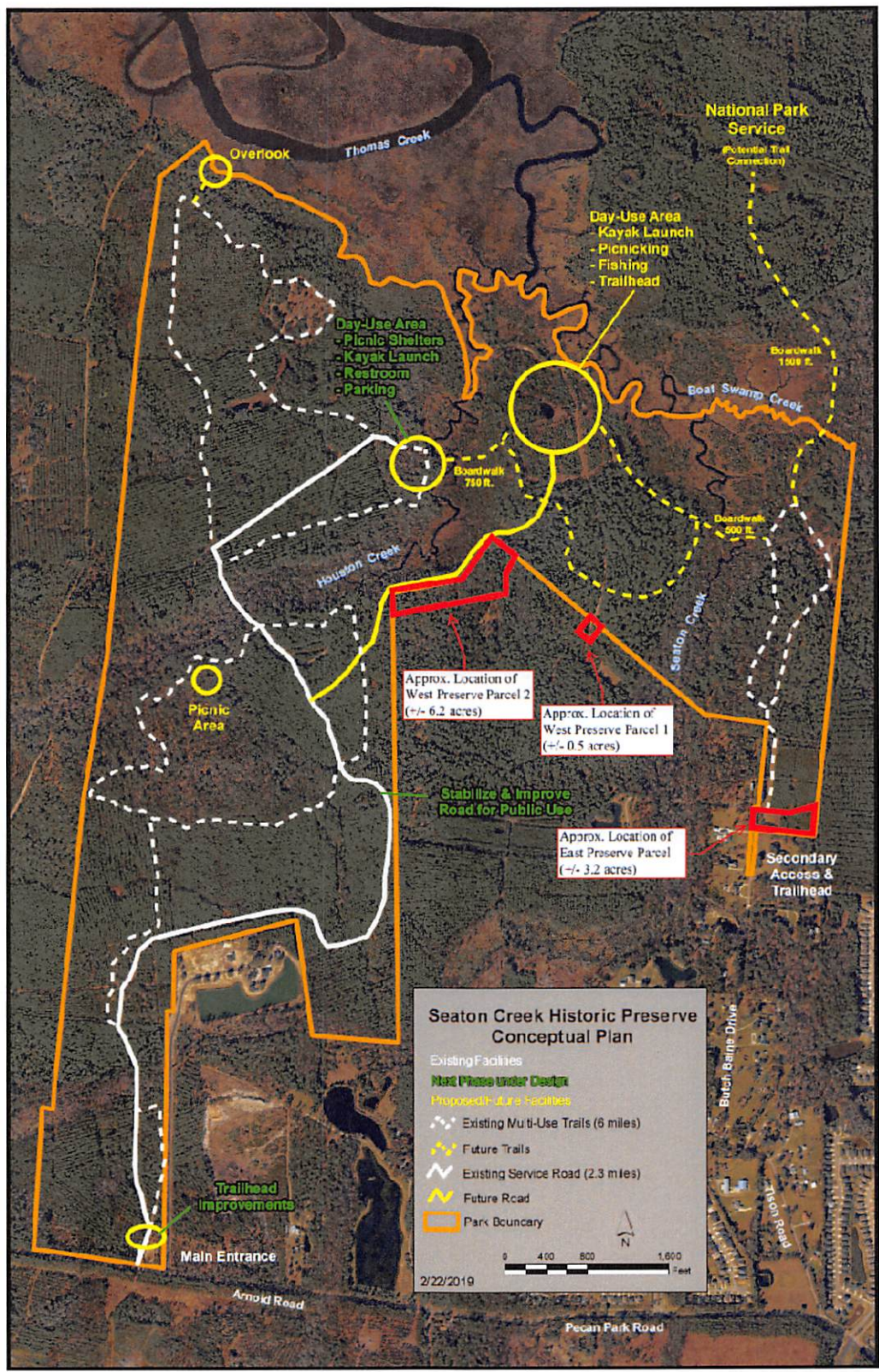
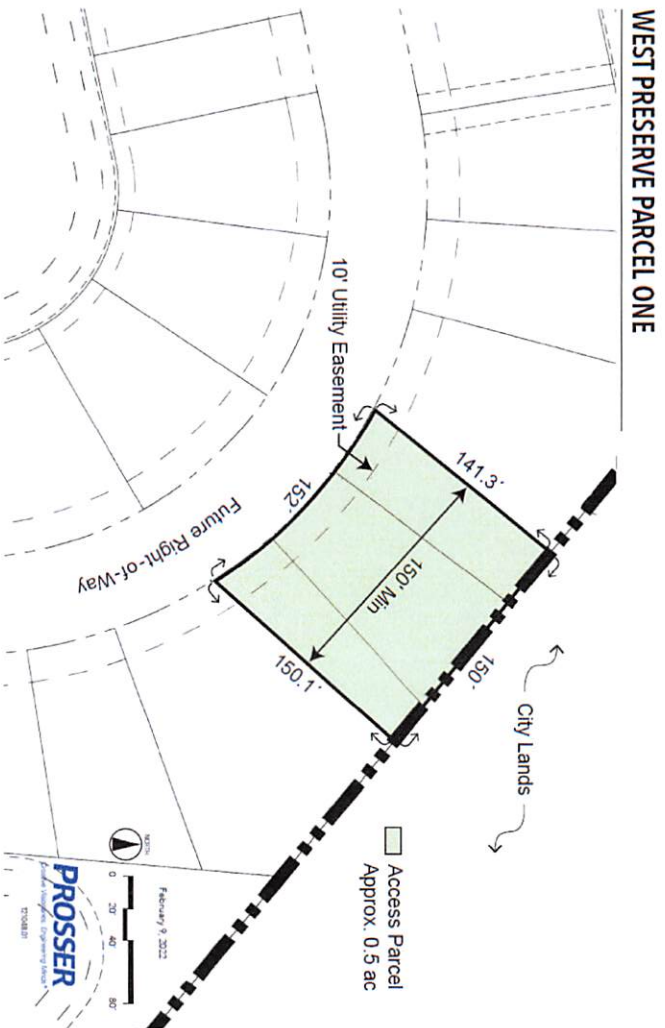


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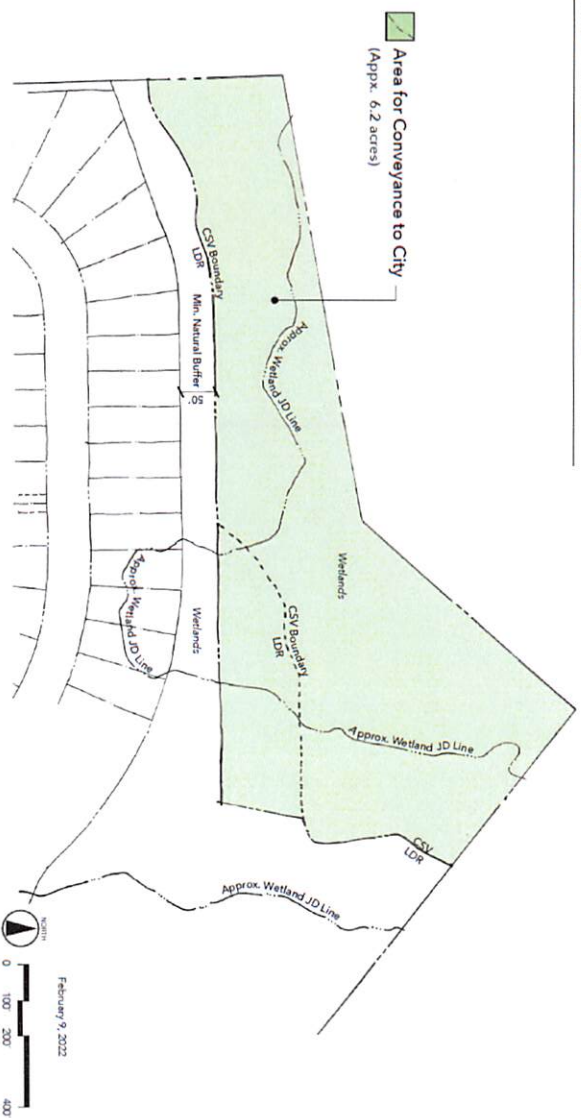
Existing Seaton Creek Preserve Master Plan



Land to City of Jacksonville

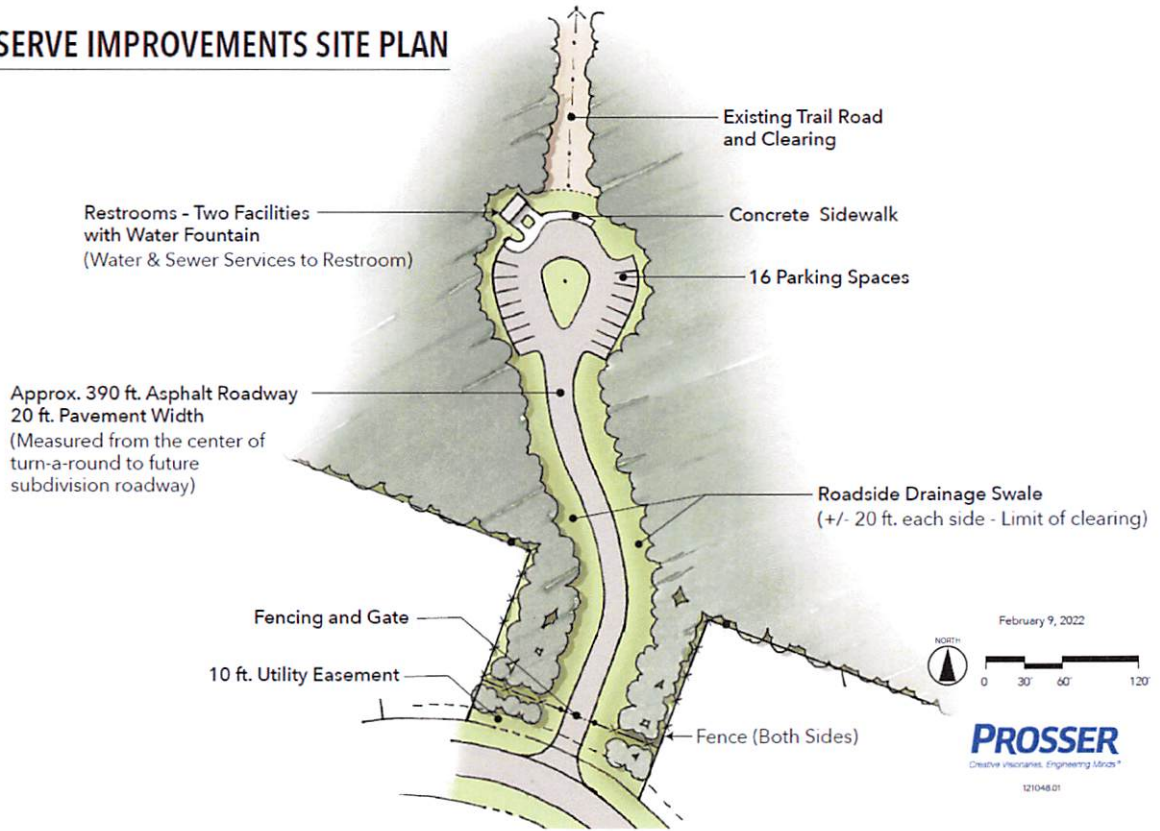


WEST PRESERVE PARCEL TWO



Park Improvements for the City of Jacksonville (at Pecan's Envy's cost)

PRESERVE IMPROVEMENTS SITE PLAN



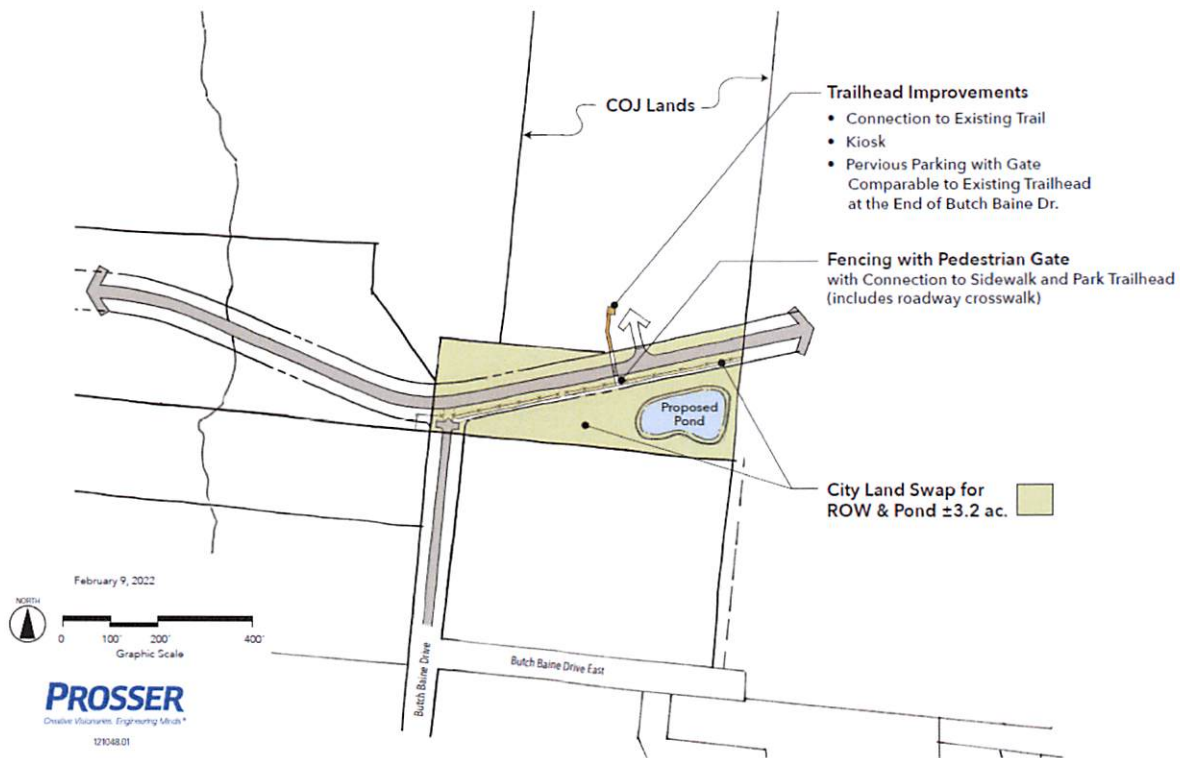
Land to Pecan's Envy

EAST PRESERVE PARCEL

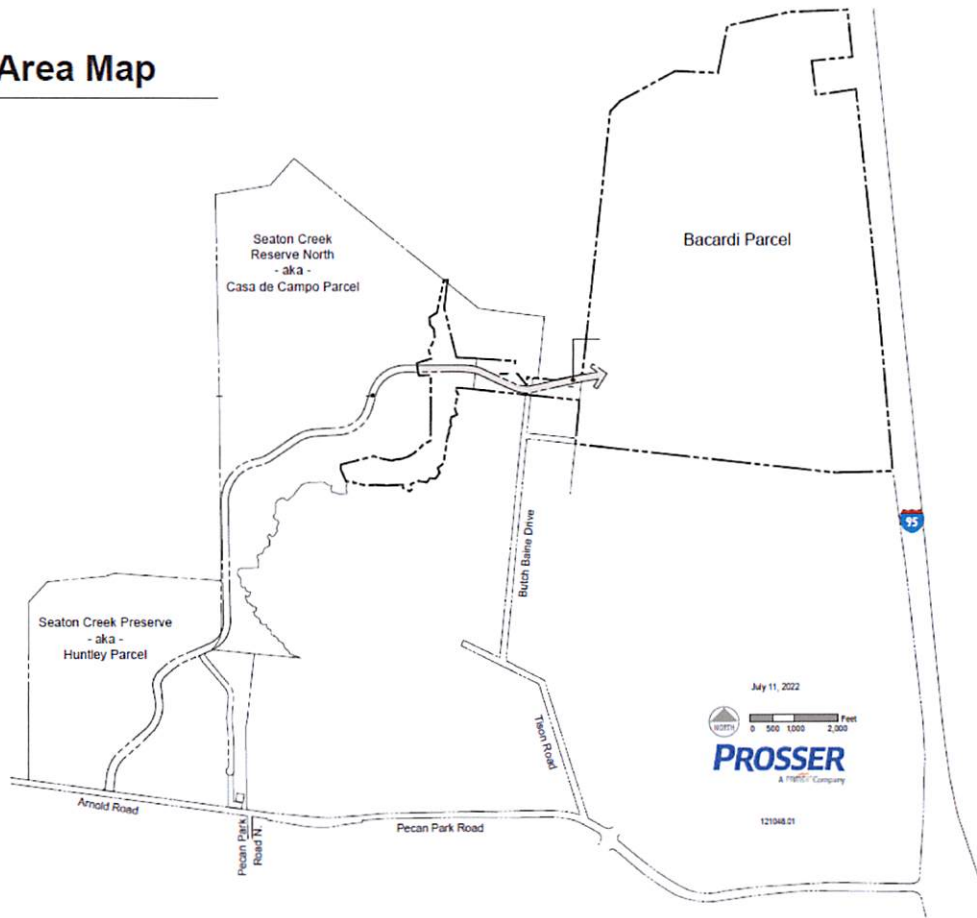


Road and Park Improvements at East Entrance (at Pecan's Envy's Cost)

EAST PRESERVE PARCEL SITE PLAN



Area Map





**PROPOSED IMPROVEMENTS
AT 2ND AVENUE NORTH
AND BEACH MARINE**

2022-494

Current Conditions:

- Windward purchased Beach Marine in January, 2020
- Windward also owns approx. 90 acres of Conservation Protected land north of relocated 2nd Ave. North
- Windward also owns approx. 10.3 acres of Low Density Residential land northeast of the marina along the eastern boundary of the marsh



AERIAL EXHIBIT - CURRENT CONDITIONS

- 2nd Ave. North is frequently flooded, and its intersection with 20th St. North is a dangerous 90-degree turn
- Parking for the boat ramp is inadequate
- COJB park, existing restaurant (COJB tenant), and boat ramp (COJ) all rely on 2nd Ave. North



AERIAL EXHIBIT - CURRENT CONDITIONS

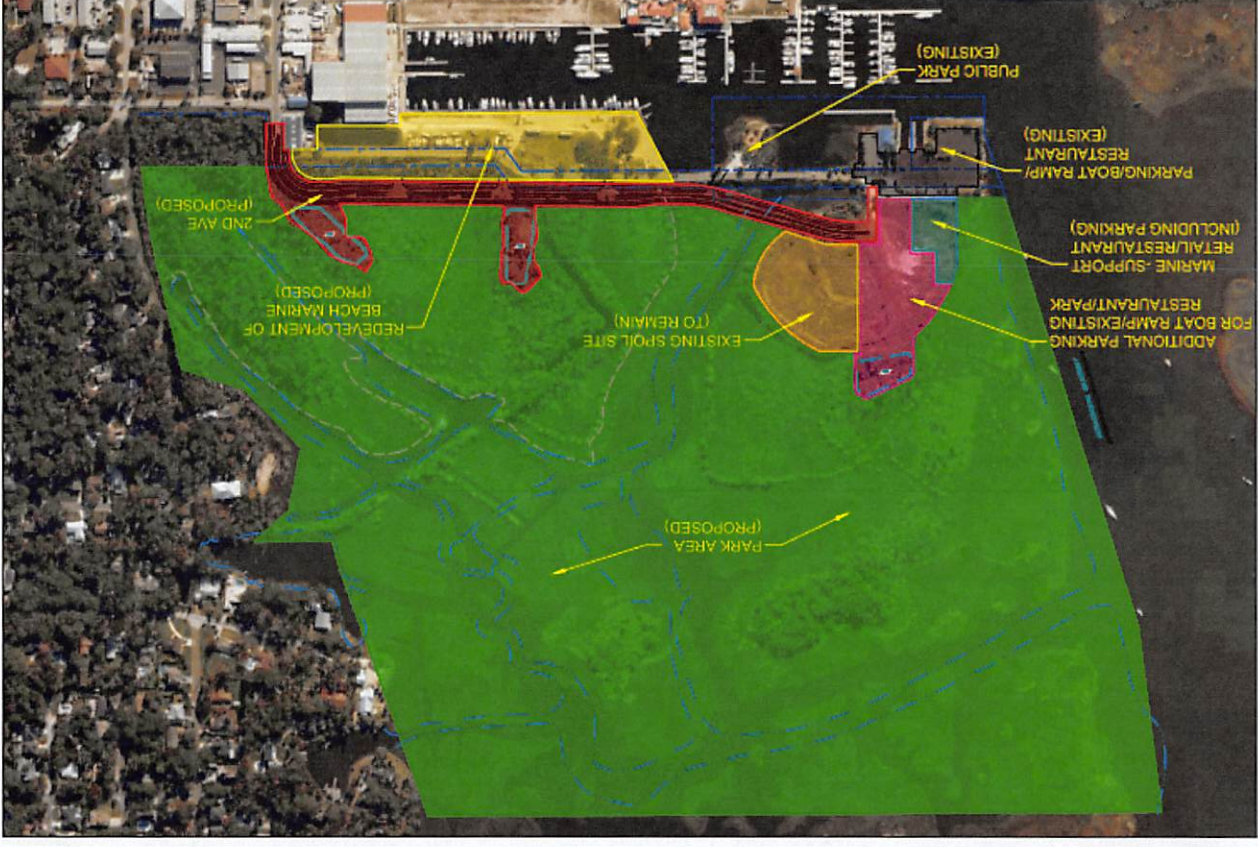
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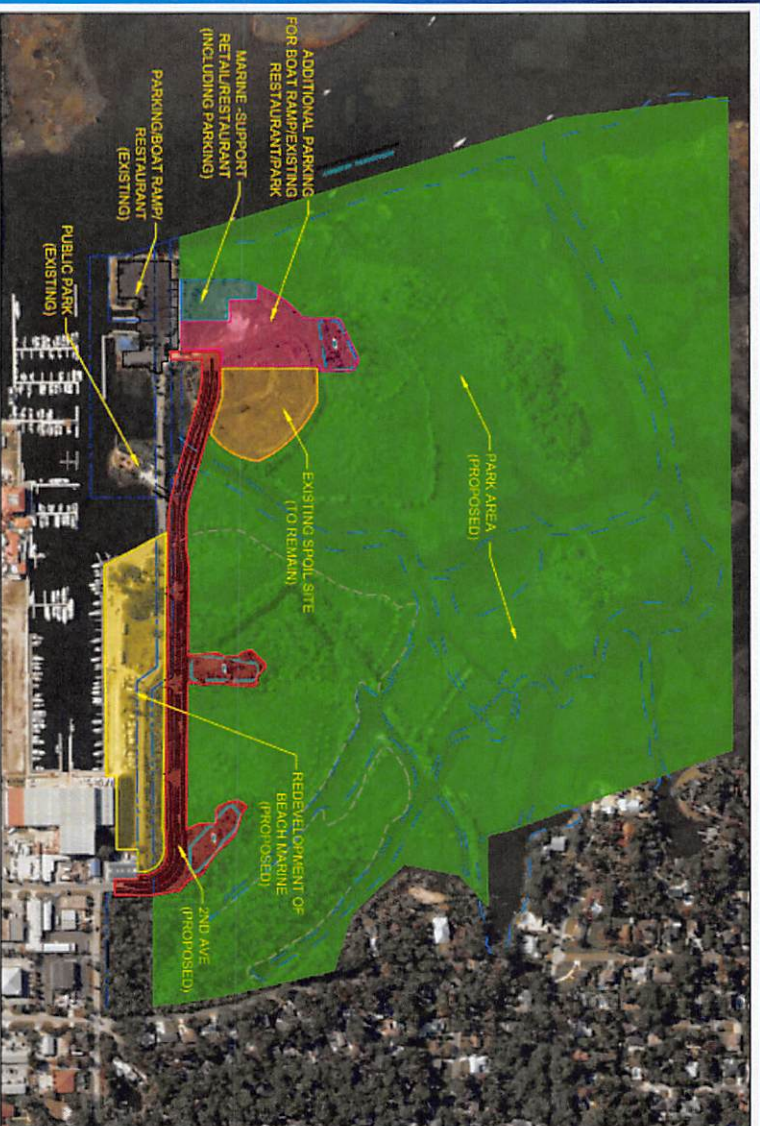
Proposed Development Agreement:

- COJ will fund improvement of 2nd Ave. North and intersection with 20th St. North (estimated \$11 million)
- Windward will fund design and permitting of improvement of 2nd Ave. North and intersection with 20th St. North (estimated \$1 million)
- Windward will donate right-of-way to COJ for improved 2nd Ave. North, ponds, and improved turn at 20th St. North (approx. 5.2 acres)

OVERALL SITE PLAN EXHIBIT

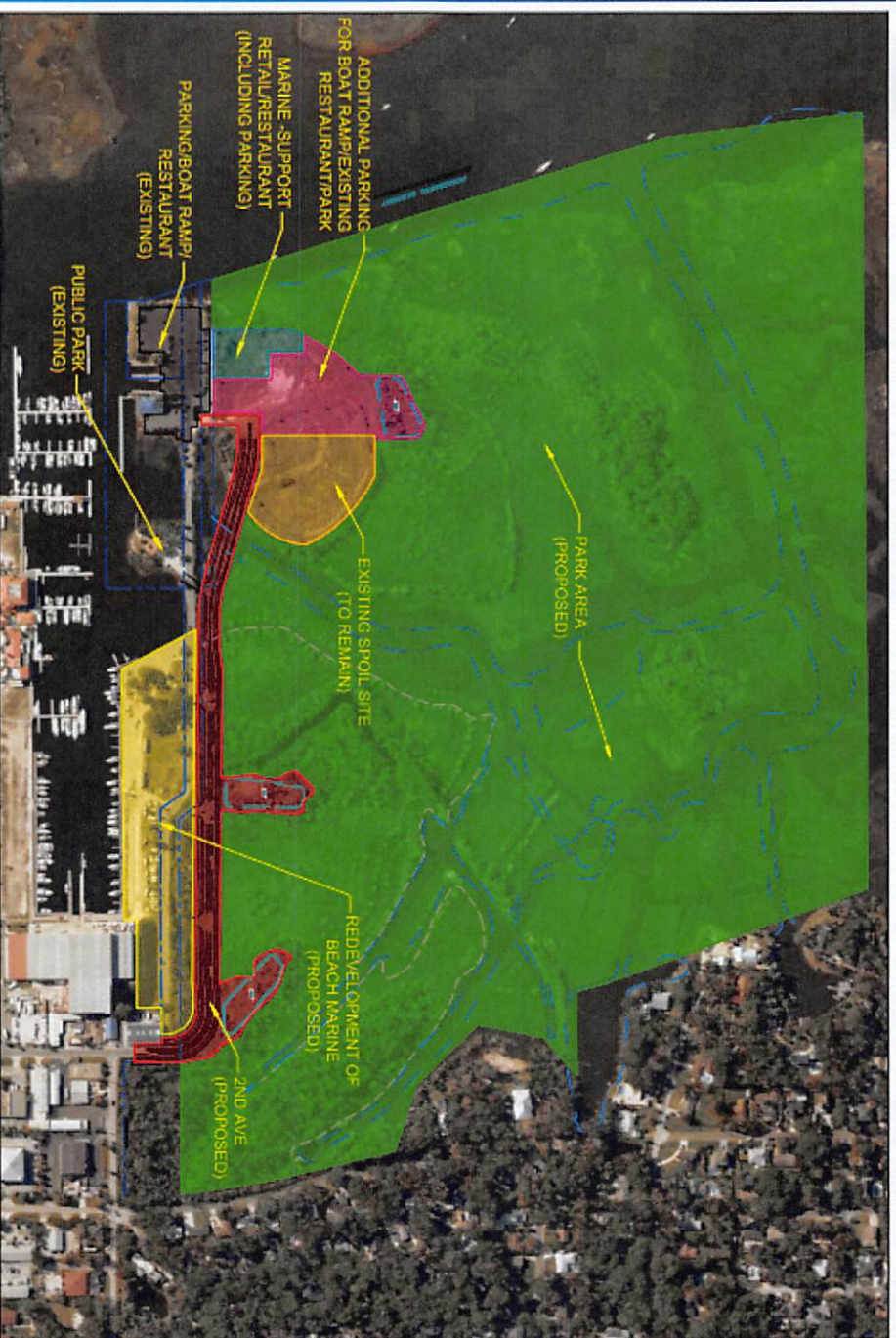


- Improvements to 2nd Ave. North will provide safer access to the COJB park, restaurant (COJB tenant), COJ boat ramp and proposed preserve; will retain parking for existing restaurant; and will provide additional parking for boat ramp
- Windward will construct the additional parking for boat ramp users
- Windward will create a parcel and required parking at end of improved 2nd Ave. North for marine-support retail/restaurant use



OVERALL SITE PLAN EXHIBIT

- Windward will convey the Preserve Acres and LDR Acres (approx. 100 acres total) to public agency or preservation group for a preserve with public access

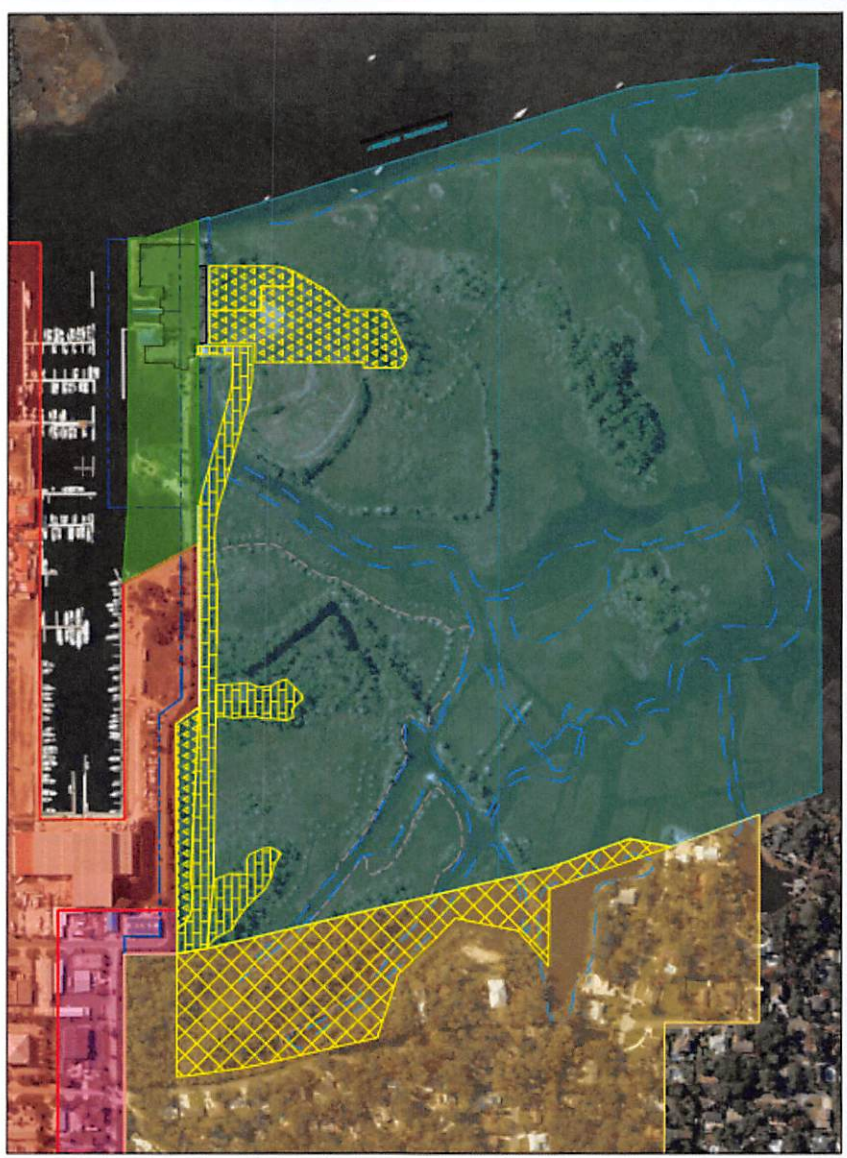


OVERALL SITE PLAN EXHIBIT

2022-494

Proposed
Comprehensive Plan
land use
amendments and
PUD zoning
amendment:

- Windward's LDR Acres will be amended from Low Density Residential to Conservation (approx. 10.31 acres)



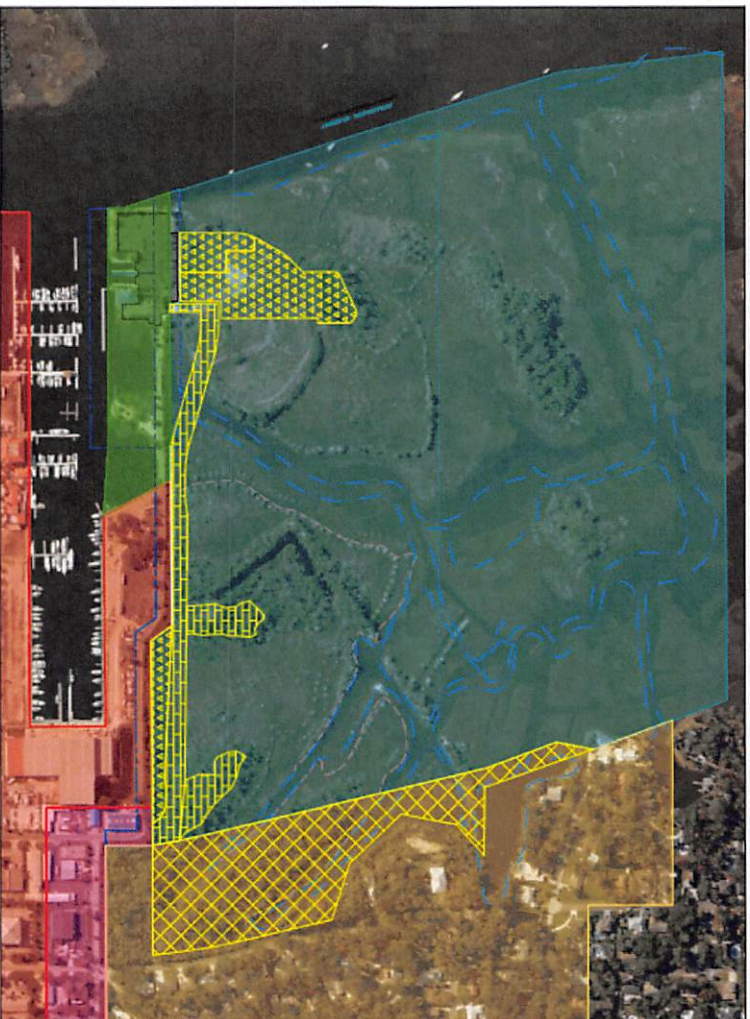
COMPREHENSIVE PLAN MAP EXHIBIT

EXISTING LAND USE	
COMMERCIAL	[Red]
RECREATIONAL	[Green]
INDUSTRIAL	[Blue]
CONSERVATION	[Purple]
RESIDENTIAL (LOW DENSITY)	[Yellow]

PROPOSED LAND USE CHANGES		
RESIDENTIAL TO CONSERVATION	[Green with X-hatch]	10.31 AC
CONSERVATION TO MARINA/BOAT USE	[Green with dots]	4.89 AC
CONSERVATION TO ROW AND PUDS	[Green with vertical lines]	4.97 AC



- New 2nd Ave. North right-of-way (north of existing right-of-way) may require amendment (approx. 4.91 acres)
- Land between existing north boundary of Beach Marine and relocated right-of-way of 2nd Ave. North; additional parking; and proposed marine-support retail/restaurant use (including parking) will require amendment from Conservation to Marina-Mixed Use (total of approx. 4.8 acres)



COMPREHENSIVE PLAN MAP EXHIBIT

EXISTING LAND USE	
COGNITIVE	[Red]
RESIDENTIAL	[Green]
INDUSTRIAL	[Blue]
CONSERVATION	[Yellow]
RESIDENTIAL (LOW DENSITY)	[Purple]

PROPOSED LAND USE CHANGES		
USE	HATCH	AREA
RESIDENTIAL TO CONSERVATION	[Green Hatched]	9.31 AC
MARINA MIXED USE	[Yellow Hatched]	4.80 AC
CONSERVATION TO ROW AND PONDS	[Red Hatched]	4.91 AC



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- Creation of approx. 10.3 acres of Conservation (LDR Acres) exceeds acreage amended from Conservation to other land uses (10.31 acres exceeds 4.91+4.8=9.71 acres); net increase of Conservation land



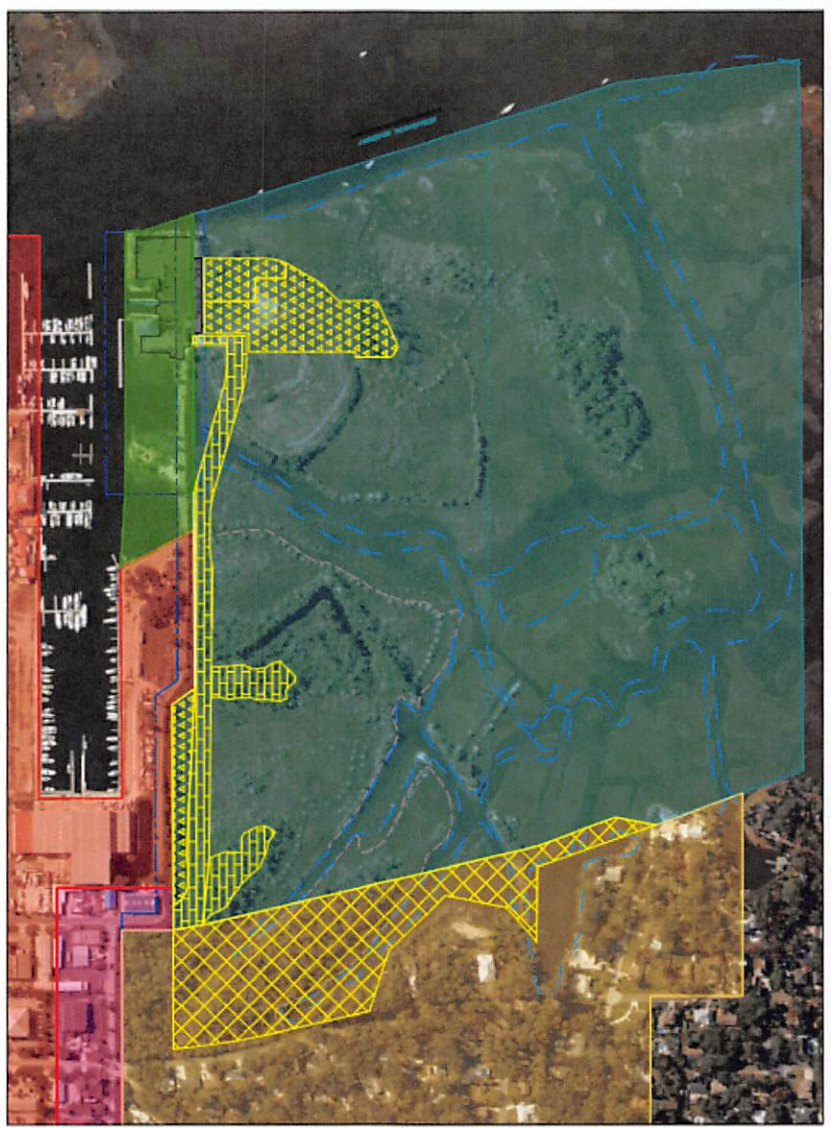
EXISTING LAND USE	
COMMERCIAL	[Green Hatch]
RECREATIONAL	[Blue Hatch]
INDUSTRIAL	[Pink Hatch]
CONSERVATION	[Light Blue Hatch]
RESIDENTIAL (LOW DENSITY)	[Light Green Hatch]

PROPOSED LAND USE CHANGES		
USE	HATCH	AREA
RESIDENTIAL TO CONSERVATION	[Cross-hatch]	10.31 AC
CONSERVATION TO MARINA/MIXED USE	[Diagonal-hatch]	4.80 AC
CONSERVATION TO ROW AND PONDS	[Vertical-hatch]	4.91 AC



COMPREHENSIVE PLAN MAP EXHIBIT

- Windward would amend the Beach Marine Planned Unit Development (PUD) zoning to include the land between existing north boundary of Beach Marine and new right-of-way of 2nd Ave. North and the marine-support retail/restaurant parcel



COMPREHENSIVE PLAN MAP EXHIBIT

EXISTING LAND USE	
[Green Box]	COMMERCIAL
[Blue Box]	RECREATIONAL
[Yellow Box]	INDUSTRIAL
[Pink Box]	CONSERVATION
[Light Blue Box]	RESIDENTIAL (LOW DENSITY)

PROPOSED LAND USE CHANGES			
USE	HATCH	AREA	
CHANGE TO CONSERVATION	[Green X Hatch]	50.31 AC	
CONSERVATION TO MARINA/BOAT USE	[Blue X Hatch]	4.80 AC	
CONSERVATION TO LOW AND MEDIUM DENSITY	[Yellow X Hatch]	4.91 AC	

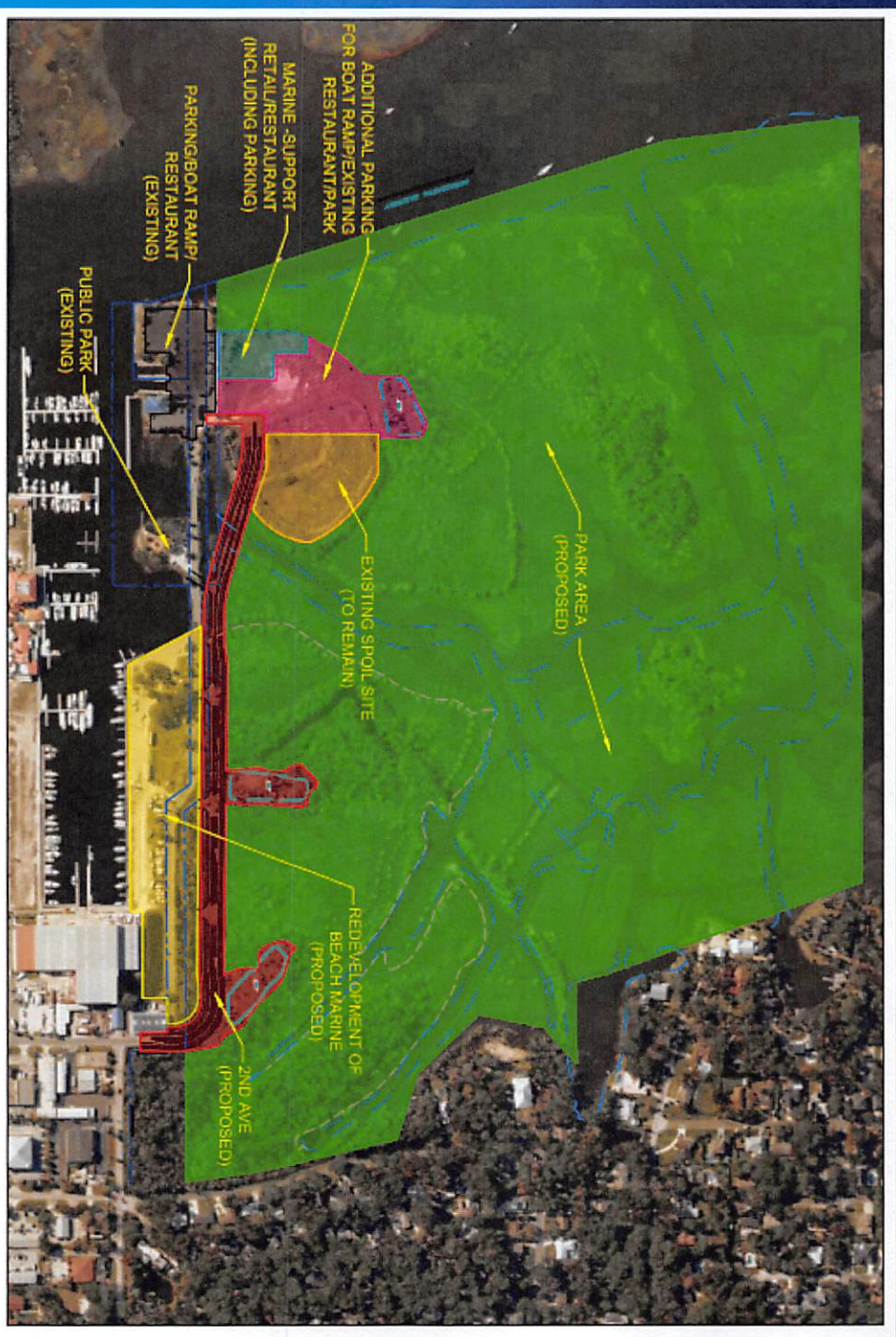


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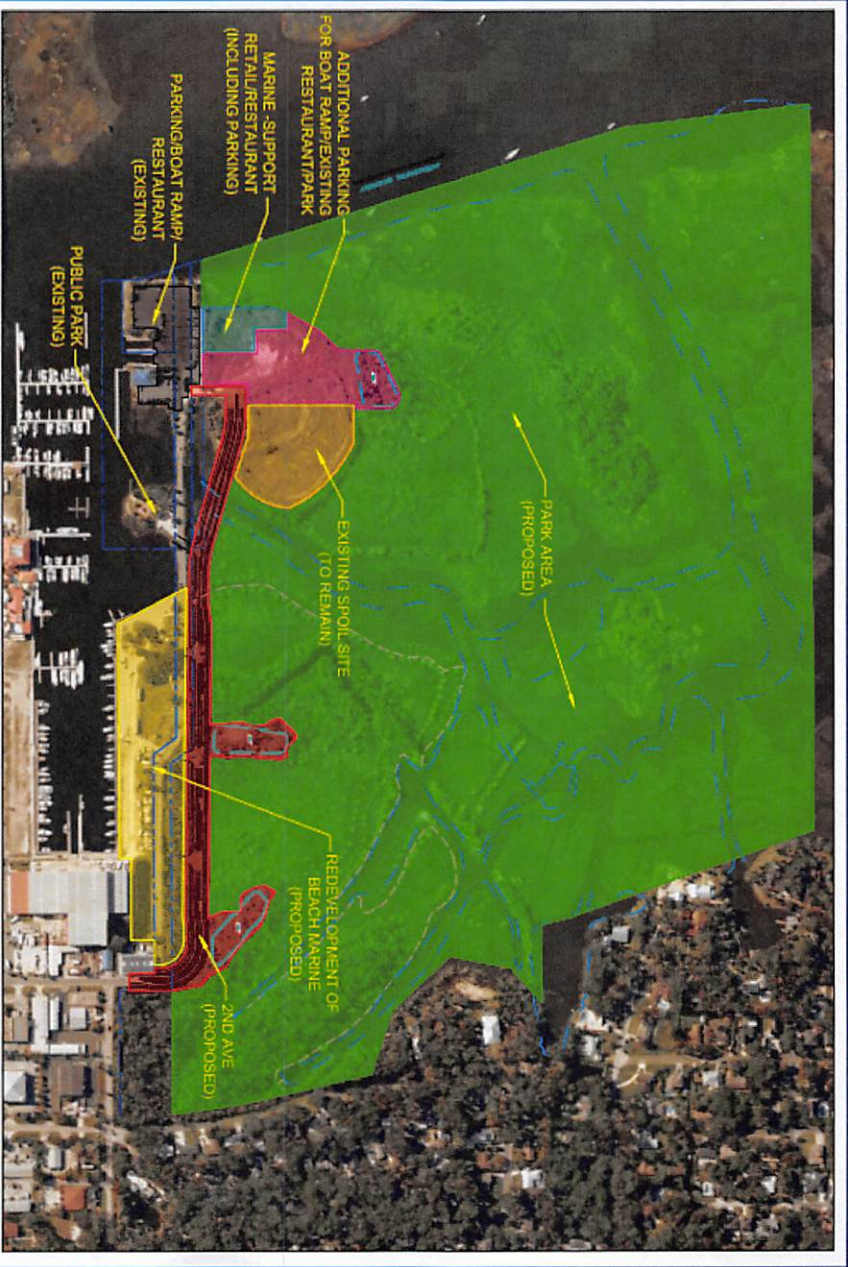
Results:

- 100-acre preserve is created with public access via improved 2nd Ave. North
- There is no net loss of Conservation lands



OVERALL SITE PLAN EXHIBIT

- 2nd Ave. North and its intersection with 20th St. North are improved at no cost to COJB
- Improved access and parking for boat ramp, existing restaurant, and existing park; additional parking for boat ramp; and parking for proposed preserve
- Redevelopment of Beach Marine and proposed marine-support retail/restaurant use at boat ramp generate new ad valorem taxes and sales tax



OVERALL SITE PLAN EXHIBIT

2022-494