

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2019-789 TO
PLANNED UNIT DEVELOPMENT

DECEMBER 5, 2019

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 **2019-789** to Planned Unit Development.

Location: 6156 Old Kings Road between Picketville Road and Pritchard Road

Real Estate Number(s): 083556-0200, ~~083560-0000~~, 083562-0000, 083563-0000, 083564-0000, 083578-0000, 083578-0010

Current Zoning District(s): Residential Rural-Acre (RR-Acre)
Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Recreation and Open Space (ROS) & Conservation (CSV)

Planning District: Northwest, District 5

Applicant/Agent: Curtis Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: Floyd Warwick
Warwick Jax Properties, LLC
5758 Gardner Lane
Jacksonville, Florida 32254

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development 2019-789 seeks to rezone approximately 45.22 acres of land from RR-Acre and RLD-60 to PUD. The rezoning to PUD is being sought to allow for a non-conforming trailer park to be conforming to the zoning district and land use category while also placing wetlands in conservation (CSV). The property has approximately 9.35 acres of wetland. The RV park will allow up to two hundred and ninety-two (292) RV sites.

Since filing, the property owner of 083560-0000 has asked to be removed from the rezoning and land use amendment requests. The property is located at 5762 Gardener Lane and owned by Betty Gardner Warwick Estate in care of by John Warwick, John Charles Warwick, David L Warwick, Floyd J Warwick Jr., and Emily M Mechum. The final order should reflect this change. The revised Written Description (Exhibit D) dated December 20, 2019, addresses the “Cut Out Parcel” in Section III. E. giving the property legal access through the private roads within the RV trailer park to public right-of-way.

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.

(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) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Large Scale Land Use Amendment to the Future Land Use Map Series L-5319-18A (Ordinance 2019-788) that seeks to amend the portion of the site that is within the LDR land use category to Recreation and Open Space (ROS) and Conservation (CSV). Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5319-18A be approved. The updated site plan provided by the applicant indicates the site will have 292 lots. The PUD description states that at full capacity the RV Park 310 parking spaces as well as a storage site for up to 35 RVs and Boats. The PUD lists “club house with restaurant, laundry, private events, live music entertainment and recording” under item four (4) of the permitted uses and structures. **These uses are not permitted in the ROS land use category unless they are ancillary to the RV park use.**

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 if the uses identified above area removed.

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

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

Future Land Use Element:

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.

The large site is located in a rural area of the City which comprises of large single family lots. However, the property also has close accessibility to the interstate (I-295). As those staying at the property will be transient in nature the location near an interstate will be ideal for travelers.

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.

Per the Written Description, “[e]ach RV space will have underground electrical, water and sewer connection. The sewer is will be connected to the pump station as soon as it is built. All utility services will be provided by JEA.

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 property has been used for RVs and trailers and now the property is coming into conformance with the zoning code. The proposed PUD would include all the owner’s property under one zoning district.

(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 plan of 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 categories as identified in the Future Land Use Map series (FLUMs): Low Density Residential (LDR). There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5319-18A (Ordinance 2019-788) that seeks to amend the portion of land that is within the Low Density Residential (LDR) land use category to Recreation and Open Space (ROS) and Conservation (CSV). The Planning and Development Department finds that the proposed PUD is consistent with the 2030 Comprehensive Plan, as evaluated in Criteria (B).

(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 & Mobility system regarding this proposed RV park project.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a RV park. 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 proposed 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: The proposed site plan shows a recreation area and clubhouse at the entrance at Old Kings Road. There will also be designated open space at the access point on Picketville Road.
- The use of existing and proposed landscaping: Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

- The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
- The use of topography, physical environment and other natural features: The wetlands on this site are not impacted and will be designated as conservation land as noted on the Site Plan.
- The particular land uses proposed and the conditions and limitations thereon: The lots will be rented monthly with a maximum of 120 days. Recreational vehicles and park trailers placed temporarily in flood hazard areas shall: (b) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

(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:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: Most properties surrounding the proposed PUD are residential uses. Properties along Picketville Road are located in either the RLD-60 or RR-Acre zoning districts. Property along Old Kings Road range from industrial to commercial and residential uses.
- 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	Church, undeveloped
South	LDR	RLD-60	Single family dwellings
East	PBF	PBF-1	Pickett Elem School
	LI	IL	Undeveloped
West	LDR	RR-Acre	Single family dwellings, pond

(6) Intensity of Development

The proposed development is consistent with the ROS functional land use category as a travel trailer park. The PUD is appropriate at this location because there is quick access to the interstates for travelers and is located in an area where the mix of uses is common. The site has also been functioning as a trailer park.

- The availability and location of utility services and public facilities and services: Each RV space will have underground electrical, water and sewer connection. The sewer is will be connected to the pump station as soon as it is built. All utility services will be provided by JEA. JEA indicates there is a 12 inch water main and a 6 inch sewer main along the Old Kings Road frontage.
- The amount and size of open spaces, plazas, common areas and recreation areas: Recreation open space will be provided in Sec. 656.420 of the zoning code.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space and recreation area.

(8) Impact on wetlands

The applicant submitted a copy of a high intensity wetland survey showing its location and size with the land use amendment application. Based upon the city's geographic information data, the Planning and Development Department has determined there are approximately 9.58 acres of Class II wetlands on the northern edge of the site with a high functional value. The proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. The applicant has agreed to remove the wetlands from the application site and to authorize the Department to sponsor a land use amendment to CSV to ensure protection of the wetlands.

(9) Listed species regulations

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

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

The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

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

SUPPLEMENTAL INFORMATION

The applicant provided evidence that the required Notice of Public Hearing signs were posted on October 16, 2019.

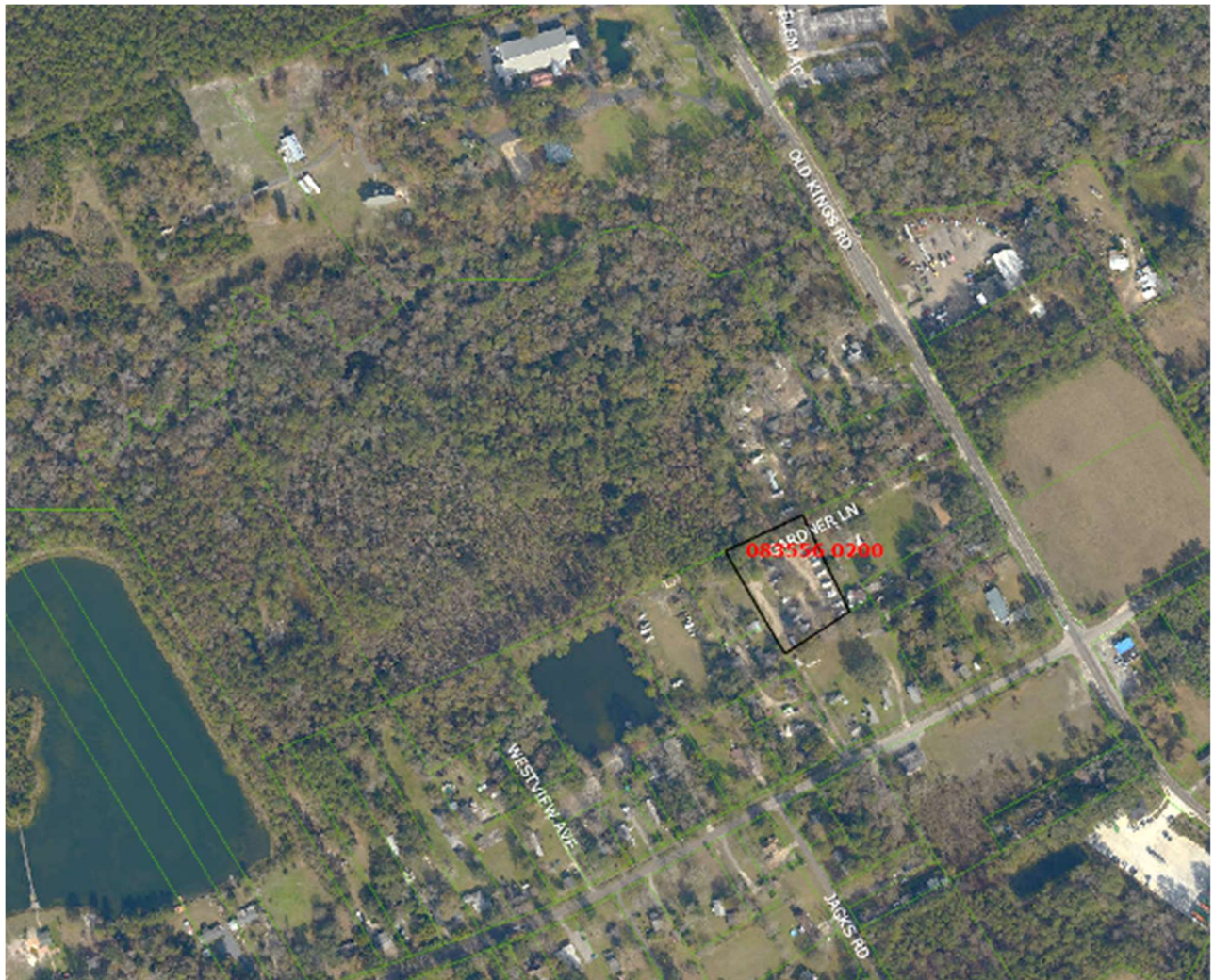


RECOMMENDATION

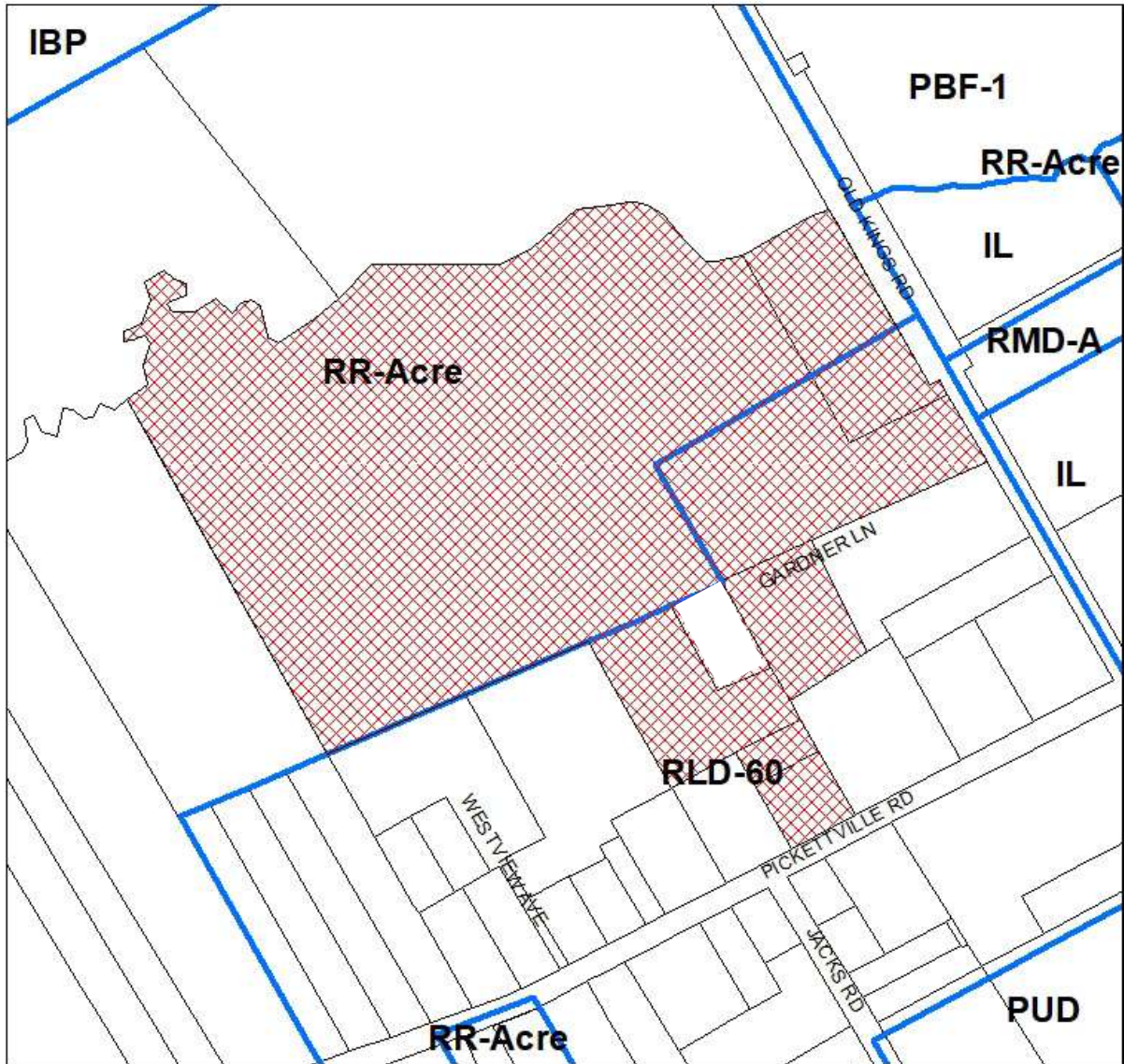
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2019-789** be **APPROVED with the following exhibits:**

1. The revised legal description dated December 12, 2019
2. The revised written description dated December 20, 2019
3. The revised site plan dated November 12, 2019
4. The revised Exhibit 2 from the Planning & Development Department

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2019-789** be **APPROVED.**



Aerial



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60 & RR-ACRE</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p>	<p>0 130 260 520 Feet</p> <p>COUNCIL DISTRICT: 10</p>
<p>ORDINANCE NUMBER ORD-2019-0789</p>	<p>TRACKING NUMBER T-2019-2424</p>	<p>EXHIBIT 2 PAGE 1 OF 1</p>

M E M O R A N D U M

TO: Current Planning Division
FROM: Community Planning Division
RE: 2019-789
DATE: November 20, 2019

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

Description of Proposed Rezoning Application

Current Land Use: LDR	Proposed Land Use: ROS	
Current Zoning: RLD-60 and RR-Acre	Proposed Zoning: PUD	
Development Area: Suburban	Acres: 36.57	Companion Land Use: L-5319-18A

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

***Subject to limitations of item four (4) of the permitted uses and structures to ensure consistency with the 2030 Comprehensive Plan**

ZONING REQUEST:

The request is for a rezoning from Residential Low Density-60 and Residential Rural-Acre (RR-Acre) to Planned Unit Development (PUD) in order to develop the property into an RV Park. The updated site plan provided by the applicant indicates the site will have 292 lots. The PUD description states that at full capacity the RV Park 310 parking spaces as well as a storage site for up to 35 RVs and Boats.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the land use category description, Recreation and Open Space (ROS) is a category primarily intended for activities associated with outdoor recreation. Principal uses include: parks, playgrounds, golf courses, and driving ranges. Travel trailer parks are considered a secondary use. The PUD lists "club house with restaurant, laundry, private events, live music entertainment and recording" under item four (4) of the permitted uses and structures. **These uses are not permitted in the ROS land use category unless they are ancillary to the RV park use.**

The PUD application permitted uses include typical supporting uses of travel trailer parks, boat storage, parks and recreational areas and open spaces among others.

The site is near the intersection of Old Kings Road (a local roadway) and Pickettville Road (a collector roadway). Three separate entrances to the site are proposed. Two entrances are proposed off of Old Kings Road and a third located off of Pickettville Road. The site is surrounded primarily by Low Density Residential (LDR) land uses; however, there are several pockets of Light Industrial (LI) near the property.

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 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Policy 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.
- Policy 2.2.4 Maintain existing stable neighborhoods through coordinated rehabilitation and conservation action by the Building Inspection Division and Planning and Development Department. Protect residential areas from encroachment by incompatible land uses through proper zoning, and from through or heavy traffic by use of buffers and other mitigating measures.
- 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.
- Policy 3.2.30 The area shown on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.
- Policy 3.2.33 Where there is not an adopted neighborhood plan and/or study recommending the contrary, within the "Area of Situational Compatibility", as shown on the Industrial Preservation Map (Map L-23), lands designated Heavy Industrial or Light Industrial on the Future Land Use Map that are strategically located to provide access to rail facilities or trucking routes; serve ports; or serve airport multi-modal requirements, shall not be converted to a non-industrial land use category unless the applicant demonstrates to the satisfaction of the City that the site cannot

be reasonably used for any of industrial uses. Reasonable demonstration for suitability of industrial uses may include but is not limited to the following: Access to arterial road network, access to rail, proximity to existing residential, industrial vacancy rates in the vicinity, size of parcel and potential for redevelopment. Conversion of these lands shall only be permitted for construction of mixed use development consistent with the requirements for job creation as defined by Policy 3.2.34.

Policy 4.1.8B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.

Objective 7.1 The City shall consider the impact on the St. John's River and its tributaries when reviewing development, land development regulations, public infrastructure and investment, and other City actions that present opportunities for improving water quality health and the overall sustainability of Jacksonville within its environment.

Policy 7.1.1 The Planning and Development Department shall consider the land use impact on the St. Johns River and its tributaries by reviewing the future land use designation and land development regulations of those properties that are contiguous with and immediately adjacent to a water body. The following concerns will be considered for those properties:

- Wetlands
- Impervious surface potential
- Coastal High Hazard Area (CHHA)
- Septic Tank Failure Areas
- Environmentally Sensitive Areas
- Flood zones
- Aquifer recharge zones
- Wellhead protection areas

Conservation and Coastal Management Element (CCME):

Policy 4.1.5 The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:
 - (a) Dredge and fill
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
 - (b) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

- i density shall not exceed one (1) dwelling unit per five (5) acres; and
- ii buildings shall be clustered together to the maximum extent practicable; and
- iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

Recreation and Open Space Element (ROSE):

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

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

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. 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.

Industrial Zones

The subject property is located within the “Industrial Situational Compatibility” Zone. “Industrial Sanctuary” and “Industrial Situational Compatibility” Zones are areas identified on the Industrial Preservation Map (Map L-23) of the Future Land Use Element of the 2030 Comprehensive Plan as strategically located industrial lands for future industrial expansion and economic development. However, the site’s current land use is LDR and as such the proposed amendment does conflict with the Industrial Situational Compatibility Policies.

Wetlands

The applicant submitted a copy of a high intensity wetland survey showing its location and size with the land use amendment application (see Attachment C). Based upon the city’s geographic information data, the Planning and Development Department has determined the type(s), 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. The applicant has agreed to remove the wetlands from the application site and to authorize the Department to sponsor a land use amendment to CSV to ensure protection of the wetlands.

Wetlands Characteristics:

Approximate Size: 9.58 Acres (Wetland acreage updated since transmittal review from 8.87 acres to 9.58 acres based on detailed wetland survey provided by the applicant.)

General Location(s): Wetlands are located on the northern edge of the site and are a portion of a larger wetland system that drains from west to east into Sixmile Creek. According to the Florida Land Use Code Classification System (FLUCCS), the wetland is classified as a “Wetlands Forested Mixed (6300)”.

Quality/Functional

Value: The wetland has a high functional value for water filtration attenuation and flood water capacity and has a direct impact on the City's waterways.

Soil Types/
Characteristics: (67) Surrency loamy fine sand, 0 to 2 percent slopes– The Surrency series consists of nearly level, very poorly drained soils. These soils were formed in thick sandy and loamy marine sediments. In areas on flood plains, the high water table generally is at or near the surface and the areas are subject to frequent flooding for brief periods. In areas of depressions, the high water table generally is at or above the soil surface for long periods of time.

Wetland Category: Category II

Consistency of
Permitted Uses: Permitted uses in Existing Category II wetlands are limited to conservation and Water Dependent-Water Related uses. The proposed use is not permitted within wetlands. However, the companion PUD site plan indicates development will not impact existing wetlands. During the adoption round, the PUD can be designed to prohibit development in the Category II wetlands.

Environmental Resource
Permit (ERP): Not provided by applicant

Wetlands Impact: None proposed at this time.

Associated Impacts: AE flood zone and 0.2 PCT Chance Annual Flood Hazard

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:

(a) Encroachment

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

(b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

i. The habitat of fish, wildlife and threatened or endangered species,

ii. The abundance and diversity of fish, wildlife and threatened or endangered species,

iii. The food sources of fish and wildlife including those which are threatened or endangered,

- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetland; and
- (c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and
- (d) Stormwater quality
In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:
 - i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
 - ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
- (f) Hydrology The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.5 The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:
 - (a) Dredge and fill
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
 - (b) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and
- (2) Residential uses, provided the following standards are met:
 - (a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located

totally within the wetlands:

- i density shall not exceed one (1) dwelling unit per five (5) acres; and
- ii buildings shall be clustered together to the maximum extent practicable; and
- iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

Policy 4.1.7

High intensity wetlands surveys shall be submitted for all land use amendments where City data indicates potential existence of wetlands on the subject site. Rezoning and site plan applications shall include high intensity wetlands surveys where City data indicates potential existence of wetlands on the subject site and where there is a high potential for wetland impact. For the purposes of this policy, a high intensity wetlands survey shall include the location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Land Use amendments to the Conservation Future Land Use Category

are exempt from this requirement.

Flood Zones

Approximately 11.58 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard flood zone and approximately 16.53 acres of the subject site is located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm of Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The 0.2 PCT Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory.

The applicant has agreed to remove 9.58 acres of wetlands from the application site and to authorize the Department to sponsor a land use amendment to CSV to ensure protection of the wetlands. These wetlands overlap with the AE flood zone and will have the effect of protecting a portion of the flood zones from development.

Conservation /Coastal Management Element (CCME)

Policy 1.4.4 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:
A. Land acquisition or conservation easement acquisition;
B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
C. Incentives, including tax benefits and transfer of development rights.

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 11/14/2019

TO: Connie Patterson
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

**SUBJECT: TRANSPORTATION REVIEW OF Z 2424/2019-0789 THOMPSON MILL
R.V PARK**

Old Kings Road, from Edgewood Avenue to Soutel Drive, is the directly accessed functionally classified roadway. Old Kings Road is a 2-lane undivided minor arterial in this vicinity and is currently operating at 60.83% of capacity. This Old Kings Road segment has a maximum daily capacity of 13,536 vpd and a 2017 daily traffic volume of 7,908 vpd.

Pickettville Road, from Old Kings Road to Interstate 295, is another directly accessed functionally classified roadway in the vicinity. Pickettville Road is a 2-lane undivided collector in this vicinity and is currently operating at 9.60% of capacity. This Pickettville Road segment has a maximum daily capacity of 13,536 vpd and a 2017 daily traffic volume of 1,283 vpd.

This development is for 21.09 acres of ITE Code 416 Campground/Recreational Vehicle Park, which would generate 230 vpd.

PLANNING AND DEVELOPMENT DEPARTMENT



Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. 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. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council.

*Transportation Planning Division CONDITIONS the following for approval:

A traffic study must be provided to determine the need for left and right turn lanes at the entrances at Old Kings Road and Pickettville Road. If turn lanes are warranted, they will be built to FDOT Standards with the deceleration length based on the posted speed limit. The queue length for left turn lanes shall be determined by the traffic study. No queue length will be needed for right turn lanes. All internal roads shall be privately maintained.



21 West Church Street
Jacksonville, Florida 32202-3139

November 7, 2019

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Thompson Mill RV PUD
ORD 2019-0789

Project development to consist of a 308 unit RV park. JEA Availability Number 2018-2785 issued 11/07/2019 for the proposed development for 45,000 gpd. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Chris Favre
North Florida Engineering Services, Inc.
9432 Baymeadows Road Suite 280
Jacksonville, Florida, 32256

November 07, 2019

Project Name: Warwick RV Park
Availability#: 2018-2784

Attn: Chris Favre,

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

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. 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#: 2018-2784
Request Received On: 11/7/2019
Availability Response: 11/7/2019
Prepared by: Susan West

Project Information

Name: Warwick RV Park
Type: OTHER
Requested Flow: 45,000 gpd
Location: 6102 Old Kings Road
Parcel ID No.: 083578-0000
Description: 300 unit RV park

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 12 inch water main along Old Kings Rd along property frontage
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
Connection Point #1: Existing 6 inch force main along Old Kings Rd along property frontage
Connection Point #2: NA
Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1:
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/.

Quinto, Connie

From: Warnock, Blaine
Sent: Thursday, November 7, 2019 8:24 AM
To: Quinto, Connie
Subject: FW: Z-2424/2019-789 Baseline Checklist Review
Attachments: Baseline Checklist.pdf; Application_2424.pdf

Connie,

Good morning.

Currently, there is nothing in the Concurrency & Mobility system regarding this proposed RV park project.

The agent/owner will need to submit a Mobility application and a CCAS/CRC application to the CMMSO for review/assessment/approval for this proposed project.

The Mobility fee that is calculated will need to be paid prior to permit sign-off by the Concurrency & Mobility Management System Office.

Regards,
Blaine

Blaine Warnock
City Planner III
Concurrency & Mobility Management System Office
Ed Ball Building
214 N. Hogan Street, 2nd Floor
Jacksonville, Florida 32202
Phone (904) 255-8321
Fax (904) 255-8331

From: Quinto, Connie <ConnieQ@coj.net>
Sent: Wednesday, November 6, 2019 4:12 PM
To: Salem, Soliman <Soliman@coj.net>; Parola, Helena <HParola@coj.net>; Kolczynski, John <JohnFK@coj.net>; Cavin, Ellyn <ECavin@coj.net>; Warnock, Blaine <Warnock@coj.net>; McDaniel, Jody <JodyM@coj.net>; Joseph, Daryl <DJoseph@coj.net>; Namey, Joe <Namey@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; Price, Mollie L. <pricml@jea.com>; westsr@jea.com; 'Lamb, John T.' <John.Lamb@jaxsheriff.org>
Subject: Z-2424/2019-789 Baseline Checklist Review

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 development. Please review the attached and e-mail your comments or recommendations to this office no later than: **Wednesday November 20, 2019.**

Connie Patterson
City Planner II
City of Jacksonville I Planning & Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2019-0789 **Staff Sign-Off/Date** CMP / 09/27/2019
Filing Date 11/12/2019 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 12/10/2019 **Planning Comission** 12/05/2019
Land Use & Zoning 01/07/2020 **2nd City Council** 01/14/2020
Neighborhood Association KINLOCK CIVIC ASSOC; PICKETTVILLE CIVIC CLUB
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2424 **Application Status** PENDING
Date Started 06/17/2019 **Date Submitted** 06/17/2019

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name HART RESOURCES LLC
Mailing Address 8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name WARWICK **First Name** FLOYD **Middle Name** J
Company/Trust Name WARWICK JAX PROPERTIES LLC
Mailing Address 5758 GARDNER LANE
City JACKSONVILLE **State** FL **Zip Code** 32254
Phone **Fax** **Email** FJWARWICKJR@GMAIL.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District	To Zoning District
Map	083556 0200	10	5	RLD-60	PUD
Map	083560 0000	10	5	RLD-60	PUD
Map	083562 0000	10	5	RLD-60	PUD
Map					

	083563 0000	10	5	RLD-60	PUD
Map	083564 0000	10	5	RLD-60	PUD
Map	083578 0000	10	5	RR-ACRE	PUD
Map	083578 0010	10	5	RR-ACRE	PUD

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5319

Total Land Area (Nearest 1/100th of an Acre) 36.57 45.22

Development Number

Proposed PUD Name THOMPSON MILL RV PARK

Justification For Rezoning Application

SURROUNDING PROPERTY HAS A ZONING OF RLD -60 AND RR- ACRE AND WETLANDS. PROPERTY HAS BEEN HISTORICALLY USED AS AN RV PARK AND RESIDENTIAL. THIS ZONING AND COMPANION LAND USE WILL BRING THE PROPERTY INTO COMPLIANCE WITH ITS HISTORIC USE.

Location Of Property

General Location

NORTH OF PICKETTVILLE ROAD AND WEST OF OLD KINGS ROAD

House #	Street Name, Type and Direction	Zip Code
6156	OLD KINGS RD	32254

Between Streets

PICKETTVILLE ROAD and PRITCHARD ROAD

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**
 - 36.57 Acres @ \$10.00 /acre:** \$370.00
- 3) Plus Notification Costs Per Addressee**
 - 36 Notifications @ \$7.00 /each:** \$252.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,891.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1
LEGAL INCLUDING WETLAND
Revised: December 12, 2019

DESCRIPTION BY SURVEYOR

A PART OF LOTS 2, 3 AND 12 TOGETHER WITH LOTS 8 THROUGH 11, EMMA A. PICKETT'S SUBDIVISION OF THE SEYMORE PICKETT DONATION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 108, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 12 WITH THE MONUMENTED SOUTHWESTERLY RIGHT OF WAY LINE OF OLD KINGS ROAD (66 FOOT RIGHT OF WAY AS PER MONUMENTATION OF THIS AREA AND 60 FOOT PER D.O.T.); THENCE SOUTH 65°26'26" WEST, ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 12 AND 11, A DISTANCE OF 453.38 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 16670, PAGE 1721 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 26°58'15" EAST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 287.60 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH 63°01'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 218.00 FEET TO SOUTHWEST CORNER OF THOSE LANDS; THENCE SOUTH 29°35'44" EAST, ALONG THE NORTHEASTERLY LINES OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18036, PAGE 2478, OFFICIAL RECORDS BOOK 9559, PAGE 739 AND OFFICIAL RECORDS BOOK 9559, PAGE 738 OF SAID PUBLIC RECORDS, A DISTANCE OF 308.13 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 9559, PAGE 738 AND SAID POINT ALSO LIES ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PICKETTVILLE ROAD AS NOW ESTABLISHED; THENCE SOUTH 62°38'42" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS AND ALSO SAID RIGHT OF WAY LINE, A DISTANCE OF 165.15 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 30°10'00" WEST, ALONG THE SOUTHWESTERLY LINES OF SAID LANDS AND ALSO DESCRIBED IF 9559, PAGE 739, A DISTANCE OF 274.98 FEET TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 18036, PAGE 2478; THENCE SOUTH 65°26'35" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 168.82 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE NORTH 30°03'08" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LANDS 344.88 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 65°44'38" WEST, ALONG THE SOUTHEASTERLY LINES OF SAID LOTS 9 AND 8, A DISTANCE OF 682.45 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 29°51'27" WEST, ALONG SAID SOUTHWESTERLY LINE OF LOT 8, A DISTANCE OF 904 FEET, MORE OR LESS, TO THE CENTER LINE OF THE NORTH FORK OF SIX MILE CREEK; THENCE NORTHEASTERLY, ALONG SAID CENTER LINE AND FOLLOWING MEANDERINGS THEREOF, A DISTANCE OF 1724 FEET, MORE OR LESS TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF A OF OLD KINGS ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 10762, PAGE 1373 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 29°51'27" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 485 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID RIGHT OF WAY LINE; THENCE NORTH 60°08'33" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE

SOUTH 29°51'29" EAST, ALONG AFOREMENTIONED RIGHT OF WAY LINE, A DISTANCE OF 236.31 FEET TO THE POINT OF BEGINNING.
45.92 ACRES MORE OR LESS.

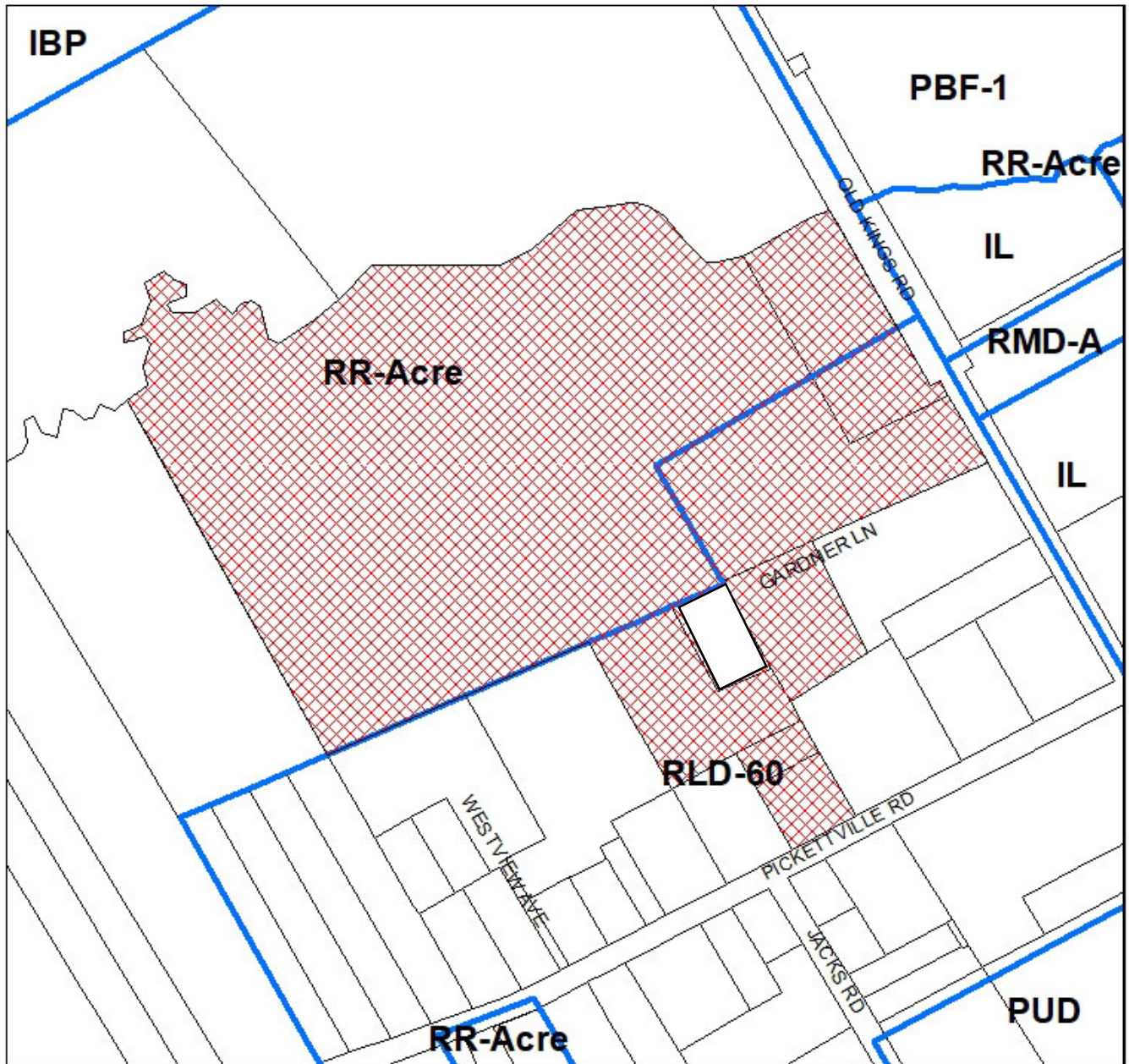
LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;

THE EASTERLY 134 FEET OF LOTS 1 & 2 OF A SUBDIVISION OF LOT 3, SEYMOUR PICKETT SUBDIVISION, MADE MAY 14, 1915 BY J.M. DANCY, AND DESCRIBED IN A DEED FROM JACKSON T. PICKETT AND HIS WIFE SADIE M. PICKETT TO CHARLES GARDNER AND HIS WIFE, EMMA VIOLA GARDNER, DATED MAY 17, 1915 AND RECORDED IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA IN DEED BOOK 143, PAGE 797, THIS PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1 OF LOT 3, SOUTH 67 DEGREES 30 MINUTES WEST, A DISTANCE OF 134 FEET; THENCE SOUTH 30 DEGREES EAST, A DISTANCE OF 230 FEET TO THE SOUTH LINE OF SAID LOT 2, THENCE NORTH 67 DEGREES 30 MINUTES EAST ALONG THE SOUTH LINE OF LOT 2, A DISTANCE OF 134 FEET TO THE EAST LINES OF LOTS 1 & 2; THENCE NORTH 30 DEGREES WEST ALONG THE EAST LINE, A DISTANCE OF 230 FEET TO THE POINT OF BEGINNING. THERE IS FURTHER GRANTED A PERPETUAL EASEMENT 30 FEET WIDE ON THE NORTHERN SIDE OF SAID LOT 1 OF LOT 3, RUNNING FROM THE PRESENT END OF THE EXISTING 12 FOOT ROAD THROUGH LOT 1 TO THE PROPERTY DESCRIBED ABOVE FOR ACCESS.

LESS 0.70 ACRES TOTAL

TOTAL INCLUDING WETLAND WITH OUT PARCEL REMOVED 45.22 ACRES

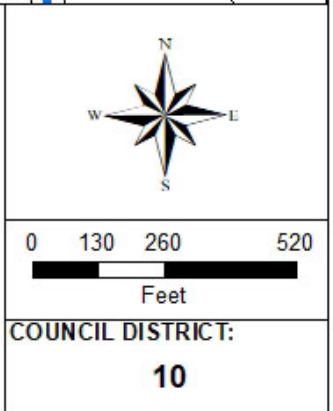
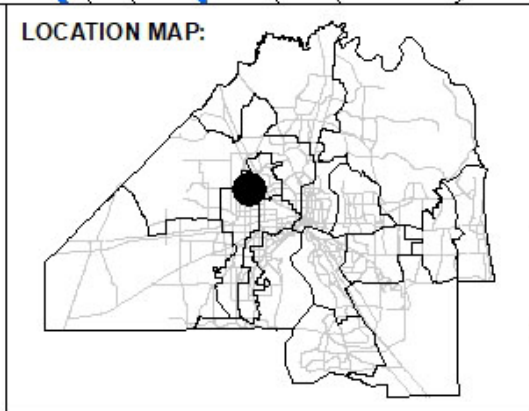
Revised: December 12, 2019



REQUEST SOUGHT:

FROM: RLD-60 & RR-ACRE

TO: PUD



ORDINANCE NUMBER

ORD-2019-0789

TRACKING NUMBER

T-2019-2424

EXHIBIT 2

PAGE 1 OF 1

EXHIBIT A - Property Ownership Affidavit

Date: 09/18/18

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

6156 Old Kings Rd RE 083578-0100
6102 Old Kings Rd RE 083578-0000
5762 Gardner Ln RE 083560-0000
6060 Gardner Ln RE 083556-0200
5733 Pickettville Rd RE 083562-0000
5739 Pickettville Rd RE 083563-0000

Re: Property Owner Affidavit for the following site location:

To Whom it May Concern:

I _____ hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Landuse/Zoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:



By _____
Print Name: Floyd J. Warwick, Jr

By _____
Print Name: _____
Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunblz.org, etc.

STATE OF FLORIDA COUNTY OF DUVAL

2018 Sworn to and subscribed and acknowledged before me this 9th day of Oct
2017, by Floyd Warwick, who is personally known to me or who has
produced Florida Drivers as identification and who took an oath.

(Signature of NOTARY PUBLIC)

Anthony Prince JR
(Printed name of NOTARY PUBLIC)



ANTHONY PRINCE JR.
Notary Public, State of Florida
My Comm. Expires August 9, 2020
Commission No. GG 20085

State of Florida at Large.
My commission expires: Aug 9, 2020

EXHIBIT A - Property Ownership Affidavit

Date: 09/18/18

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

Re: Property Owner Affidavit for the following site location:

5758 Gardner Lane RE083564-0000

To Whom it May Concern:

Floyd J. Warwick, Jr. hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Landuse/Zoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Warwick Tax Properties, LLC

By _____

Print Name: Floyd J. Warwick, Jr.

Its: Managing Member

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9th day of Oct 2018, by Floyd Warwick who is personally known to me or who has produced Florida Drivers as identification and who took an oath.

(Signature of NOTARY PUBLIC)

Anthony Prince Jr.
(Printed name of NOTARY PUBLIC)



ANTHONY PRINCE JR.
Notary Public, State of Florida
My Comm. Expires August 9, 2020
Commission No. GG 20085

State of Florida at Large.
My commission expires: Aug 9, 2020

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 9/18/18

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

6156 Old Kings Rd RE083578-0100
6102 Old Kings Rd RE083578-0000
5762 Gardner Lane RE083560-0000
6060 Gardner Lane RE083556-0200
5733 Pickettville Rd RE083562-0000
5739 Pickettville Rd RE083563-0000

Re: Agent Authorization for the following site location:

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 Curtis Hart / Hart Resources LLC to act as agent to file application(s) for Landuse/Zoning 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.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

[Signature]

By _____

By _____

Print Name: Floyd J. Warwick, Jr

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9th day of Oct 2018, by Floyd Warwick, who is personally known to me or who has produced Florida Driver as identification and who took an oath.

JW

[Signature]

(Signature of NOTARY PUBLIC)

Anthony Prince Jr

(Printed name of NOTARY PUBLIC)



ANTHONY PRINCE JR.
Notary Public, State of Florida
My Comm. Expires August 9, 2020
Commission No. GG 20085

State of Florida at Large. Aug 9, 2020
My commission expires: _____

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 9/18/18

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

Re: Agent Authorization for the following site location: 5758 Gardner Lane RE083564-000

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 Curtis Hart / Hart Resources LLC to act as agent to file application(s) for Landuse/Zoning 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.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____

Print Name: _____

Print Corporate Name:

Warwick Tax Properties, L.L.C

By [Signature]

Print Name: Floyd J. Warwick, Jr

Its: Managing Member

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9th day of Oct 2018 by Floyd Warwick, who is personally known to me or who has produced Florida Drivers as identification and who took an oath.

(Signature of NOTARY PUBLIC)

Anthony Prince JR

(Printed name of NOTARY PUBLIC)



ANTHONY PRINCE JR.
Notary Public, State of Florida
My Comm. Expires August 9, 2020
Commission No. GG 20085

State of Florida at Large.

My commission expires: Aug 9, 2020

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE:

Ladies and Gentleman;

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

Sincerely,

By: 

Its: OWNER

Exhibit “D”

WRITTEN DESCRIPTION

THOMPSON MILL RV PARK

December 20, 2019

I. PROJECT DESCRIPTION

- A. The project consists of +/- 45.22 acres of which 9.35 is wetland acres located at Old Kings Road, Jacksonville Florida 32254. The Major intersecting collector roads are Picketville Road and Pritchard Road. The property is owned by Warwick Jax Properties, LLC. The site is currently and historically utilized as residential, RV park and rental. This park has operated as a “motor court” and RV park at least since the 30’s.
- B. Project Engineer: North Florida Engineering Services, Inc. Chris Favre
- C. Project Developer: Warwick Jax Properties, LLC.
- D. Current Land Use Designation: LDR
- E. Current Zoning District: RLD-60 & RR-ACRE
- F. Requested Land Use ROS
- G. Requested Zoning District: PUD
- H. RE #: 083556-0200, 083560-0000, 083562-0000, 083563-0000, 083564-0000, 083578-0000, 083578-0010

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately +/- 45.22 acres of property from RLD-60 & RR-ACRE to a Planned Unit Development (PUD). A conceptual site plan of the development is attached as Exhibit “E” (the “Site Plan”) date 12-12-2019. The proposed PUD rezoning permits the Property to be developed as an RV Park of up to (292) Two hundred and ninety-two RV sites.

The subject property (Property”) is currently owned by Warwick Jax Properties LLC. and is more particularly described in the legal description attached as Exhibit 1. The Property is located between Picketville Road and Pritchard Road on Exhibit K (the Property). The property will be designated ROS in the Future Land Use Map in the City’s

Comprehensive Plan and is currently operating as a residential and RV rental Park.

A combination of fencing, buffering, wetland set aside, and landscaping requirements are provided to create this integrated community and blend the proposed development into the surrounding area. As noted on the site plan the total acreage of the RV property excluding wetlands is 36.87 acres. There are 9.35 acres of Wetland contained on the property and will be set aside as conservation as noted on the site Plan Exhibit E.

III. PUD DEVELOPMENT CRITERIA

A. Permitted Uses and Structures:

1. Parks and recreational areas and travel trailer parks.
2. Playgrounds and playfields
3. Proposed Club House with restaurant, laundry , private events, live music entertainment and recording as noted on the site plan may be expanded, as needed at a later date.
5. Open space, including natural vegetation/landscaping, waterbodies, etc.
6. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.

B. Permissible Uses by Exception:

1. Sale and service of alcoholic beverages for on-premises consumption in conjunction with a permitted use or permissible use by exception.

C. Permitted Accessory Uses and Structures:

Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

D. Lot Requirements

Lot requirements are based on individual RV spaces.

E. Cut-Out Parcel (RE#: 083560-0000)

Cut-Out Parcel (RE# 083560-000) as noted on the site plan will maintain legal access to a public right-of-way thru the abutting road provide.

Minimum Lots Requirements

- (1) Minimum Lot width: 30 feet
- (2) Minimum Lot depth: 70 feet

- (3) Maximum Lot coverage: N/A
- (4) Minimum setback requirements, none except all perimeter lots abutting other property will have a 25' (twenty-five foot) rear yard setback.
- (5) Minimum Lot Area- 2100 square feet
- (6) Maximum height of structure: thirty-five (35) feet

E. Ingress, Egress and Circulation

(1) Parking Requirements. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning code.

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of Old Kings Road and Picketville Road, as shown on the Site plan. The final location of all access points is subject to the review and approval of the Development Services Division.
- b. Within the Property internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the property, if ownership or occupancy of the property is subdivided among more than one person or entity.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

F. Signs

(1) The Applicant may construct one (1) double faced or two (2) single faced signs not to exceed 25 feet in area and 12 feet in height at each entrance.

G. Landscaping

Landscaping will meet the requirements of Part 12 Landscape Regulations of the Zoning Code.

H. Recreation, Open Space and Lakes and Ponds

Buffer:

Unless otherwise approved by the Planning and Development Department, recreation open space will be provided in Sec. 656.420 of the zoning code.

Construction of the Retention Areas (including the import and export of fill) as shown by the Site Plan. provided that each Retention Area is subsequently completed so as to comply with the final engineering plans approved by the City of Jacksonville and the St. Johns River Water Management District prior to final acceptance of the portion of the Property containing such Retention Area.

I. Utilities

Each RV space will have underground electrical, water and sewer connection. The sewer is will be connected to the pump station as soon as it is built. All utility services will be provided by JEA.

J. Agricultural Classification

Portions of the property currently have an agricultural exemption and will remain the same until that portion is developed.

K. Current RV Uses

The existing RV Spaces and Homes are to remain in operation.

L. Florida Statue

This RV Park will be operated under Chapter 513 of The Florida Statues.

M. Wetlands

The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, ACOE and all other local, state and federal requirements. The wetlands on this site are not impacted and will be designated as conservation land as noted on the Site Plan.

IV. DEVELOPMENT PLAN APPROVAL

With the request for verification of substantial compliance with the 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.

V. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan: According to the Future Land Use Map series (FLUMS) of the 2030 Comprehensive Plan, the designated Land Use will be Recreation Open Space (ROS), which allows for the use requested in the subject PUD.

- B. Consistency with the Concurrency and Mobility Management System: The PUD will satisfy all concurrency requirements as required by the City of Jacksonville Concurrency Management System Office.
- C. Allocation of Residential Land Use: The PUD provides for uses which are in compliance with the requirements of the 2030 Comprehensive Plan.
- D. Internal Compatibility/Vehicular Access: Vehicular access will be from Old Kings Road and Picketville Road. All uses are for RV park.
- E. External Compatibility/Intensity of Development: The proposed density and uses are compatible with development in the area and current uses
- F. Recreation/Open Space: The PUD will provide a recreation/common area for the community as required by Part 656.420 of the Zoning Code. In addition, ponds total approximately 3.62 acres and provides additional open space.
- G. Impact on Wetlands: The Property will be developed in accordance with the permit requirements of the local, state and federal agencies with jurisdiction, with very little wetland impacts.
- H. Listed Species Regulations: A listed species study for the Property is not required since it is less than 50 acres in size.
- I. Off Street Parking and Loading Requirements: Parking will be provided for each site as required by Part 6 of the Zoning Code.
- J. Sidewalks, Trails and Bikeways: Sidewalks will be constructed as required by the 2030 Comprehensive Plan.
- K. Stormwater Retention: A total of 3.62 acre with three (3) ponds is proposed to be constructed on the Property and will be maintained by the Owners Association.

VI. STATEMENTS and Comparison with Conventional Zoning

The primary reason the PUD differs from conventional zoning is the set-aside and protection of the existing wetland on the property as specified by the Waterways Commission.

This PUD differs from the usual application of the Zoning code because the PUD limits the total number of RV sites available and provides guidelines for interconnectivity, and assurance of what the property usage will be. This application also defines buffers and roadway improvements to support the proposed development.

This zoning will be an RV park. All maintenance will be performed by the owner/developer of the park in accordance with state regulations. Lots will not be sold to Individuals.

Due to the nature of the clientele and the industrial nature of the market area. Many clients are long haul truckers that require a temporary RV location for short periods and individuals with medical needs or family that require proximity to health care for extended time periods. The lots will be rented monthly with a maximum of 120 days.

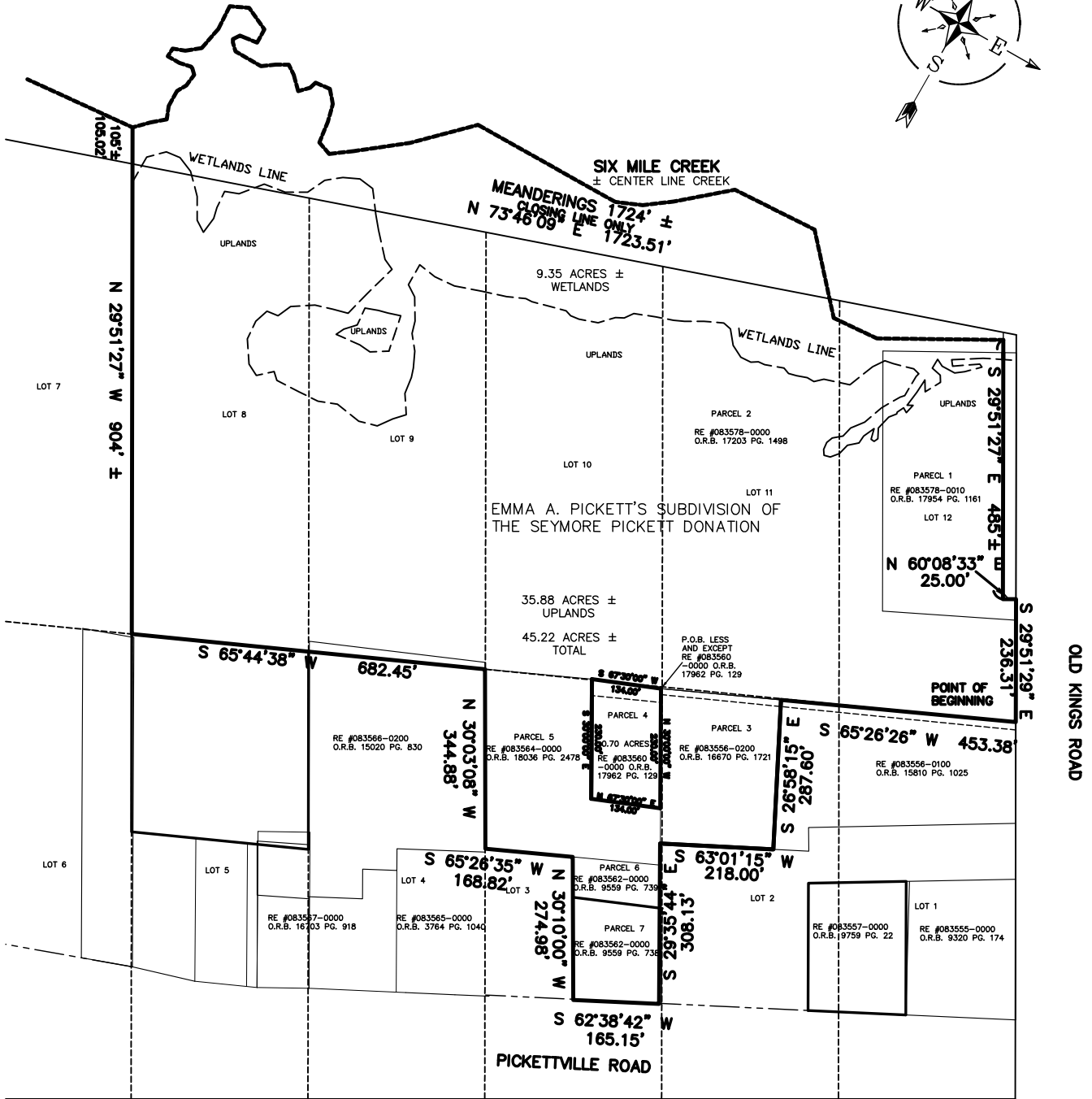
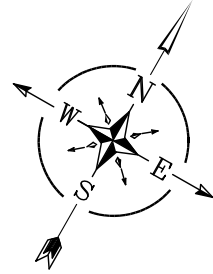
Justification for rezoning. At full capacity the RV park will have 292 parking spaces. The proposed zoning will allow increase sales and tax revenue for the city and generate more employees.

Recreational vehicles and park trailers placed temporarily in flood hazard areas shall: (b) Be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches.

MAP SHOWING SKETCH OF LEGAL

SEE SHEET 2 FOR LEGAL
SEE SHEET 3 FOR LINE CHART

CERTIFIED TO: FLOYD J. WARWICK JR.



GRAPHIC SCALE



(IN FEET)

1 inch = 300 ft.

GENERAL NOTES

THIS SURVEY MAP DOES NOT REFLECT OWNERSHIP.

THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.

NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

REVISED 11-23-19 LESS AND EXCEPT
O.R.B. 17962 PG. 129

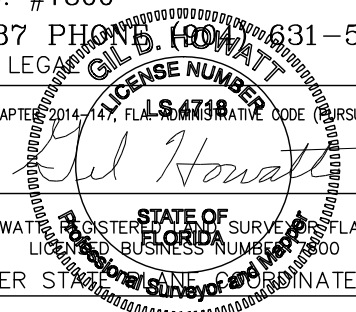
SHEET 1 OF 2

B. H. AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 PHONE (904) 331-5484

I HEREBY CERTIFY THAT THIS SKETCH OF LEGAL SURVEY,

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTERS 2014-147, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)



SURVEYED MARCH 18, 2019

GIL D. HOWATT REGISTERED LAND SURVEYOR FLA. NO. 4718
LICENSED BUSINESS NUMBER 1000

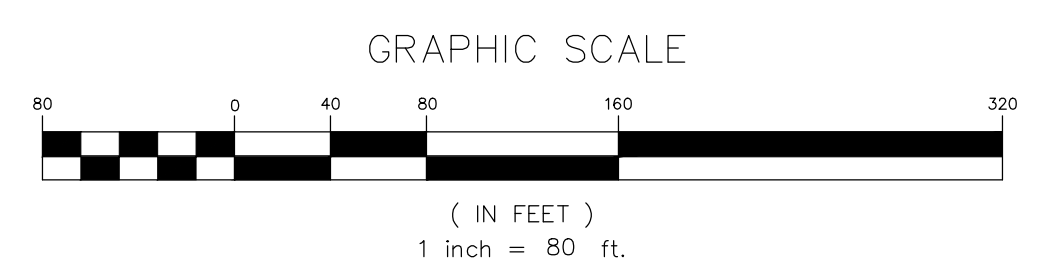
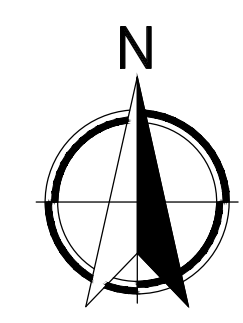
BEARING DATUM BASED ON SOUTHWESTERLY RIGHT OF WAY OF OLD KINGS ROAD PER SIX-MILE CREEK MEANDERINGS ± CENTER LINE CREEK COORDINATES S 29°51'27" E

FLOOD ZONE "X" AS BEST ASCERTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12007703357 H, DATED: JUNE 3, 2013.

FIELD BOOK NO.: N/A, PAGE(S) N/A LEGAL: IN FILE WORK ORDER NO.:

COMPUTER FILE NAME: 120217 OLD KINGS SKETCH OF LEGAL.DWG SCALE: 1" = 300' FILE NO.: 120217

Z:\JOBS\2016\16-016\16-016 Layout 10-(8-19-19).dwg Current Layout Tab = SITE - 80 SCALE Tue Nov 12, 2019 - 15:24



Revised: November 12, 2019

DATA SUMMARY

1. TOTAL GROSS ACERAGE - 36.01 ACRES
2. TOTAL WETLAND AREA - 6.04 ACRES OR 16%
3. TOTAL ACTIVE RECREATION - 0.56 ACRES OR 2%
4. TOTAL PASSIVE OPEN SPACE - 15.36 ACRES OR 42%
5. MAXIMUM COVERAGE OF BUILDING AND STRUCTURES - 320,000 SQ.FT. OR 20%
6. NUMBER OF LOTS - 292
7. EXISTING AND PROPOSED ZONING IS RLD-60 & RR/PUD
8. MINIMUM LOT SIZE IS 30'x70'
9. * DEPICTS LAUNDRY/OFFICE/UTILITY USE

THOMPSON MILL RV PARK

PUD PLAN

NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION # 26085
 263 River Hills Drive, Jacksonville, FL 32216 /joh (904) 737-0971
 //fax (904) 396-5372 //email info@nfes.net //web www.nfes.net

DATE : 09/12/2019

JOB NUMBER : 16-016

SCALE : 1" = 80'

* SHEET NUMBER *

1

EXHIBIT E

NO.	REVISIONS	DATE
1		
2		
3		

EXHIBIT F

PUD Name

Thompson Mill R.V. Park

Land Use Table

Total gross acreage	37.01 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	21.09 Acres	56 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0.56 Acres	2 %
Passive open space	15.36 Acres	42 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	320000 Sq. Ft.	20 %

PREPARED BY:
Sheffield & Boatright Title Services, LLC
6101 Gazebo Park Place N, Suite 101
Jacksonville, Florida 32257
File No. 2015-608

P/S Consideration: \$300,000.00

TRUSTEE'S DEED

THIS INDENTURE executed this 15th day of June, 2015, between EMILY ANN DONALDSON, LINDA SUE SHOGER, JOHN JEFFREY DONALDSON, as the Successor Trustees of the DONALDSON LIVING TRUST dated October 29, 1996, whose mailing address is: 1081 Crestview Drive, Annapolis, Maryland 21409, party of the first part, and FLOYD J. WARWICK, JR., a married man, party of the second part, whose mailing address is: 5758 Gardner Lane, Jacksonville, Florida 32254.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), to them in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land situate, lying and being in the County of DUVAL, State of Florida, to wit:

Lots Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), EMMA A. PICKETT'S SUBDIVISION of the Seymour Pickett Donation, according to plat thereof recorded in Plat Book 1, page 108, of the former public records of Duval County, Florida. LESS that certain piece, parcel or tract of land, situate, lying and being a part of Tract 12, as shown on Emma A. Pickett's Subdivision of a part of the Seymour Pickett Donation, Section 38, Township 1 South, Range 28 East, consolidated City of Jacksonville, Duval County, Florida, and being more particularly described as follows: Commence at the intersection of the Northwesterly right of way line of the Pickettville Road, with the Southwesterly right of way line of Old Kings Road (both being 66-foot right of ways as now established); thence North 31 degrees 08 minutes 00 seconds West along said Southwesterly right of way line of Old Kings Road, 768.06 feet for a point of beginning; thence south 62 degrees 42 minutes 23 seconds West, 257.19 feet; thence North 31 degrees 08 minutes 00 seconds West and parallel to said Southwesterly right of way line of Old King Road, 500 feet, more or less, to the center line of the North prong of Six Mile Creek; thence Northeasterly along said center line and following the meanderings thereof, 259 feet more or less, to its intersection with the Southwesterly right of way line of Old Kings Road; thence South 31 degrees 08 minutes 00 seconds East along said Southwesterly right of way line of Old Kings Road, 514 feet, more or less, to the point of beginning.

PARCEL ID NO.: 083578-0000

Emily Ann Donaldson, whose address is 96 Kieran Lane, Barboursville, VA 22923, Linda Sue Shoger, whose address is 2548 Highway 54, Moreland, GA 30259, and John Jeffrey Donaldson, whose address is 1081 Crestview Drive, Annapolis, MD 21409, are the duly appointed Successor Trustees under the terms and provisions of the Trust; and, said undersigned do hereby acknowledge and accept such appointment, as evidenced by the DONALDSON LIVING TRUST dated October 29, 1996, and has the full power to sell, transfer, mortgage said real estate.

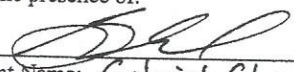
Neither Trustee named herein nor the spouse thereof or anyone for whose support they are responsible resides on or adjacent to the property herein described and is not therefore their homestead property.

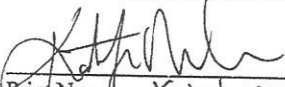
TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging to or in anywise appertaining to that real property.

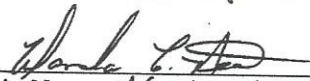
AND the party of the first part does covenant to and with the party of the second part, their heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the Laws of Florida have been followed and complied with in all respects.

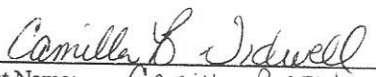
IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal the day and year first above written.


Signed, sealed and delivered in the presence of:

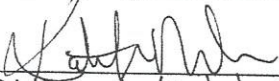

Print Name: Gabriel Chapman



Print Name: Katchyn Nelson

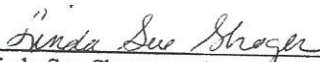

Print Name: Wanda Neal

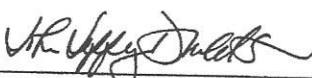

Print Name: Camilla B. Tidwell


Print Name: Gabriel Chapman


Print Name: Katchyn Nelson


Emily Ann Donaldson, as Successor Trustee of the Donaldson Living Trust dated October 29, 1996

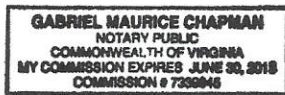

Linda Sue Shoger, as Successor Trustee of the Donaldson Living Trust dated October 29, 1996


John Jeffrey Donaldson, as Successor Trustee of the Donaldson Living Trust dated October 29, 1996

STATE OF VA

COUNTY OF Greene

The foregoing instrument was acknowledged before me this 5th day of June, 2015, by Emily Ann Donaldson, as Successor Trustee of the Donaldson Living Trust dated October 29, 1996, and who is personally known to me or has produced her Driver's License as identification.



[Signature]
Notary Public
My Commission Expires: 06/30/2018

STATE OF NC

COUNTY OF HENDERSON

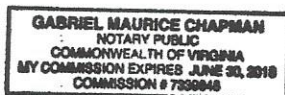
The foregoing instrument was acknowledged before me this 9th day of June, 2015, by Linda Sue Shoger, as Successor Trustee of the Donaldson Living Trust dated October 29, 1996, and who is personally known to me or has produced her Driver's License as identification.

[Signature]
Notary Public
My Commission Expires: MARCH 13/2018

STATE OF VA

COUNTY OF Greene

The foregoing instrument was acknowledged before me this 5th day of June, 2015, by John Jeffrey Donaldson, as Successor Trustee of the Donaldson Living Trust dated October 29, 1996, and who is personally known to me or has produced his Driver's License as identification.



[Signature]
Notary Public
My Commission Expires: 06/30/2018

*****RECORD AND RETURN TO:*****

Floyd J Warwick, Jr.
5758 Gardner Lane
Jacksonville, Florida 32254

Prepared by:
Sheffield & Boatright Title Services, LLC,
6101 Gazebo Park Place North, Suite 101
Jacksonville, Florida 32257
904-733-7900
File Number:2017-478

S/P Consideration : \$169,500.00

Warranty Deed

Made on April 19, 2017 A.D. by and between **John A. Pittman and Margaret Wilson-Pittman, husband and wife**, whose address is , hereinafter called the "grantor", to **Floyd J Warwick, Jr., a single person**, whose post office address is 5758 Gardner Lane, Jacksonville, Florida 32254, 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, to-wit:

That certain piece, parcel or tract of land, situate, lying and being a part of Tract 12, as shown on Emma A. Pickett's Subdivision of a part of the Seymour Pickett Donation, Section 38, Township 1 South, Range 26 East, consolidated City of Jacksonville, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of the Northwesterly right of way line of the Pickettville Road, with the Southwesterly right of way line of Old Kings Road (both being 66-foot right of ways as now established); thence North 31 degrees 08 minutes 00 seconds West along said Southwesterly right of way line of Old Kings Road, 768.06 feet for a point of beginning; thence South 62 degrees 42 minutes 23 seconds West, 257.19 feet; thence North 31 degrees 08 minutes 00 seconds West and parallel to said Southwesterly right of way line of Old Kings Road, 500 feet, more or less, to the center line of the North prong of Six Mile Creek; thence Northeasterly along said center line and following the meanderings thereof, 259 feet, more or less, to its intersection with the Southwesterly right of way line of Old Kings Road; thence South 31 degrees 08 minutes 00 seconds East along said Southwesterly right of way line of Old Kings Road, 514 feet, more or less, to the point of beginning. Less and Except that portion taken by the State of Florida, Department of Transportation and recorded in Official Records Book 10762, Page 1373, of the Public Records of Duval County, Florida.

Parcel Identification Number: 083578-0010

Subject to covenants, conditions, restrictions and easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anyway 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, 2017.

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

Signed, sealed and delivered in the presence of these witnesses:

Witness Signature Moses Meide Jr
Print Name: MOSES MEIDE JR

Witness Signature John A. Pittman
Print Name: John A. Pittman

Witness Signature Sabrina L. Roper
Print Name: Sabrina L. Roper

Witness Signature Margaret Wilson-Pittman
Print Name: Margaret Wilson-Pittman
6156 Old Kings Road, Jacksonville, Florida 32254

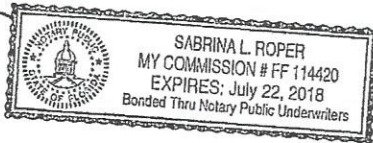
Witness Signature Moses Meide Jr
Print Name: MOSES MEIDE JR

Witness Signature Sabrina L. Roper
Print Name: Sabrina L. Roper

State of Florida
County of Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on April 19, 2017, by John A. Pittman and Margaret Wilson-Pittman, who is personally known to me or who has produced a valid driver's license as identification.

Witness Signature Sabrina L. Roper
NOTARY PUBLIC



Notary Print Name _____
My Commission Expires: _____

RECORD AND RETURN TO:
Sheffield & Boatright, P.A.
6101 Gazeto Park Place N., Ste. 103
Jacksonville, FL 32257

S/P Consideration: \$10.00
Note to Clerk: This deed is a familial conveyance of the Grantor's interest in unencumbered non-homestead real property.

QUIT CLAIM DEED

Made this 22nd day of January, 2014 A.D., by and between Diane Warwick a/k/a Linda D. Warwick, a married woman, whose post office address is 622 Chancey Lane, Tallahassee, FL 32308, hereinafter called the "grantor", to Floyd J. Warwick, Jr., a married man, whose post office address is 5758 Gardner Lane, Jacksonville, Florida 32254, 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 AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in DUVAL County, Florida, viz:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND THEREBY MADE A PART HEREOF.

Parcel Identification Number: 083556-0200

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.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR EXAM.

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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

Signed, sealed and delivered in the presence of these witnesses:

[Signature]
Print Name: Susan Schaus
[Signature]
Print Name: ROBERT DOWNS

[Signature]
Linda D. Warwick

State of Florida
County of Leon

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on January 22nd, 2014, by Linda D. Warwick, who is personally known to me or has produced a valid driver's license as identification.

[Signature]
NOTARY PUBLIC

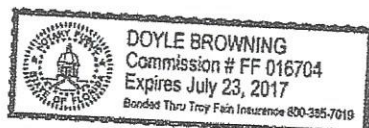


EXHIBIT 'A'

A part of Lot 2, EMMA A. PICKETT SUBDIVISION OF THE SEYMOUR PICKETT DONATION, as recorded in Plat Book 1, Page 103, of the former public records of Duval County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the land described in Official Records Book 2659, Page 253, of the public records of said County and the Westerly right of way line of Old Kings Road; thence North $31^{\circ}08'00''$ West, along said right of way, 194.61 feet to a point; thence South $64^{\circ}10'02''$ West along the Southerly boundary of Lots 11 and 12 of said Subdivision, 452.90 feet to the Point of Beginning; thence continue South $64^{\circ}10'04''$ West, along the Southerly boundary of said Lot 11, 232.32 feet to the Easterly boundary of the land described in Official Records Book 1485, Page 401, of said current public records; thence South $30^{\circ}52'17''$ East, along said Easterly boundary and the Easterly boundary of the land described in Official Records Book 1144, Page 398 of said public records, 297.73 feet to a point; thence North $61^{\circ}44'42''$ East, along the Northerly boundary of the land described in Official Records Book 3571, Page 572, 218.00 feet to a point; thence North $28^{\circ}14'48''$ West, 287.60 feet to the Point of Beginning.

Subject to a 15 foot easement for ingress and egress along the Northerly boundary of said parcel.

This Instrument Prepared By and Return To:

James L. Nipper, Esquire
200 W. Forsyth Street, Suite C-6
Jacksonville, Florida 32202

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 5th day of February, 2018, by **DONNA WARWICK BEARD**, hereinafter referred to as "Grantor," to **JOHN CHARLES WARWICK AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY GARDNER WARWICK, Deceased**, c/o 400 W. North St., #1002, Raleigh, NC 27603, hereinafter referred to as "Grantee."

WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by Grantee, the receipt whereof is hereby acknowledged; does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title interest, claim and demand, which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Duval, State of Florida, to wit:

Single - Family residence and real property located at
5762 Gardner Lane, Jacksonville, Florida

In Township One (1) South, Ranges Twenty-five (25) and Twenty-six (26) East, those parts of Lot Three (3) Subdivision of the Seymour Pickett Donation, Section No. as recorded in Plat Book 1, page 108; Public Records of Duval County, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof.

(Containing 2 acres, and being Lots 1 and 2 of a subdivision made May 13, 1915 of Lot No. 3)

Same real estate as conveyed by Quit-Claim Deeds recorded in the Duval County Records on January 30, 2018, at Official Records Book 18266, Pages 2405 through 2412 inclusive.

Subject property is not the homestead of Grantor.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Donna Warwick Beard ✓
DONNA WARWICK BEARD

Signed, Sealed and Delivered in the presence of:

WITNESS:

Sign: _____

Print Witness Name: FRANK R. YETTER

WITNESS:

Sign: _____

Print Witness Name: Linda J Yetter

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING instrument was acknowledged before me this 5th day of February, 2018, by Donna Warwick Beard to me personally known and who did take an oath.

NOTARY PUBLIC, State of Florida

My Commission Expires:

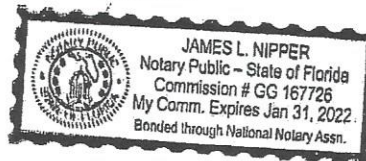


Exhibit "A"

Beginning at a light wood post set for northwest corner of this survey, said post is in the southeast line of 12-foot road and South 67 degrees 30 minutes West, 680 feet for a post in the Southeast line of the Old Kings Road (for a beginning corner of this survey; thence South 30 degrees East 230 feet along the northeasterly line of the said Lot 3 to a cypress post in said line marked 1 and 2; thence South 67 degrees 30 minutes West 340 feet to a cypress post marked 1 and 2 in the South line of Lot 3; thence North 30 degrees West 230 feet to a cypress post marked 1 in the East line of 12-foot road; thence North 67 degrees 30 minutes East 340 feet along the East line of the said 12-foot road to post and place of beginning.

Prepared By: Jessica Newsome
First Coast Title Services, Inc.
7807 Baymeadows Road East, Suite 405
Jacksonville, Florida 32256
incidental to the issuance of a title insurance policy.
File Number: 2017-42120
Parcel ID #:083564-0000

WARRANTY DEED

This WARRANTY DEED, dated June 23, 2017 by John Charles Warwick, as the Personal Representative of the Estate of Betty Gardner Warwick, whose post office address is 400 West North Street, Apt.1002, Raleigh, North Carolina 27603, hereinafter called the GRANTOR, to Warwick Jax Properties L.L.C., a Florida limited liability company, whose post office address is 5758 Gardner Lane, Jacksonville, Florida 32254 hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" shall include all 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 \$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 legal Description.

This conveyance is pursuant to the terms as set forth in Article III of the Last Will and Testament of Betty Gardner Warwick Case no. 16-2015-CP-2814, 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) nor any member of the household of Grantor(s) reside thereon.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2017 subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

Parcel Identification Number: 083564-0000

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 except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Witness Signature: SASA VESTAROVIC
Print Name: SASA VESTAROVIC

The Estate of Betty Gardner Warwick

Witness Signature: Mariluz D. Brown
Print Name: Mariluz D. Brown

John Charles Warwick
John Charles Warwick, Personal Representative

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

THE FOREGOING INSTRUMENT was acknowledged before me this June 23, 2017 by John Charles Warwick, as the Personal Representative of the Estate of Betty Gardner Warwick who is/are personally known to me or who has/have produced a valid drivers license as identification.

-(SEAL)-

VALERIE J. AGNEW-GOVER
Notary Public, North Carolina
Alamance County
My Commission Expires
August 11, 2020

Valerie J. Agnew-Gover
Notary Public
Print Name: VALERIE J. AGNEW-GOVER
My Commission Expires: AUGUST 11, 2020

Schedule A, Continuation Page

Parcel 1:

A Parcel of land situated in Lots 1, 2 and 3, Emma A. Picketts Subdivision of the Seymour Pickett Donation, as recorded in Plat Book 1, Page 108 of the former Public Records of Duval County, Florida, said Parcel being more particularly described as follows:

For a point of reference, commence at the intersection of the Northwesterly line of the Pickettville Road (a 66 foot wide right-of-way) with the Southwesterly line of Old kings Road (a 66 foot wide right-of-way); thence on said Southwesterly line, run North 31 degrees 08 minutes 00 seconds West, 572.35 feet; thence South 64 degrees 10 minutes 02 seconds West, 685.22 feet to the Point of Beginning; thence continue South 64 degrees 10 minutes 02 seconds West, 206.00 feet; thence South 30 degrees 52 minutes 17 seconds East, 345.00 feet; thence North 64 degrees 10 minutes 02 seconds East, 340.00 feet; thence North 30 degrees 52 minutes 17 seconds West, 115.00 feet; thence South 64 degrees 10 minutes 02 seconds West, 134.00 feet; thence North 30 degrees 52 minutes 17 seconds West, 230.00 feet to the Point of Beginning.

This Warranty Deed

51241

Made this 12th day of October A.D. 19 99

by
DORA E. NEWCOMER, AN UNMARRIED WOMAN
ROBERT NEWCOMER, AN UNMARRIED MAN
750 OAK STREET, JACKSONVILLE, FLORIDA
hereinafter called the grantor, to
FLOYD J. WARWICK JR, A MARRIED MAN

Book 9559 Page 739

Doc# 2000048906
Book: 9559
Pages: 739 - 740
Filed & Recorded
03/03/00 02:43:51 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 350.00
RECORDING \$ 9.00

whose post office address is: 4620 OLD CAMP ROAD

KEYSTONE HEIGHTS, FLORIDA 32656

Grantees' SSN:
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 \$ 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 Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

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 Identification Number: 83562-0000

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, 19 98

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:

[Handwritten signatures of Dora E. Newcomer and Robert Newcomer]

Name & Address: DORA E. NEWCOMER LS

Name & Address: ROBERT NEWCOMER LS

Name & Address: _____ LS

Name & Address: _____ LS

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 12th day of October, 19 99,

by DORA E. NEWCOMER, AN UNMARRIED WOMAN AND ROBERT NEWCOMER, AN UNMARRIED MAN

who is personally known to me or who has produced driver's license as identification and who did not take an oath.

[Handwritten signature: Janice Carol Griffiths]
Print Name: Janice Carol Griffiths
Notary Public
My Commission Expires: Expires August 19, 2003

PREPARED BY:
Return to:
J. HOWARD SHEFFIELD, P.A.
4209 BAYMEADOWS ROAD, SUITE 4
JACKSONVILLE, FLORIDA 32217

WD-1
5/93

File No: 99-0173

Part of Lot Three (3) of the Emma A. Pickett Subdivision of the Seymour Pickett Donation, Section 38, Township 1 South, Range 26 East, and being part of the Lester Pickett Lot, described in Deed recorded in Deed Book 665, page 265, of the public records of Duval County, Florida, and more particularly described as beginning at a gun barrell set for Northwest corner of said Lester Pickett Lot; thence South 60° West, 175 feet along back side of said Lester Pickett Lot to a stake; thence South 30° East, 75 feet; thence North 60° East, 175 feet; thence North 30° West, 75 feet to the Point of Beginning.

Quit Claim Deed

51241

Made this 12th day of October A.D. 19 99
by DORA E. NEWCOMER, AN UNMARRIED WOMAN
ROBERT NEWCOMER, AN UNMARRIED MAN

Book 9559 Page 737

Doc# 2000048905
Book: 9559
Pages: 737 - 738
Filed & Recorded
03/03/00 02:43:51 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND
DEED DOC STAMP \$ 1.50
RECORDING \$ 0.70
\$ 9.00

hereinafter called the grantor, to
FLOYD J. WARWICK JR, A MARRIED MAN

whose post office address is:
4620 OLD CAMP ROAD

KEYSTONE HEIGHTS, FLORIDA 32656
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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in DUVAL County, Florida, viz:
SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

507.
②

Parcel Identification Number: 83562-0000

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

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] Name: _____ Name & Address: Dora E. Newcomer [LS]
[Signature] Name: _____ Name & Address: DORA E. NEWCOMER
[Signature] Name: _____ Name & Address: Robert Newcomer [LS]
Name: _____ Name & Address: _____ [LS]
Name: _____ Name & Address: _____ [LS]

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 12th day of October, 19 99, by DORA E. NEWCOMER, AN UNMARRIED WOMAN AND ROBERT NEWCOMER, AN UNMARRIED MAN

who is personally known to me or who has produced driver's license as identification.

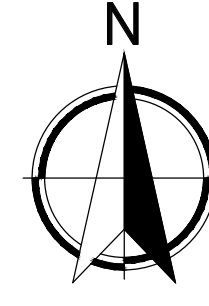
[Signature]
Print Name: Janice Carol Griffiths
Notary Public
My Commission Expires: Expires August 18, 2003

PREPARED BY: Return to:
J. HOWARD SHEFFIELD, P.A.
4209 BAYMEADOWS ROAD, SUITE 4
JACKSONVILLE, FLORIDA 32217

File No: 99-0173

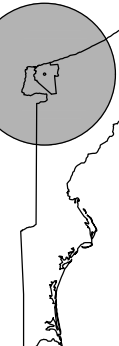
PART OF LOT THREE (3), EMMA A. PICKETT'S SUBDIVISION, A PART OF THE SEYMOUR PICKETT DONATION, SECTION 38, TOWNSHIP SOUTH, RANGE 26 EAST, LOCATED IN DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 3, EMMA A. PICKETT'S SUBDIVISION OF PART OF SEYMOUR PICKETT DONATION IN SECTION 38, TOWNSHIP 1 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN DEED BOOK 1115, PAGE 307, CURRENT PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTHWESTERLY R/W LINE OF PICKETTVILLE ROAD (FORMERLY WESTVIEW) AND THE NORTHEASTERLY LINE OF SAID LOT 3; THENCE NORTH $29^{\circ}30'20''$ WEST ALONG THE EAST LINE OF SAID LOT 3, 183.70 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R.V. 3571, PAGE 572; THENCE SOUTH $67^{\circ}05'40''$ WEST ALONG THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN SAID O.R.V. 3469 PAGE 969, 173.8 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN SAID DEED; THENCE SOUTH $30^{\circ}20'20''$ EAST ALONG THE EAST LINE OF LANDS DESCRIBED IN O.R.V. 7000 PAGE 1773, 197.5 FEET TO A POINT IN NORTH R/W LINE OF SAID PICKETTVILLE ROAD; THENCE NORTH $62^{\circ}35'40''$ EAST ALONG SAID R/W LINE, 170 FT. TO POINT OF BEGINNING.



THOMPSON MILL RV PARK

EXHIBIT H - AERIAL MAP

**NORTH FLORIDA ENGINEERING SERVICES, INC.**
CERTIFICATION # 26085
263 River Hills Drive, Jacksonville, FL 32216 //ph (904) 737-0971
//fax (904) 396-5372 //email info@nfes.net //web www.nfes.net

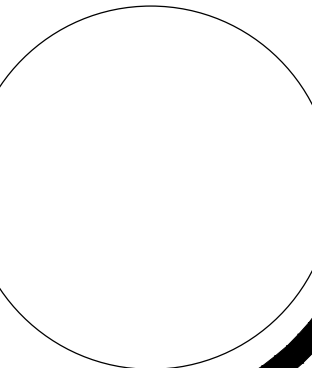
DATE : 05-31-19

JOB NUMBER : 16-016

SCALE : N/A

* SHEET NUMBER *

1



NO.

REVISIONS

DATE

Listed Species

Less than 50 acres none required



NO.	REVISIONS	DATE
3		
2		
1		

THOMPSON MILL RV PARK
EXHIBIT K - LOCATION MAP

NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION # 26085
 263 River Hills Drive, Jacksonville, FL 32216 /ph (904) 737-0971
 /fax (904) 396-5372 /email info@nfes.net /web www.nfes.net

DATE : 05-31-19
 JOB NUMBER : 16-016

SCALE : N/A

* SHEET NUMBER *



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Chris Favre
North Florida Engineering Services, Inc.
9432 Baymeadows Road Suite 280
Jacksonville, Florida, 32256

October 22, 2018

Project Name: Warwick RV Park
Availability#: 2018-2784

Attn: Chris Favre,

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

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. 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.

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 at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

JEA Water, Sewer Reclaim
Availability Request Team



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-2784
Request Received On: 10/12/2018
Availability Response: 10/22/2018
Prepared by: Susan West

Project Information

Name: Warwick RV Park
Type: OTHER
Requested Flow: 45,000 gpd
Location: 6102 Old Kings Road
Parcel ID No.: 083578-0000
Description: 300 unit RV park

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 12 inch water main along Old Kings Rd along property frontage
Connection Point #2: NA
Special Conditions: Fire protection needs to be addressed.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
Connection Point #1: Existing 6 inch force main along Old Kings Rd along property frontage
Connection Point #2: NA
Special Conditions: Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Send force main connection condition requests, with availability number, to fmconnections@jea.com.

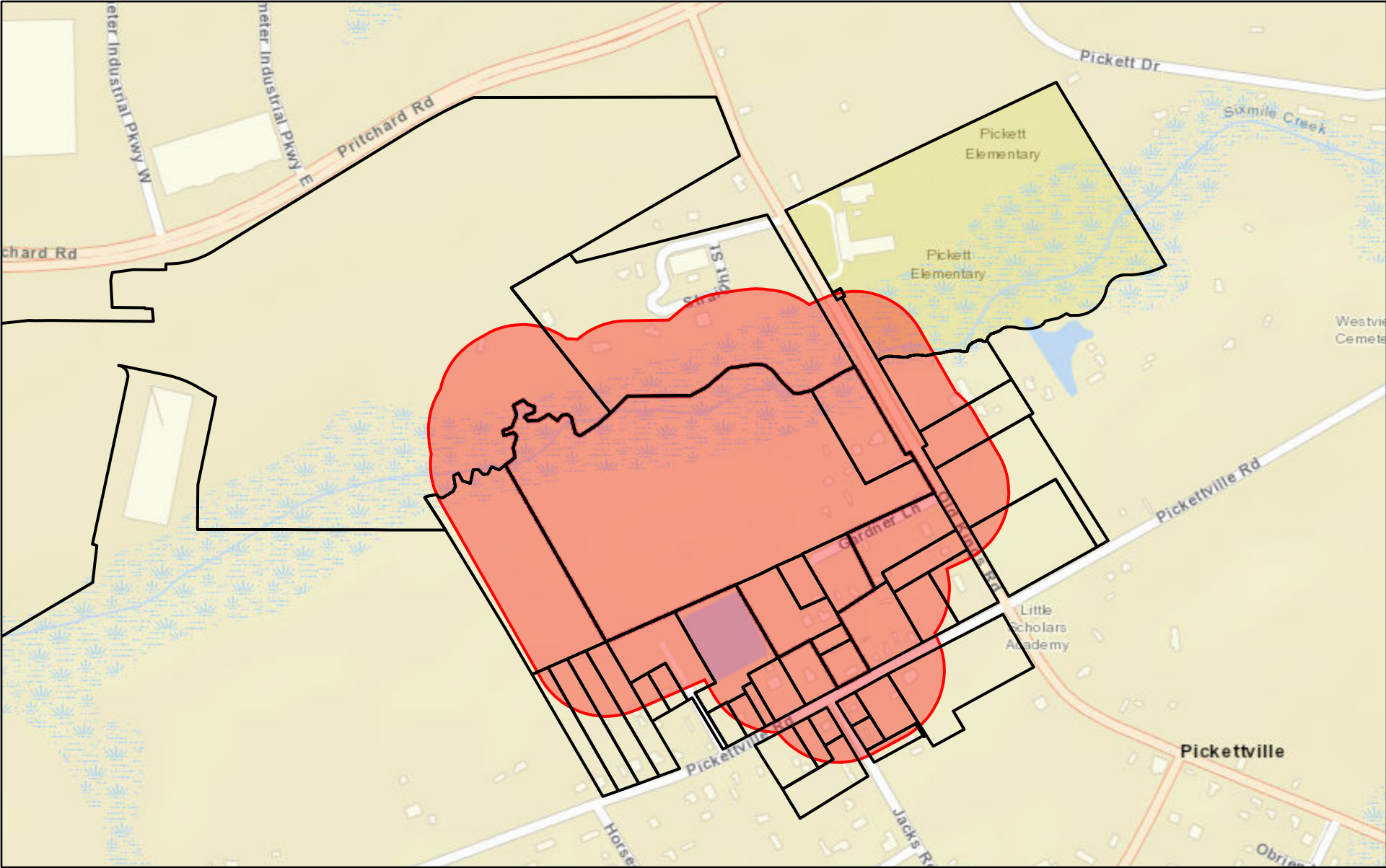
Reclaimed Water Connection

Sewer Region/Plant: N/A
Connection Point #1:
Connection Point #2: NA
Special Conditions:

General Comments:

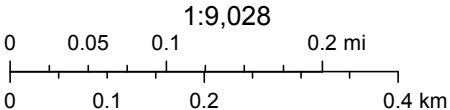
Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations. Point of connection location(s) to be field verified by developer during project design. Send pre-application meeting requests, 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/.

Land Development Review



September 27, 2019

278219_T-2019-2424_REVISED



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAI	MAIL_CITY	MAIL	MAIL_ZIP
2	083566 0000	CLARK TERRI L ET AL		5841 PICKETTVILLE RD			JACKSONVILLE	FL	32254
3	083573 0000	CLAYDON PATRICK		5947 PICKETTVILLE RD			JACKSONVILLE	FL	32254
4	083342 0000	CREPPEL LAURIS TONY		1405 HAMMOND BLVD			JACKSONVILLE	FL	32221
5	003461 0105	CROSSJAX DISTRIBUTION LLC		30 JELIFF LN			SOUTHPORT	CT	06890
6	083360 0000	DUVAL COUNTY SCHOOL BOARD		1701 PRUDENTIAL DR			JACKSONVILLE	FL	32207-8152
7	083317 0010	ERNEST CARROL CERAMIC TILE INC		538 CHATHAM ST			JACKSONVILLE	FL	32254-3509
8	083559 0000	FOWLER TONY T		3849 HEMLOCK ST			JACKSONVILLE	FL	32218-1507
9	083557 0000	GARDNER LEWIS O		843 HICKORY SPRINGS LN			JACKSONVILLE	FL	32221-1172
10	083556 0100	HURSTON JARRETT SCOTT		6056 OLD KINGS RD			JACKSONVILLE	FL	32254
11	083506 0520	JACKSONVILLE ASSEMBLY OF THE BODY OF CHRIST CHURCH		6350 OLD KINGS RD			JACKSONVILLE	FL	32254
12	083360 0010	JACKSONVILLE ELECTRIC AUTHORITY		21 W CHURCH ST			JACKSONVILLE	FL	32202-3155
13	083496 0000	JEFFRIES FRED R JR		6044 HORSESHOE DR			JACKSONVILLE	FL	32254
14	083342 0100	LAUREANO JOHN N		9651 RED SQUIRREL LN			JACKSONVILLE	FL	32219
15	083355 0000	LEARN MARY S ESTATE		5720 PICKETTVILLE RD			JACKSONVILLE	FL	32254-1113
16	083325 0000	LEDWICK ROBERT		5935 RETHA RD			JACKSONVILLE	FL	32254
17	083317 0100	LZPA LAND TRUST		7749 NORMANDY BLVD STE 145-228			JACKSONVILLE	FL	32221
18	083571 0000	MATHIS BETTY E LIFE ESTATE		C/O BETTY E MATHIS	5228 PICKETT DR		JACKSONVILLE	FL	32219
19	083558 0000	NEWSOM DARREN WAYNE		623 CARLEE LN			HILLIARD	FL	32046
20	083531 0000	PICKETT DONALD E		5846 JACKS RD			JACKSONVILLE	FL	32254-1210
21	083486 0000	RAWLS MARK E		5966 JACKS RD			JACKSONVILLE	FL	32254-1285
22	083530 0010	RIGSBY HAROLD		2000 SOUTH CIR			JASPER	AL	35504
23	083355 0100	RIGSBY WILLIAM HAROLD		2000 SOUTH CIR			JASPER	AL	35504
24	083566 0100	SHOWERS ROBERT LEE		5841-1 PICKETTVILLE RD			JACKSONVILLE	FL	32254
25	083561 0000	SINES JOHN E		5763 PICKETTVILLE RD			JACKSONVILLE	FL	32254-1112
26	083569 0000	SMITH WALTER E II		6040 WESTVIEW AVE			JACKSONVILLE	FL	32254-1118
27	083569 0020	SMITH WALTER E III ET AL		6044 WESTVIEW AVE			JACKSONVILLE	FL	32254-1118
28	083447 0000	STAMPS SANDRA C		5816 PICKETTVILLE RD			JACKSONVILLE	FL	32254-1115
29	083567 0000	STODDARD WILLIAM		5851 PICKETTVILLE RD			JACKSONVILLE	FL	32254
30	083575 0000	STUART DEVAN		5959 PICKETTVILLE RD			JACKSONVILLE	FL	32254-1173
31	083458 0000	TROYZ TOWING AND STORAGE INC		6155 OLD KINGS RD			JACKSONVILLE	FL	32254
32	083560 0000	WARWICK BETTY GARDNER ESTATE		C/O JOHN WARWICK	400 W NORTH ST 1002		RALEIGH	NC	27603
33	083556 0200	WARWICK FLOYD J JR		5758 GARDNER LN			JACKSONVILLE	FL	32254
34	083564 0000	WARWICK JAX PROPERTIES LLC		5758 GARDNER LN			JACKSONVILLE	FL	32254-1103
35	083555 0000	WILLIAMS LARRY C ET AL		6020 OLD KINGS RD			JACKSONVILLE	FL	32254-1107
36	083576 0000	WILLIAMS WILLIAM P		6005 PICKETTVILLE RD			JACKSONVILLE	FL	32254
37	083566 0200	WING GENEVIEVE R		5815 PICKETTVILLE RD			JACKSONVILLE	FL	32254-1114
38		KINLOCK CIVIC ASSOCIATION	EARL SIMS	6455 MANHATTAN DR			JACKSONVILLE	FL	32219
39		PICKETTVILLE CIVIC CLUB	JOHN PITTMAN	3459 LANE AVE N			JACKSONVILLE	FL	32254
40		NORTHWEST	TYRONA CLARK MURRAY	1030 DETROIT ST			JACKSONVILLE	FL	32254

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR529155

Date: 9/27/2019

User: Patterson, Connie

Email: ConstanceP@coj.net

REZONING/VARIANCE/EXCEPTION

Name: CURTIS HART/WARWICK JAX PROPERTIES LLC

Address: 8051 TARA LANE

Description: PUD REZONING OF 36.57 ACRES FROM RLD-60 & RR-ACRE to PUD RE#s:
 083556-0200; 083560-0000; 08362-0000; 083563-0000; 083564-0000; 083578-0000; 083578-0010

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2891.00

Control Number: 573406 | **Paid Date: 10/10/2019**

Total Due: \$2,891.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR529155**REZONING/VARIANCE/EXCEPTION**

Date: 9/27/2019

Name: CURTIS HART/WARWICK JAX PROPERTIES LLC

Address: 8051 TARA LANE

Description: PUD REZONING OF 36.57 ACRES FROM RLD-60 & RR-ACRE to PUD RE#s: 083556-0200; 083560-0000; 08362-0000; 083563-0000; 083564-0000; 083578-0000; 083578-0010

Total Due: \$2,891.00