- S. Ordinance 2011-417-E (August 9, 2011), as amended by Ordinance 2012-28-E (February 17, 2012). This amendment converted Parcel 26 from HDR to Mixed Use, relocated the Park/School site within Parcel 31 to new Parcel 51 and designated Parcel 51 as Park within the Hunting Preserve, converted Parcel 31 from Park/School to General Commercial, modified Map H, and modified Duval County DRI/DO Section 15(u).
- T. Ordinance 2014-266-E (May 27, 2014). This amendment modified Map H; converted a portion of Parcel 10 from Business Park to Mixed Use and renamed the portion Parcel 10A; converted a portion of Parcel 5 from General Commercial to Mixed Use and renamed the portion Parcel 5A; and incorporated updates to the DRI phasing, buildout, termination and expiration and downzoning dates.
- U. Ordinance 2017-309-E (June 13, 2017). This amendment amended the Land Use Exchange Table, Schedule 2-A, to permit the conversion of Commercial uses to personal property storage establishment (a/k/a mini warehouse) uses for Parcel 29.

#### **Modifications to the Clay County Development Order**

- V. Letter Resolution (July 22, 1980). This amendment modified phase completion dates to end at year 2000; modified the land use plan; allowed more current flood prone area data to substitute for the 2/6/75 U.S.G.S. maps to determine the limitation on placement of buildings; allowed septic tank usage in Clay County; and substituted use of the 1990 internal traffic circulation system for the 1980 internal circulation system.
- W. Resolution (January 12, 1988), recorded in Official Records Book 1122, page 265, of the public records of Clay County, Florida. This amendment relocated residential land use densities among Country Village, Ranch Village, and Rural Village due to a change in the Noise Control Boundary.
- X. Resolutions 96/97-28 and 96/97-29 (January 14, 1997). These actions deleted a 20 acre parcel in Duval County for use as an elementary school and reconciled overall approved land uses.
- Y. Ordinance 99-46 (September 28, 1999), ratified by Ordinance 99-54 (October 21, 1999). This amendment reduced the overall number of residential units and incorporated a more diversified mix of uses under a new master plan affecting 7,634 acres of the 9,393 acre DRI, and set forth new conditions to address transportation, environmental, and

- school impacts for the 7,634 acre area. This amendment superseded all previous amendments as to the 7,634 acre area, which was renamed "The Villages of Argyle."
- Z. Ordinance 00-52 (Sept. 26, 2000). This amendment modified the land use of a 9.96 acre parcel in East Village (not part of the area subject to the amendments to the DRI made in 1999) from mixed use (office and warehouse uses) to Commercial and limited the allowed square footage and number of transportation trips for this 9.96 acre parcel.
- AA. Resolution 02/03-54 and Ordinance 03-47 (adopted April 22, 2003). These actions amended Section 3, Phasing, and the Schedule 3 Phasing Plan to allow commencement of Phases 2 and 3 prior to their scheduled commencement dates, provided that the conditions of the Development Order were met.
- BB. Resolution 03/04-30 and Ordinance 04-3 (adopted Jan. 27, 2004). These actions amended the Villages of Argyle Master Plan Map to revise and reconfigure Parcels 12B, 17 and 18.
- CC. Resolution 05/06-64 and Ordinance 06-33 (adopted June 27, 2006). These actions added 322.28± acres to the DRI, reconfigured Parcels 11B and 14F, changed Parcel 20 and a portion of Parcel 19 to Mixed Use, converted Heavy Industrial uses to Light Industrial uses, reconfigured the Library/Village Center parcel, reserved additional right-of-way for an interchange at Branan Field Chaffee Road, allowed certain development rights to be developed in the AFI Affiliated Villages, allowed certain development rights to be developed in the Mixed Use areas of the AFI Affiliated Villages and amended the reporting requirements to biennial reporting.
- DD. Resolution 09/10-9 and Ordinance 2009-48 (October 27, 2009). These actions allowed residential development rights to carry forward in subsequent phases, removed internal connection requirements between Parcels 10 and 11C and between Parcels 10 and 12A, modified Map H, set forth the DRI phasing, buildout, termination and downzoning dates and corrected inconsistencies between the Duval County and Clay County DRI/DOs.
- EE. Ordinance 2013-22 (November 26, 2013). This Ordinance modified Map H Schedule No. 2 and Note 4 to allow Village Center uses to Parcel 14G.
- FF. Resolution 13/14-18 and Ordinance 2013-24 (November 26, 2013). These actions amended Map H to convert a portion of Parcel 10 from Business Park to Low Density Residential and rename this portion as Parcel 10B; amended Notes 3 and 4 of Map H; amended the DRI/DO Section 3 to revise the build out date and termination and expiration dates per the statutory extensions; amended the DRI/DO Schedule 3, Phasing Plan, to provide consistency with the land use allocations shown on Map H and to revise Phasing dates per the statutory extension; amended Section 29 of the DRI/DO to revise the Downzoning Protection Date; and amended the DRI/DO, including Map H, consistent with prior approved changes in the Duval County DRI/DO.
- GG. Ordinance 2015-10 (April 28, 2015). This amendment modified Map H and Schedule 2 to relocate the sector plan connection within South Village, as described in Condition 14(g), affecting Parcels 43, 44, 45, 46, 47, 48 and 49; amended the 1999 Modified Land Use Table to reflect changes in acreage associated with the relocation of the sector plan connection within Parcels 43, 44, 45, 46, 47, 48 and 49; and amended the required right-of-way width for the sector plan connection in Condition 14(g).
- HH. Ordinance 2019-27 (May 28, 2019). This amendment modified Condition 3 and Schedule 3 relating to the DRI phasing, buildout, termination and expiration and downzoning

protection dates and amended Map H to eliminate the Commerce Center designation, amended the boundaries of Parcels 43 and 49, combined Parcels 44 and 45 to create new Parcel 44 and divided Parcel 43 into Parcels 43A, 43B and 43C.

II. Ordinance 2020-24 (July 28, 2020) . This amendment modified Map H to remove 0.48 acres of LDR from Parcel 14B and redesignated the 0.48 acres as Parcel 49A, Mixed Use.

**8. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the DRI or development order conditions.**

Revised Map H is attached hereto as **Exhibit C**.

**9. Include the precise language that is being proposed to be deleted or added as an amendment to the development order.**

A. Substitute the current Duval County Master Plan (Map H) with the amended Master Plan (Map H) attached as **Exhibit C**.

B. Amend Section 3 of the Duval County DRI/DO as shown in underline and strikethrough below:

**Phasing.** Phasing for each Village within the Villages of Argyle shall be linked to total allowable square footage, acreage, or units, as applicable, within each Village or Affiliated Village(s) and within each of the three phases of development for each Village or Affiliated Village(s) as set forth in schedule 3 attached hereto and made a part hereof (the "Phase(s)") subject to the terms of the PUD and Land Use Exchange Table. Development of Phases 2 and 3 of this DRI and the PUD zoning may begin prior to their scheduled commencement dates without affecting their respective completion dates, provided that the conditions of this Development Order are met as to development within the respective Phase and Village or Affiliated Village(s). ~~The provisions of Section 380.06(19), F.S. as to~~ Extensions of time to complete development of any Phase shall be measured from the date of this Amended and Restated Development Order. Subject to the severability provisions of Section 22 below, each Village or Affiliated Village(s) shall commence Phase 1 of development within such Village or Affiliated Village not later than eighteen (18) months from the effective date of this Amended and Restated Development Order. Development rights for Residential Units shall be carried forward to later phases and be subject to expiration only as part of the ultimate buildout date and termination date set forth in this Amended and Restated Development Order. Both the City and the County wish to maximize the opportunity for internal capture and for Commercial, Industrial and Office development within the Villages of Argyle to enhance economic development in the Northwestern portion of the County and within the Southwestern portion of the City. The City and the County recognize that maturity of the community will dictate the construction and development of Commercial, Industrial and Office development. Accordingly, development rights for Commercial, Industrial and



Office improvements shall not be subject to expiration by phase but shall be carried over to later phases and be subject to expiration only as part of the ultimate build out date and termination date for the Villages of Argyle as set forth in this Amended and Restated Development Order.

For purposes of this Amended and Restated Development Order, the commencement of any Phase of The Villages of Argyle development as indicated on Schedule 3 shall consist of the beginning of construction, including site preparation work for any of the following:

- i. project streets;
- ii. office, industrial or commercial facilities;
- iii. parking areas; or
- iv. housing units.

The time period for commencement and completion of any Phase of development shall be tolled as to any Landowner during the period of any appeal pursuant to Section 380.07, F.S., or during the pendency of any administrative or judicial proceedings related to development permits, including any administrative or judicial proceedings pursuant to Chapter 163, F.S. The projected build out date for all development is ~~March 25, 2026~~ March 16, 2036.

The DRI termination and DRI Development Order expiration dates are established as ~~March 25, 2030~~ March 16, 2040. ~~Any extensions of the DRI build out date, expiration date or phasing deadline shall be governed by the provisions of Section 380.06(19)(c), F.S. (1997).~~

- C. Amend Section 29 of the Duval County DRI/DO as shown in underline and strikethrough below:

**Down Zoning Protection**. The Villages of Argyle as approved in this Amended and Restated Development Order shall not be subject to down zoning or reduction of approved land uses before ~~March 25, 2030~~ March 16, 2040, unless the Landowners consent to such change or the City or the County, as applicable, demonstrates that the substantial changes in the conditions underlying the approval of this Amended and Restated Development Order have occurred or that this Amended and Restated Development Order was based on substantially inaccurate information provided by the Landowners or that the changes clearly established by the County or the City as applicable to be essential to the public health, safety and welfare.

- D. Substitute the current Duval County Phasing Plan, Schedule 3, with the amended plan attached as **Exhibit D**.

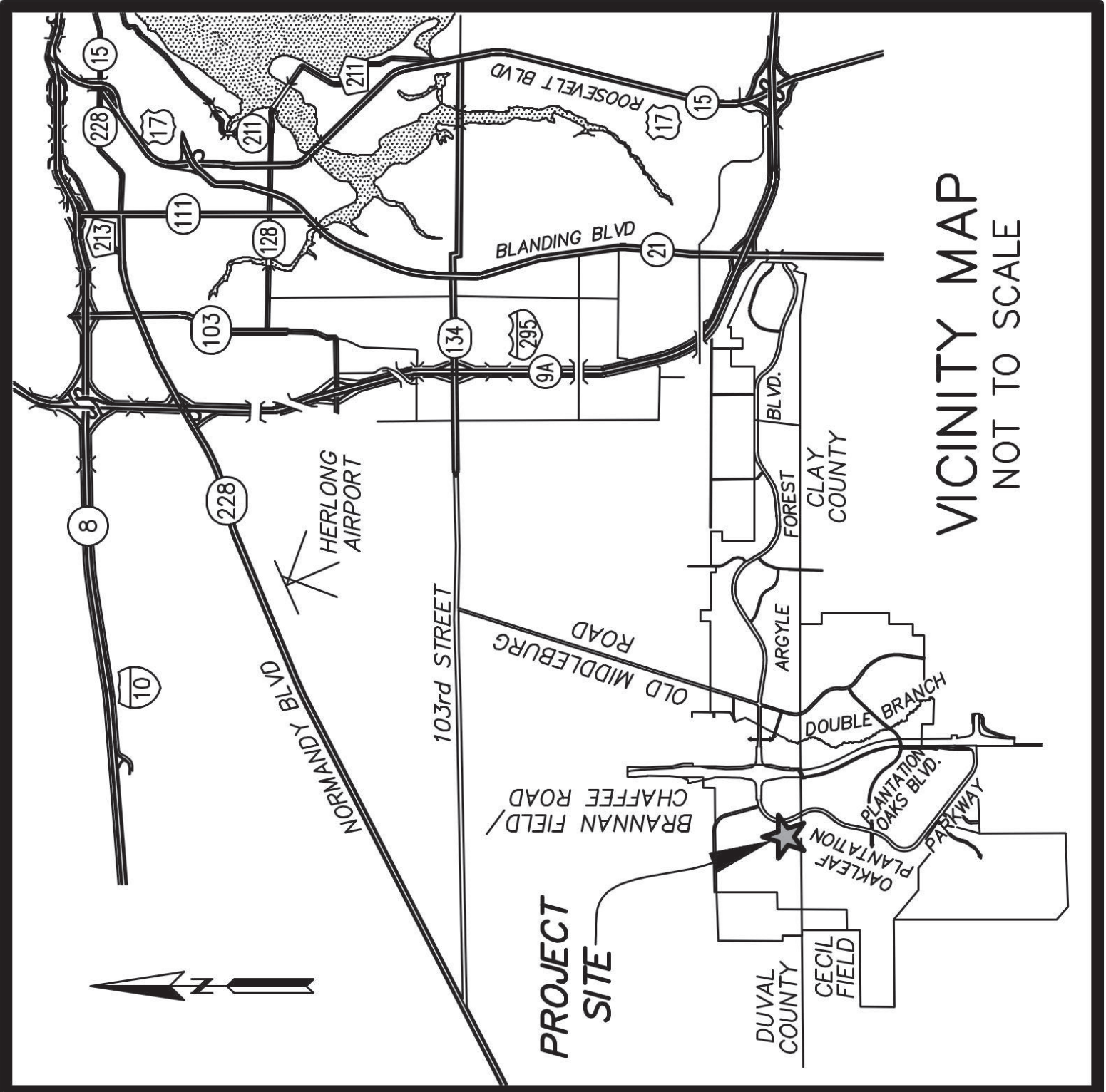
**10. Include Ownership Affidavit, Agent Authorization and Master Developer Authorization (see attached forms)**

See **Exhibit E** attached hereto.

**DRI/DO AMENDMENT EXHIBITS**

- A. Vicinity Map**
- B. Property Legal Description**
- C. Proposed Revised Master Plan (Map H)**
- D. Proposed Revised Duval County Phasing Plan, Schedule 3**
- E. Authorization Letters**
- F. Prior Map H approved by City Resolution 1999-876-A**

**Exhibit A**  
**Vicinity Map**



VICINITY MAP  
NOT TO SCALE

PROJECT  
SITE

**Exhibit B**  
**Property Legal Description**

**LEGAL DESCRIPTION**

**January 10, 2024**

PORTIONS OF TRACTS 13, 14, 15 AND 16, BLOCK 4, SECTION 36, TOWNSHIP 3 SOUTH, RANGE 24 EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 25 EAST, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 7883, PAGE 1167, SAID PUBLIC RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID SECTION 36; THENCE NORTH 89°50'15" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 31, A DISTANCE OF 716.76 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, A 200 FOOT RIGHT OF WAY, AS RECORDED IN PLAT BOOK 56, PAGES 1, 1A AND 1B, SAID PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: 1) NORTH 27°08'31" WEST, DEPARTING SAID SOUTHERLY LINE, 422.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1550.00 FEET; 2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°49'09", AN ARC LENGTH OF 400.90 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°43'56" WEST, 399.78 FEET.

FROM SAID POINT OF BEGINNING, THENCE SOUTH 77°40'38" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, 1021.32 FEET; THENCE SOUTH 42°31'24" WEST, 149.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 48.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 47°28'36", AN ARC LENGTH OF 39.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°15'42" WEST, 38.65 FEET; THENCE DUE WEST, 437.71 FEET; THENCE DUE NORTH, 66.79 FEET; THENCE NORTH 42°31'24" EAST, 612.44 FEET; THENCE NORTH 34°47'13" EAST, 545.54 FEET; THENCE SOUTH 83°06' 11" EAST, 829.02 FEET TO A POINT LYING ON SAID WESTERLY RIGHT OF WAY LINE OF OAKLEAF PLANTATION PARKWAY, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1550.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°26'29", AN ARC LENGTH OF 525.94 TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°36'07" EAST, 523.42 FEET.

**Exhibit C**

**Proposed Revised Master Plan (Map H)**



# VILLAGES OF ARGYLE MASTER PLAN MAP "H" SCHEDULE NO. 2

NOTES:  
1. BASE MAP AND LAND USE EAST OF AFI PARCEL  
2. FINAL WETLAND DELINEATION AND PARCEL  
REGULATORY REVIEW

### LEGEND

GENERAL COMMERCIAL

MAJOR COMMERCIAL

BUSINESS PARK

MIXED USE

VILLAGE CENTER

FIRE STATION

HUNTING PRESERVE/FOREST

EXISTING DEVELOPED, NOT INCLUDED  
IN THIS DEVELOPMENT ORDER

LIBRARY

LIGHT INDUSTRIAL

HEAVY INDUSTRIAL

HIGH DENSITY RESIDENTIAL DEVELOPMENTS

MEDIUM DENSITY RESIDENTIAL DEVELOPMENTS

LOW DENSITY RESIDENTIAL DEVELOPMENTS

PARK

SCHOOL

EXISTING DEVELOPED, NOT INCLUDED  
IN THIS DEVELOPMENT ORDER

LIBRARY

REGIONAL MITIGATION PARK

COMMUNITY RECREATION

PROPOSED PARCEL NUMBERS

PARTIAL PARCEL CONNECTIONS

FUTURE TROLLEY RESERVATION

COUNTY LINE

VILLAGE BOUNDARY LINE

PARK/SCHOOL

GENERAL COMMERCIAL

MAJOR COMMERCIAL

BUSINESS PARK

MIXED USE

VILLAGE CENTER

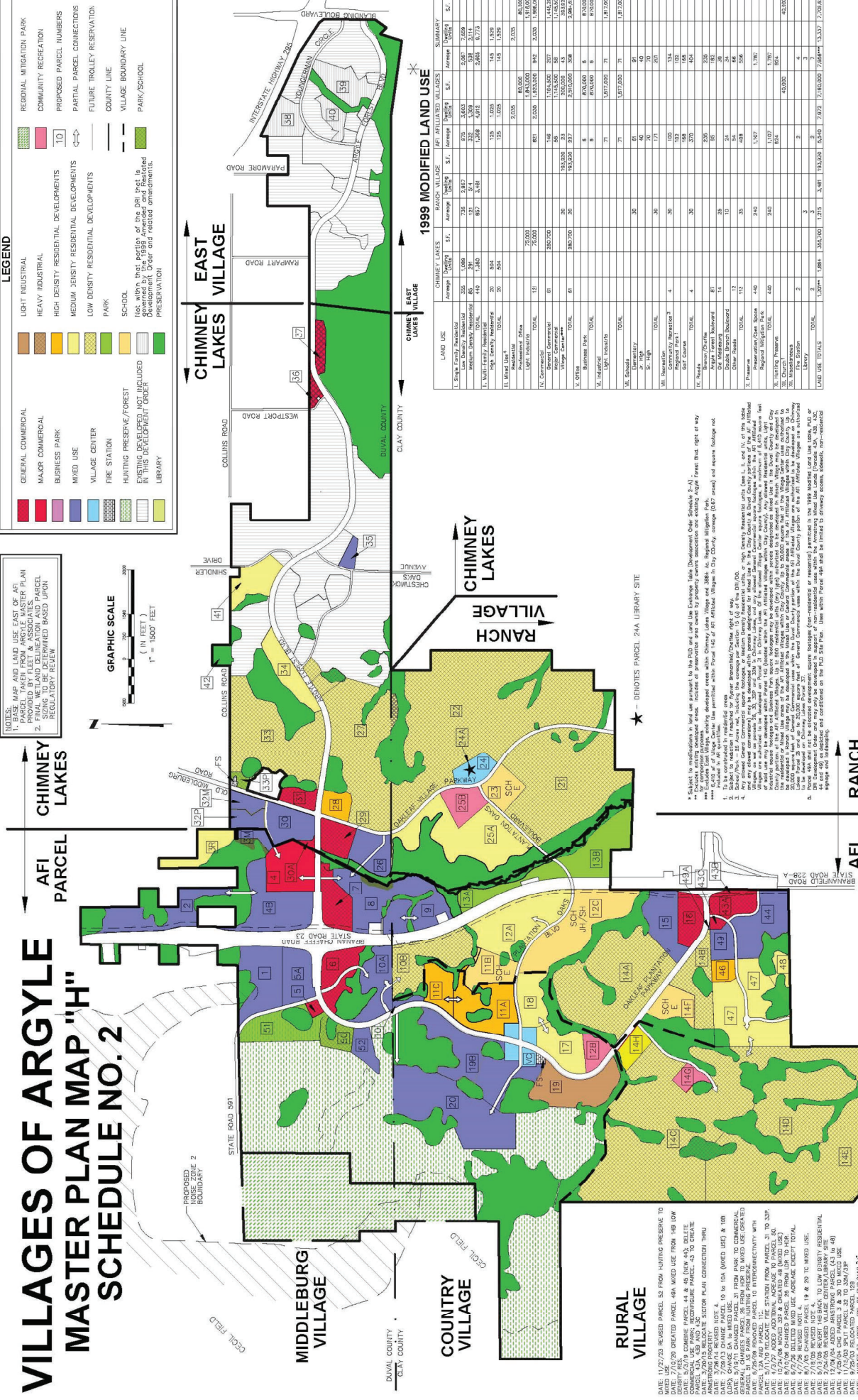
FIRE STATION

HUNTING PRESERVE/FOREST

EXISTING DEVELOPED, NOT INCLUDED  
IN THIS DEVELOPMENT ORDER

LIBRARY

GRAPHIC SCALE  
(IN FEET)  
1" = 1500'



### 1999 MODIFIED LAND USE SUMMARY

LAND USE	Area	1999 Modified	AFI Affiliated Villages	Summary	
L Single Family Residential	355	1,908	676	2,000	2,355
M Single Family Residential	85	291	332	3,309	3,681
H Multi-Family Residential	440	1,288	4,672	2,688	8,733
H High Density Residential	20	504	15	1,035	1,549
H Medium Density Residential	20	504	15	1,035	1,549
R Residential			2,035	48,000	50,035
R Single-Family Residential			2,035	48,000	50,035
R Commercial			607	2,030	1,070
R General Commercial	61	260	12	183,523	183,696
R Village Center	61	260	12	183,523	183,696
B Business Park			6	876,000	876,006
B Office			6	876,000	876,006
B Industrial			71	1,817,000	1,817,071
B Industrial			71	1,817,000	1,817,071
S School			61	40	101
S High School			61	40	101
S High School			61	40	101
V Village			30	30	60
V Village			30	30	60
V Village			30	30	60
V Village			30	30	60
V Village			30	30	60
V Village			30	30	60
V Village			30	30	60
V Village			30	30	60
V Village			30	30	60
V Village			30	30	60

★ - DENOTES PARCEL 24A LIBRARY SITE

Notes:  
1. Subject to modifications to meet the standards by the 2010 and 2015 Use Change Table, Designated Order Schedule 2-4)  
2. Business writing developed under the provisions of the protection order issued by the protection order.  
3. Excludes 44 parcels, including parcels within parcels 44.01-44.05 (including Village 24A, Village 24B, Village 24C, Village 24D, Village 24E, Village 24F, Village 24G, Village 24H, Village 24I, Village 24J, Village 24K, Village 24L, Village 24M, Village 24N, Village 24O, Village 24P, Village 24Q, Village 24R, Village 24S, Village 24T, Village 24U, Village 24V, Village 24W, Village 24X, Village 24Y, Village 24Z, Village 24AA, Village 24AB, Village 24AC, Village 24AD, Village 24AE, Village 24AF, Village 24AG, Village 24AH, Village 24AI, Village 24AJ, Village 24AK, Village 24AL, Village 24AM, Village 24AN, Village 24AO, Village 24AP, Village 24AQ, Village 24AR, Village 24AS, Village 24AT, Village 24AU, Village 24AV, Village 24AW, Village 24AX, Village 24AY, Village 24AZ, Village 24BA, Village 24BB, Village 24BC, Village 24BD, Village 24BE, Village 24BF, Village 24BG, Village 24BH, Village 24BI, Village 24BJ, Village 24BK, Village 24BL, Village 24BM, Village 24BN, Village 24BO, Village 24BP, Village 24BQ, Village 24BR, Village 24BS, Village 24BT, Village 24BU, Village 24BV, Village 24BW, Village 24BX, Village 24BY, Village 24BZ, Village 24CA, Village 24CB, Village 24CC, Village 24CD, Village 24CE, Village 24CF, Village 24CG, Village 24CH, Village 24CI, Village 24CJ, Village 24CK, Village 24CL, Village 24CM, Village 24CN, Village 24CO, Village 24CP, Village 24CQ, Village 24CR, Village 24CS, Village 24CT, Village 24CU, Village 24CV, Village 24CW, Village 24CX, Village 24CY, Village 24CZ, Village 24DA, Village 24DB, Village 24DC, Village 24DD, Village 24DE, Village 24DF, Village 24DG, Village 24DH, Village 24DI, Village 24DJ, Village 24DK, Village 24DL, Village 24DM, Village 24DN, Village 24DO, Village 24DP, Village 24DQ, Village 24DR, Village 24DS, Village 24DT, Village 24DU, Village 24DV, Village 24DW, Village 24DX, Village 24DY, Village 24DZ, Village 24EA, Village 24EB, Village 24EC, Village 24ED, Village 24EE, Village 24EF, Village 24EG, Village 24EH, Village 24EI, Village 24EJ, Village 24EK, Village 24EL, Village 24EM, Village 24EN, Village 24EO, Village 24EP, Village 24EQ, Village 24ER, Village 24ES, Village 24ET, Village 24EU, Village 24EV, Village 24EW, Village 24EX, Village 24EY, Village 24EZ, Village 24FA, Village 24FB, Village 24FC, Village 24FD, Village 24FE, Village 24FF, Village 24FG, Village 24FH, Village 24FI, Village 24FJ, Village 24FK, Village 24FL, Village 24FM, Village 24FN, Village 24FO, Village 24FP, Village 24FQ, Village 24FR, Village 24FS, Village 24FT, Village 24FU, Village 24FV, Village 24FW, Village 24FX, Village 24FY, Village 24FZ, Village 24GA, Village 24GB, Village 24GC, Village 24GD, Village 24GE, Village 24GF, Village 24GG, Village 24GH, Village 24GI, Village 24GJ, Village 24GK, Village 24GL, Village 24GM, Village 24GN, Village 24GO, Village 24GP, Village 24GQ, Village 24GR, Village 24GS, Village 24GT, Village 24GU, Village 24GV, Village 24GW, Village 24GX, Village 24GY, Village 24GZ, Village 24HA, Village 24HB, Village 24HC, Village 24HD, Village 24HE, Village 24HF, Village 24HG, Village 24HH, Village 24HI, Village 24HJ, Village 24HK, Village 24HL, Village 24HM, Village 24HN, Village 24HO, Village 24HP, Village 24HQ, Village 24HR, Village 24HS, Village 24HT, Village 24HU, Village 24HV, Village 24HW, Village 24HX, Village 24HY, Village 24HZ, Village 24IA, Village 24IB, Village 24IC, Village 24ID, Village 24IE, Village 24IF, Village 24IG, Village 24IH, Village 24II, Village 24IJ, Village 24IK, Village 24IL, Village 24IM, Village 24IN, Village 24IO, Village 24IP, Village 24IQ, Village 24IR, Village 24IS, Village 24IT, Village 24IU, Village 24IV, Village 24IW, Village 24IX, Village 24IY, Village 24IZ, Village 24JA, Village 24JB, Village 24JC, Village 24JD, Village 24JE, Village 24JF, Village 24JG, Village 24JH, Village 24JI, Village 24JJ, Village 24JK, Village 24JL, Village 24JM, Village 24JN, Village 24JO, Village 24JP, Village 24JQ, Village 24JR, Village 24JS, Village 24JT, Village 24JU, Village 24JV, Village 24JW, Village 24JX, Village 24JY, Village 24JZ, Village 24KA, Village 24KB, Village 24KC, Village 24KD, Village 24KE, Village 24KF, Village 24KG, Village 24KH, Village 24KI, Village 24KJ, Village 24KK, Village 24KL, Village 24KM, Village 24KN, Village 24KO, Village 24KP, Village 24KQ, Village 24KR, Village 24KS, Village 24KT, Village 24KU, Village 24KV, Village 24KW, Village 24KX, Village 24KY, Village 24KZ, Village 24LA, Village 24LB, Village 24LC, Village 24LD, Village 24LE, Village 24LF, Village 24LG, Village 24LH, Village 24LI, Village 24LJ, Village 24LK, Village 24LL, Village 24LM, Village 24LN, Village 24LO, Village 24LP, Village 24LQ, Village 24LR, Village 24LS, Village 24LT, Village 24LU, Village 24LV, Village 24LW, Village 24LX, Village 24LY, Village 24LZ, Village 24MA, Village 24MB, Village 24MC, Village 24MD, Village 24ME, Village 24MF, Village 24MG, Village 24MH, Village 24MI, Village 24MJ, Village 24MK, Village 24ML, Village 24MN, Village 24MO, 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Village 24UU, Village 24UV, Village 24UW, Village 24UX, Village 24UY, Village 24UZ, Village 24VA, Village 24VB, Village 24VC, Village 24VD, Village 24VE, Village 24VF, Village 24VG, Village 24VH, Village 24VI, Village 24VJ, Village 24VK, Village 24VL, Village 24VM, Village 24VN, Village 24VO, Village 24VP, Village 24VQ, Village 24VR, Village 24VS, Village 24VT, Village 24VU, Village 24VV, Village 24VW, Village 24VX, Village 24VY, Village 24VZ, Village 24WA, Village 24WB, Village 24WC, Village 24WD, Village 24WE, Village 24WF, Village 24WG, Village 24WH, Village 24WI, Village 24WJ, Village 24WK, Village 24WL, Village 24WM, Village 24WN, Village 24WO, Village 24WP, Village 24WQ, Village 24WR, Village 24WS, Village 24WT, Village 24WU, Village 24WV, Village 24WW, Village 24WX, Village 24WY, Village 24WZ, Village 24XA, Village 24XB, Village 24XC, Village 24XD, Village 24XE, Village 24XF, Village 24XG, Village 24XH, Village 24XI, Village 24XJ, Village 24XK, Village 24XL, Village 24XM, Village 24XN, Village 24XO, Village 24XP, Village 24XQ, Village 24XR, Village 24XS, Village 24XT, Village 24XU, Village 24XV, Village 24XW, Village 24XX, Village 24XY, Village 24XZ, Village 24YA, Village 24YB, Village 24YC, Village 24YD, Village 24YE, Village 24YF, Village 24YG, Village 24YH, Village 24YI, Village 24YJ, Village 24YK, Village 24YL, Village 24YM, Village 24YN, Village 24YO, Village 24YP, Village 24YQ, Village 24YR, Village 24YS, Village 24YT, Village 24YU, Village 24YV, Village 24YW, Village 24YX, Village 24YY, Village 24YZ, Village 24ZA, Village 24ZB, Village 24ZC, Village 24ZD, Village 24ZE, Village 24ZF, Village 24ZG, Village 24ZH, Village 24ZI, Village 24ZJ, Village 24ZK, Village 24ZL, Village 24ZM, Village 24ZN, Village 24ZO, Village 24ZP, Village 24ZQ, Village 24ZR, Village 24ZS, Village 24ZT, Village 24ZU, Village 24ZV, Village 24ZW, Village 24ZX, Village 24ZY, Village 24ZZ

English & Thiers & Miller, Inc.  
CONSULTING ENGINEERS & ARCHITECTS  
1599 S. JARDINE ROAD  
PHOENIX, ARIZONA 85004-3006 FAX NUMBER: (602) 946-8468

**Exhibit D**

**Proposed Revised Duval County Phasing Plan, Schedule 3**

**Schedule 3  
Phasing Plan  
(Revised ~~January 10, 2024~~ July 2013)**

	Phase I thru December 31, 2006	Phase 2 from January 1, 2007 thru <del>March 17, 2031</del> <del>March 25, 2021</del>	Phase 3 from <del>March 18,</del> <del>2031</del> <del>March 26, 2021</del> thru <del>March 16, 2036</del> <del>March 25,</del> <del>2026</del>
<u>AFI Affiliated Villages</u>			
Industrial	915,000 s.f.	1,830,000 s.f.	3,660,000 s.f.
Commercial	446,250 s.f.	834,500 s.f.	2,510,000 s.f.
Single Family Residential	1,490 units	2,979 units	4,912 units
Multifamily Residential	1,300 units	2,600 units	3,060 units
Office	237,500 s.f.	475,000 s.f.	950,000 s.f.
<u>Chimney Lakes</u>			
Industrial	25,000 s.f.	50,000 s.f.	75,000 s.f.
Commercial	94,501 s.f.	187,133 s.f.	280,700 s.f.
Single Family Residential	460 units	920 units	1,380 units
Multifamily Residential	168 units	336 units	504 units
Office			
<u>Ranch Village</u>			
Industrial			
Commercial	64,640 s.f.	129,280 s.f.	193,920 s.f.
Single Family Residential	1,160 units	2,321 units	3,481 units
Multifamily Residential			
Office			

1. All amounts are cumulative for all phases.
2. The square footage and unit amounts are subject to adjustment in accordance with the Land Use Exchange Table (Schedule 2-A).
3. Civic and recreational uses such as church sites, schools and park sites may be developed within any phase.
4. The quantities of Residential, Commercial, Industrial and Office uses may be carried cumulatively through all phases. (See Section 3 of the Amended and Restated Development Order.)
5. Development of Phases 2 and 3 of this DRI and PUD zoning may begin prior to their scheduled commencement dates without affecting their respective completion dates, provided that the conditions of this Development Order are met as to development within the respective Phase and Village or Affiliated Village(s).

**Exhibit E**  
**Authorization Letters**

Agent Authorization

City of Jacksonville  
Planning and Development Department  
214 N. Hogan St. Edward Ball Bldg. Ste. 300  
Jacksonville, Florida 32202

Re: **Agent Authorization for Property located at 0 Oakleaf Plantation Parkway with RE # 442-1000**

Ladies and Gentlemen,

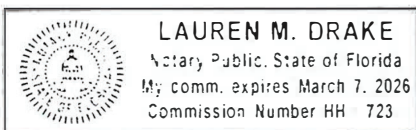
You are hereby advised that the undersigned is the owner of the property described in **Exhibit** attached hereto. Said owner hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, England-Thims & Miller, Inc. and Regional Development, LLC to act as agents to file an application(s) for an amendment/change to the Villages of Argyle Development of Regional Impact Development Order (“DRI/DO”), zoning modification to the Villages of Argyle Planned Unit Development (“PUD”), land use amendment and such other land use approvals and development permits as may be required 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 changes for the above-referenced property.

**NORTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC.**, a Florida non-profit corporation

By: *Craig Smelser*  
Name: Craig A. Smelser  
Title: Treasurer

STATE OF Florida  
COUNTY OF Polk

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 8th day of January, 2024, by Craig Smelser, as Treasurer of **NORTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC.**, a Florida non-profit corporation, on behalf of said entity. S/he  is personally known to me or  has produced \_\_\_\_\_ as identification.



*Lauren Drake*  
Notary Public, State of Florida  
Lauren Drake  
Notary's Printed Name  
My Commission Expires: March 7, 2026



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## Detail by Entity Name

Florida Not For Profit Corporation

NORTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC.

### Filing Information

<b>Document Number</b>	N05000005329
<b>FEI/EIN Number</b>	20-2888605
<b>Date Filed</b>	05/23/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	06/30/2005
<b>Event Effective Date</b>	07/01/2005

### Principal Address

1415 LASALLE ST  
JACKSONVILLE, FL 32207

### Mailing Address

1415 LASALLE ST  
JACKSONVILLE, FL 32207

### Registered Agent Name & Address

SMELSER, CRAIG  
FL CONFERENCE OF THE UMC  
450 MARTIN L KING JR AVE  
FINANCIAL SERVICES - 2ND FLOOR  
LAKELAND, FL 33815

Name Changed: 05/08/2020

Address Changed: 05/08/2020

### Officer/Director Detail

#### **Name & Address**

Title P

Richards, Ben  
1415 LASALLE ST  
JACKSONVILLE, FL 32207

Exhibit 1

Title Director

FOSHEE, DURWOOD  
1415 LaSalle Street  
Jacksonville, FL 32207

Title Director

Painter, Steven  
1415 LaSalle Street  
Jacksonville, FL 32207

Title Secretary

Ahrens-Sims, Jennifer  
1415 LASALLE ST  
JACKSONVILLE, FL 32207

Title Director

Scott, Derrick  
1415 LASALLE ST  
JACKSONVILLE, FL 32207

Title Director

SMELSER, CRAIG  
FL CONFERENCE OF THE UMC  
450 MARTIN L KING JR AVE  
FINANCIAL SERVICES - 2ND FLOOR  
LAKELAND, FL 33815

#### **Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2022	04/20/2022
2023	04/17/2023
2023	06/29/2023

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<a href="#">05/08/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/11/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/10/2018 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/27/2018 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/23/2018 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">03/28/2016 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/10/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/29/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/16/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/06/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/26/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/11/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/11/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/10/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/30/2005 -- Merger</a>	View image in PDF format
<a href="#">06/30/2005 -- Merger</a>	View image in PDF format
<a href="#">05/23/2005 -- Domestic Non-Profit</a>	View image in PDF format

Florida Department of State, Division of Corporations



Agent Authorization

City of Jacksonville  
Planning and Development Department  
214 N. Hogan St. Edward Ball Bldg. Ste. 300  
Jacksonville, Florida 32202

**Re: Agent Authorization for Property located at 0 Oakleaf Plantation Parkway with  
RE # 002442-1000**

Ladies and Gentlemen,

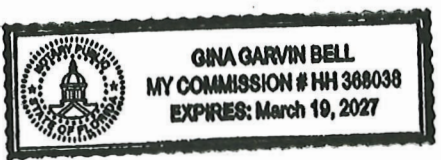
You are hereby advised that the undersigned is under contract to purchase the property described in **Exhibit 1** attached hereto and hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC and England-Thims & Miller, Inc. to act as agents to file an application(s) for an amendment/change to the Villages of Argyle Development of Regional Impact Development Order ("DRI/DO"), zoning modification to the Villages of Argyle Planned Unit Development ("PUD"), land use amendment and such other land use approvals and development permits as may be required 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 changes for the above-referenced property.

**REGIONAL DEVELOPMENT, LLC**, a Florida limited liability company

By: \_\_\_\_\_  
Name: Charles W. Arnold III  
Title: President

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 14<sup>th</sup> day of December, 2023, by Charles W. Arnold III, as President of **REGIONAL DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of said entity. S/he  is personally known to me or  has produced \_\_\_\_\_ as identification.



Gina Garvin Bell  
Notary Public, State of Florida  
Gina Garvin Bell  
Notary's Printed Name  
My Commission Expires: 3/19/2027



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## Detail by Entity Name

Florida Limited Liability Company  
REGIONAL DEVELOPMENT, LLC

### Filing Information

<b>Document Number</b>	L07000084423
<b>FEI/EIN Number</b>	26-0731925
<b>Date Filed</b>	08/16/2007
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

50 Silver Forest Drive, Suite 203  
ST AUGUSTINE, FL 32092

Changed: 07/19/2023

### Mailing Address

50 Silver Forest Drive, Suite 203  
ST AUGUSTINE, FL 32092

Changed: 07/19/2023

### Registered Agent Name & Address

F & L CORP.  
ONE INDEPENDENT DR. SUITE 1300  
JACKSONVILLE, FL 32202-5017

### Authorized Person(s) Detail

#### **Name & Address**

Title P

ARNOLD, CHARLES WIII  
3030 HARTLEY ROAD STE 140  
JACKSONVILLE, FL 32257

Title VP

ARNOLD, KATHERINE J  
3030 HARTLEY ROAD STE 140  
JACKSONVILLE, FL 32257

## Title S

BELL, GINA G  
 3030 HARTLEY ROAD STE 140  
 JACKSONVILLE, FL 32257

Annual Reports

Report Year	Filed Date
2021	03/10/2021
2022	03/22/2022
2023	01/19/2023

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<a href="#">03/04/2015 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">03/22/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/06/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/03/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/28/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/16/2007 -- Florida Limited Liability</a>	View image in PDF format

**Agent Authorization**

City of Jacksonville  
Planning and Development Department  
214 N. Hogan St. Edward Ball Bldg. Ste. 300  
Jacksonville, Florida 32202

**Re: Agent Authorization for Property located at 0 Oakleaf Plantation Parkway with  
RE # 002442-1000**

Ladies and Gentlemen,

You are hereby advised that the undersigned is the Master Developer of the AFI Affiliated Villages portion of the Villages of Argyle Development of Regional Impact ("DRI"). Said Master Developer hereby authorizes the filing of an application(s) for an amendment/change to the Villages of Argyle Development of Regional Impact Development Order ("DRI/DO") and a zoning modification to the Villages of Argyle Planned Unit Development ("PUD") relating to new DRI Parcel 52.

**AFI ASSOCIATES, INC.**, a Florida corporation

By: Cody Hutson  
Name: Cody Hutson  
Title: President

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 20th day of December, 2023, by Cody Hutson, as President of **AFI ASSOCIATES, INC.**, a Florida corporation, on behalf of said entity. S/he  is personally known to me or  has produced \_\_\_\_\_ as identification.



**BEVERLY L. CUNNINGHAM**  
Notary Public  
State of Florida  
Comm# HH445328  
Expires 11/20/2027

Beverly L. Cunningham  
Notary Public, State of Florida  
Beverly L. Cunningham  
Notary's Printed Name  
My Commission Expires: 11/20/2027



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## Detail by Entity Name

Florida Profit Corporation  
AFI ASSOCIATES, INC.

### Filing Information

**Document Number** P93000014791  
**FEI/EIN Number** 59-3166834  
**Date Filed** 02/26/1993  
**State** FL  
**Status** ACTIVE

### Principal Address

50 SILVER FOREST DR.  
STE 200  
ST. AUGUSTINE, FL 32092

Changed: 05/01/2023

### Mailing Address

50 SILVER FOREST DR.  
STE 200  
ST. AUGUSTINE, FL 32092

Changed: 05/01/2023

### Registered Agent Name & Address

HANNON, GARY F  
50 SILVER FOREST DR.  
STE 200  
ST. AUGUSTINE, FL 32092

Name Changed: 04/28/2014

Address Changed: 05/01/2023

### Officer/Director Detail

#### **Name & Address**

Title PRESIDENT

HUTSON, DAVID W  
50 SILVER FOREST DR.  
STE 200

ST. AUGUSTINE, FL 32092

Title VICE PRESIDENT

Metcalfe, John G.  
 50 SILVER FOREST DR.  
 STE 200  
 ST. AUGUSTINE, FL 32092

Title VICE PRESIDENT

HANNON, GARY F  
 50 SILVER FOREST DR.  
 STE 200  
 ST. AUGUSTINE, FL 32092

Title PRESIDENT

HUTSON, CODY W  
 50 SILVER FOREST DR.  
 STE 200  
 ST. AUGUSTINE, FL 32092

Title SECRETARY / TREASURER

CUNNINGHAM, BEVERLY L  
 50 SILVER FOREST DR.  
 STE 200  
 ST. AUGUSTINE, FL 32092

Title VICE PRESIDENT

BRYAN, KIMBERLY S  
 50 SILVER FOREST DR.  
 STE 200  
 ST. AUGUSTINE, FL 32092

**Annual Reports**

Report Year	Filed Date
2021	04/30/2021
2022	04/28/2022
2023	05/01/2023

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Florida Department of State, Division of Corporations

**Exhibit F**

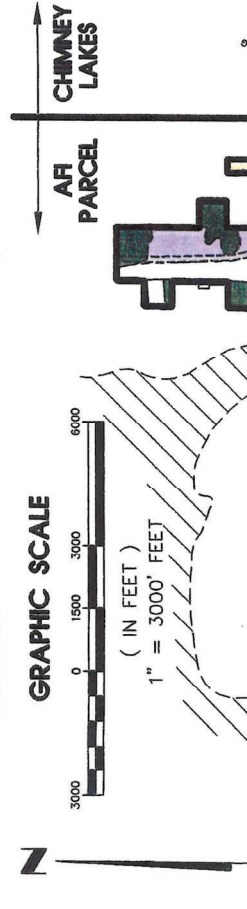
**Prior Map H approved by City Resolution 1999-876-A**



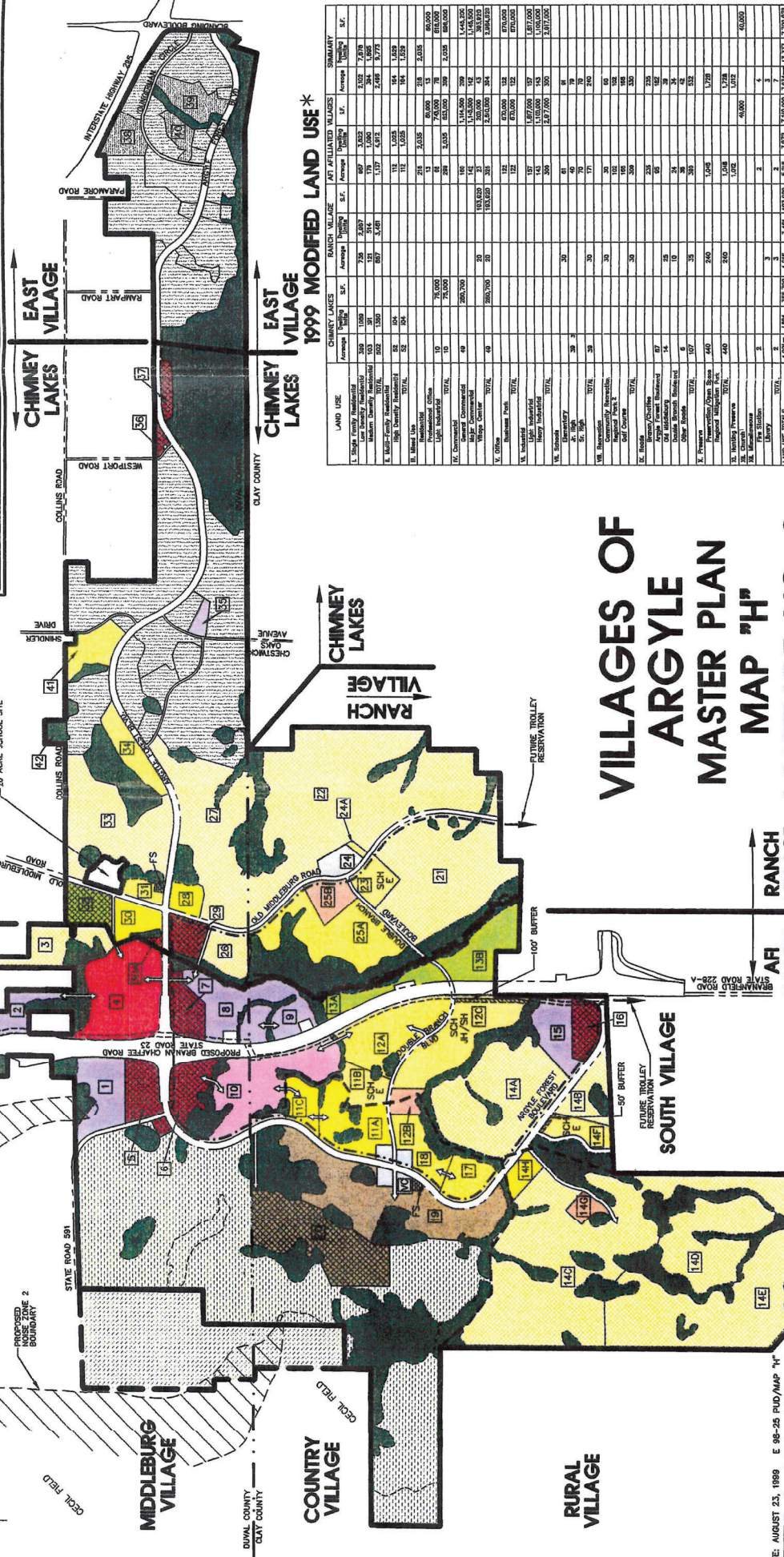
**LEGEND**

	LIGHT INDUSTRIAL		FUTURE TROLLEY RESERVATION
	HEAVY INDUSTRIAL		VILLAGE BOUNDARY LINE
	HIGH DENSITY RESIDENTIAL DEVELOPMENTS		PARK/SCHOOL
	MEDIUM DENSITY RESIDENTIAL DEVELOPMENTS		FUTURE TROLLEY RESERVATION
	LOW DENSITY RESIDENTIAL DEVELOPMENTS		VILLAGE BOUNDARY LINE
	BUSINESS PARK		FUTURE TROLLEY RESERVATION
	MIXED USE		VILLAGE BOUNDARY LINE
	VILLAGE CENTER		FUTURE TROLLEY RESERVATION
	FIRE STATION		VILLAGE BOUNDARY LINE
	HUNTING PRESERVE/FOREST		FUTURE TROLLEY RESERVATION
	LIBRARY		VILLAGE BOUNDARY LINE
	PRESERVATION		FUTURE TROLLEY RESERVATION

**NOTES:** MAP AND LAND USE EAST OF AF1 PARCEL FROM ARGYLE MASTER PLAN. FINAL MAP DELINEATION AND PARCEL RESERVATION TO BE DETERMINED BASED UPON RESERVATION RIGHT.



DATE: AUGUST 23, 1999 E 98-25 PUD/MAP "H"  
**Englund-Thompson & Partner, Inc.**  
 ENGINEERS - PLANNERS - ARCHITECTS  
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 DENVER, COLORADO 80202  
 PHONE: (303) 733-8800 FAX: (303) 733-8888



**1999 MODIFIED LAND USE \***

LAND USE	CHIMNEY LAKES	RANCH VILLAGE	ART AFFILIATED VILLAGES	SUMMARY
	Average	Upper	S.F.	Average
1. Single Family Residential	500	1,000	2,102	7,678
2. Multi-Family Residential	100	200	3,832	4,132
3. Medium Density Residential	100	200	1,778	1,058
4. High Density Residential	200	1,000	1,127	4,742
5. Medium Density Residential	50	100	1,127	1,058
6. Mixed Use	50	100	1,127	1,058
7. Office	10	20	6,000	78
8. Office	10	20	6,000	78
9. Office	10	20	6,000	78
10. Office	10	20	6,000	78
11. Office	10	20	6,000	78
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96. Office	10	20	6,000	78
97. Office	10	20	6,000	78
98. Office	10	20	6,000	78
99. Office	10	20	6,000	78
100. Office	10	20	6,000	78

# VILLAGES OF ARGYLE MASTER PLAN MAP "H" SCHEDULE NO. 2