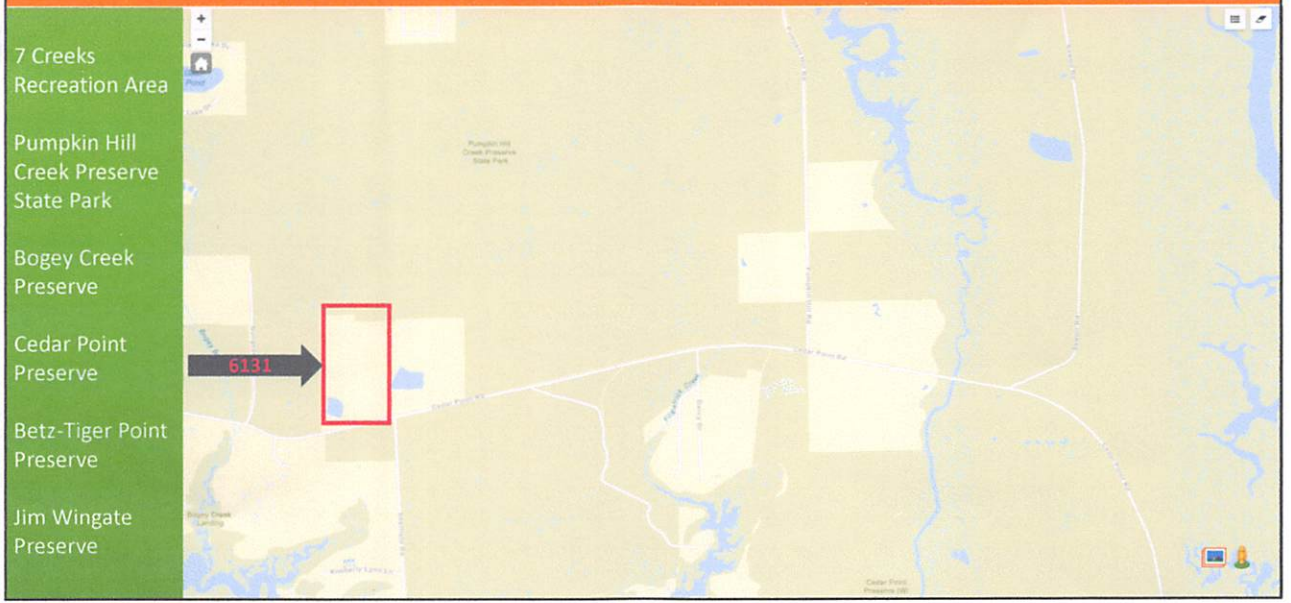


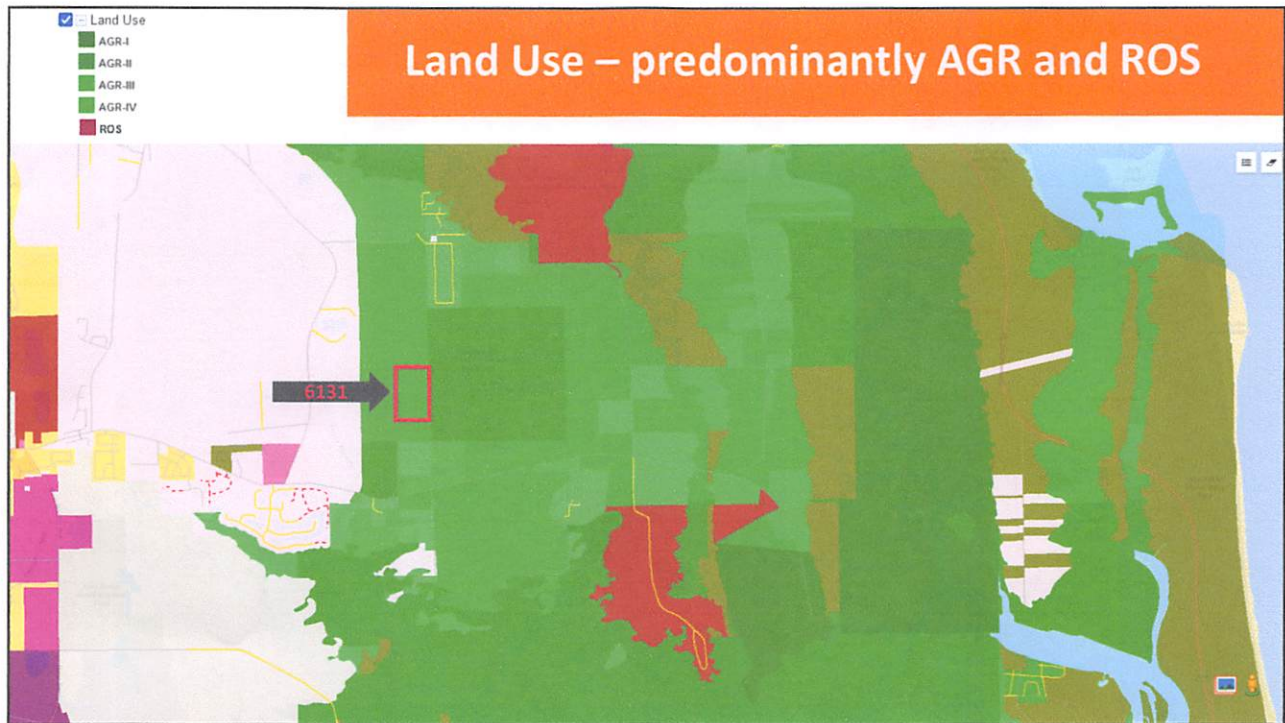
A copy of this presentation was emailed to LUZ members today from Stu Jones at 3:21pm

The proposed development 2020-0820 and 0821 is not consistent with the Conservation and Agricultural lands that surround it.



Zoning – predominantly AGR and CSV





This proposed development is:
- not infill (as stated on the application)
- not consistent with the area
- not good for the environment

This proposed development will:
Be at risk of wild fires and prescribed burns
Create runoff of fertilizers, herbicides and pesticides to the fragile creeks that eventually dump into the St. Johns River
Create runoff of oil, gas, grease and road building chemicals to the fragile creeks that eventually dump into the St. Johns River

The following pictures show .6 miles of consecutive view leading to the proposed development. Clearly this proposed development is not consistent with the area and certainly is not infill

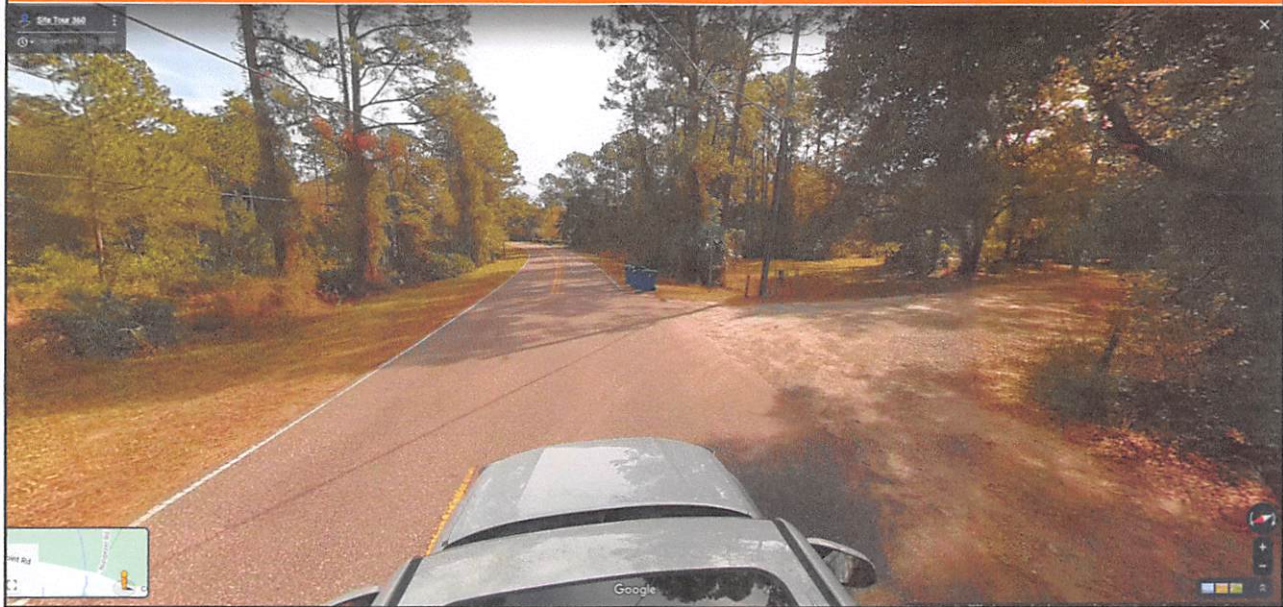
**Starting at Nungezer Road – heading east .6 miles to subject property
Preserve property (SJWDM) to the left (north)**



**Bogey Creek Preserve Entrance to the right (south)
Preserve property (SJWMD) to the left (north)**



**Rooster Spur Road to the right (south)
Preserve property (SJWDM) to the left (north)**



**Small property 2.34 acres to the right (south)
Preserve property (SJWDM) to the left (north)**



Small property 3.97 acre to the right (south) house is not visible



Preserve property (SJWDM) to the left (north)



Preserve property (SJWDM) to the left (north)



**Subject property to the left (north)
Preserve property (SJWDM) to the right (south)**



Subject property to the left (north)



**Subject property to the left (north)
Bridge for Creek that runs through property to Clapboard Creek**

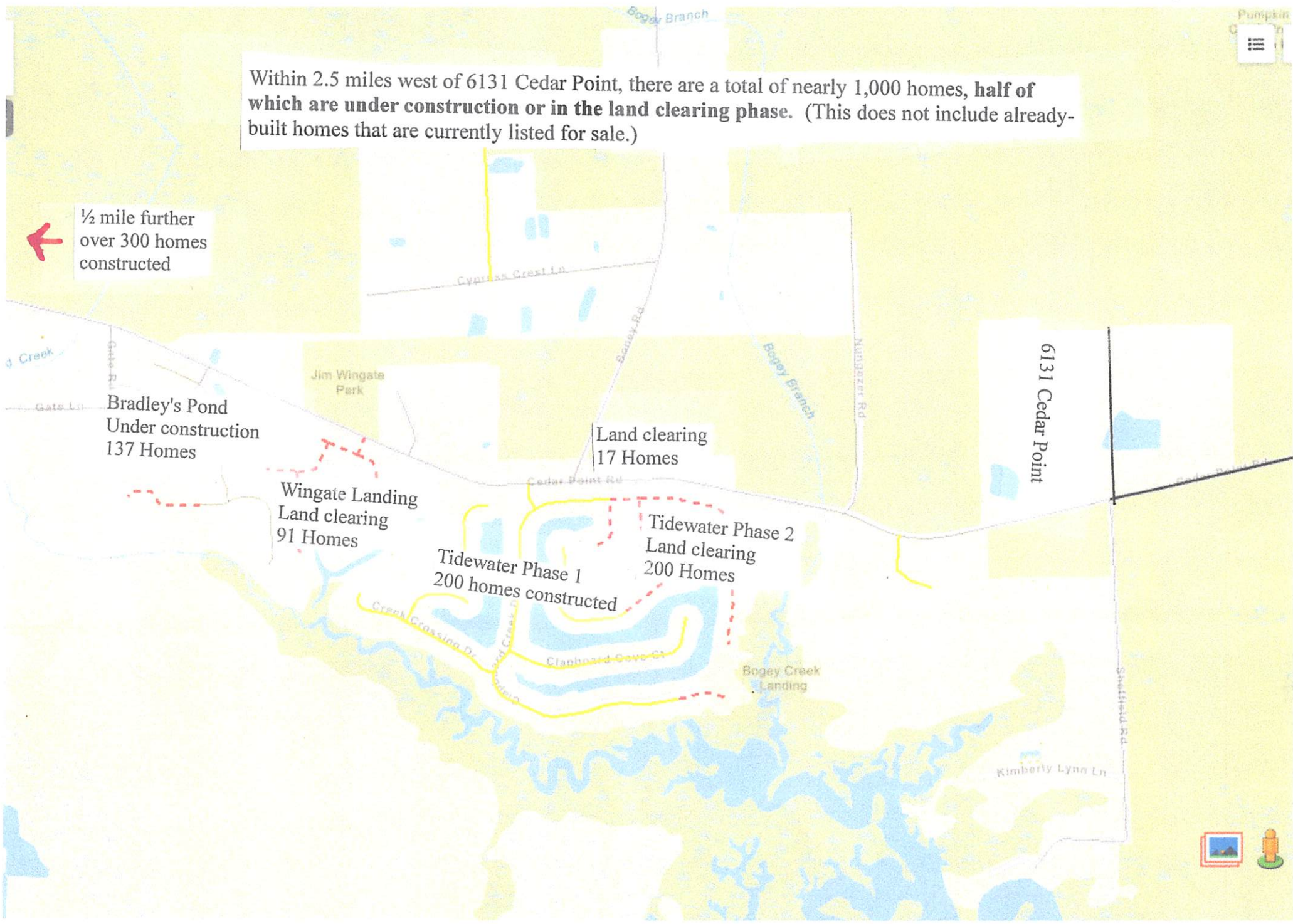


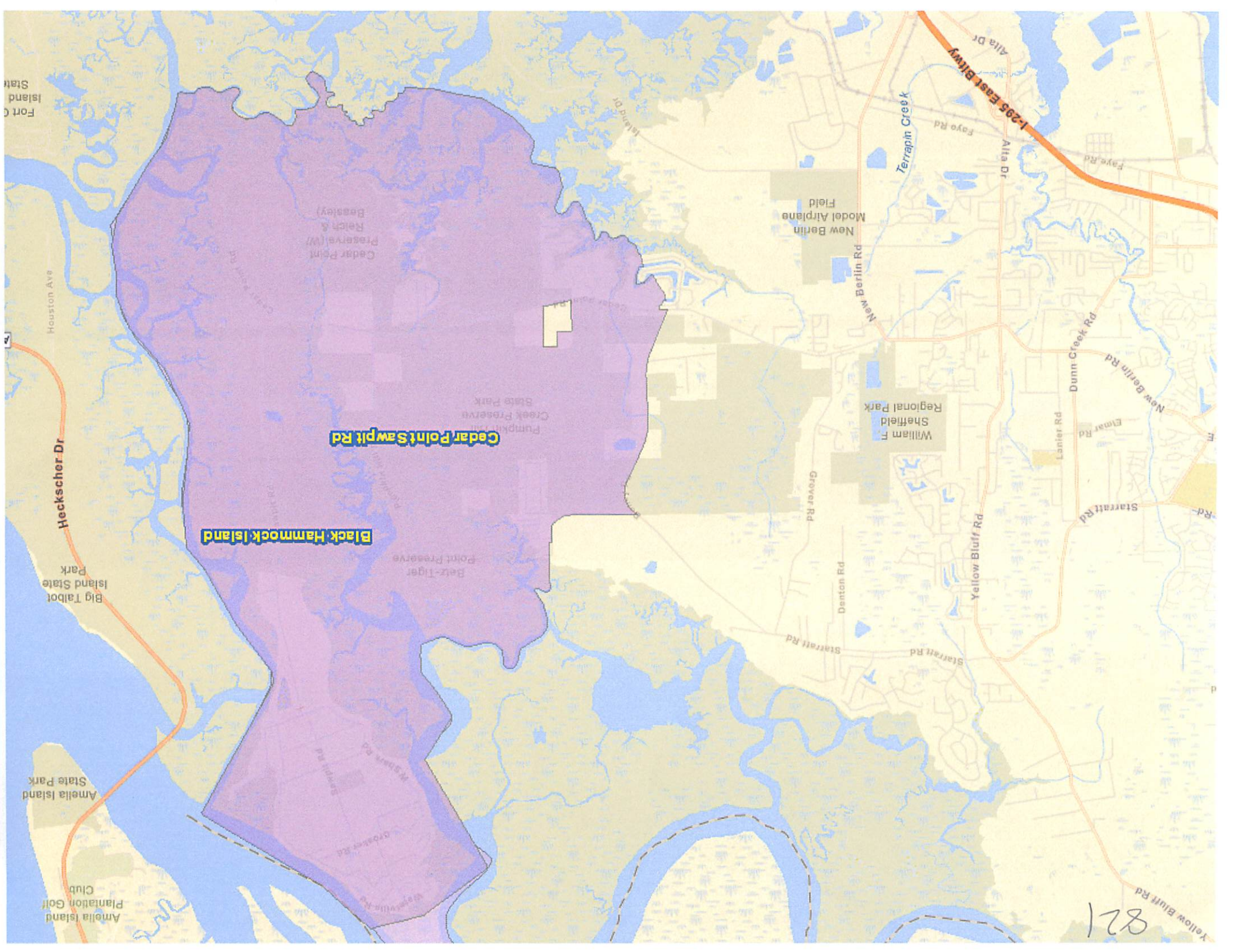
Subject property to the left (north)
Similar view driving east for miles



Within 2.5 miles west of 6131 Cedar Point, there are a total of nearly 1,000 homes, **half of which are under construction or in the land clearing phase.** (This does not include already-built homes that are currently listed for sale.)

← ½ mile further over 300 homes constructed





Cedar Point Sawpit Rd

Black Hammock Island

821

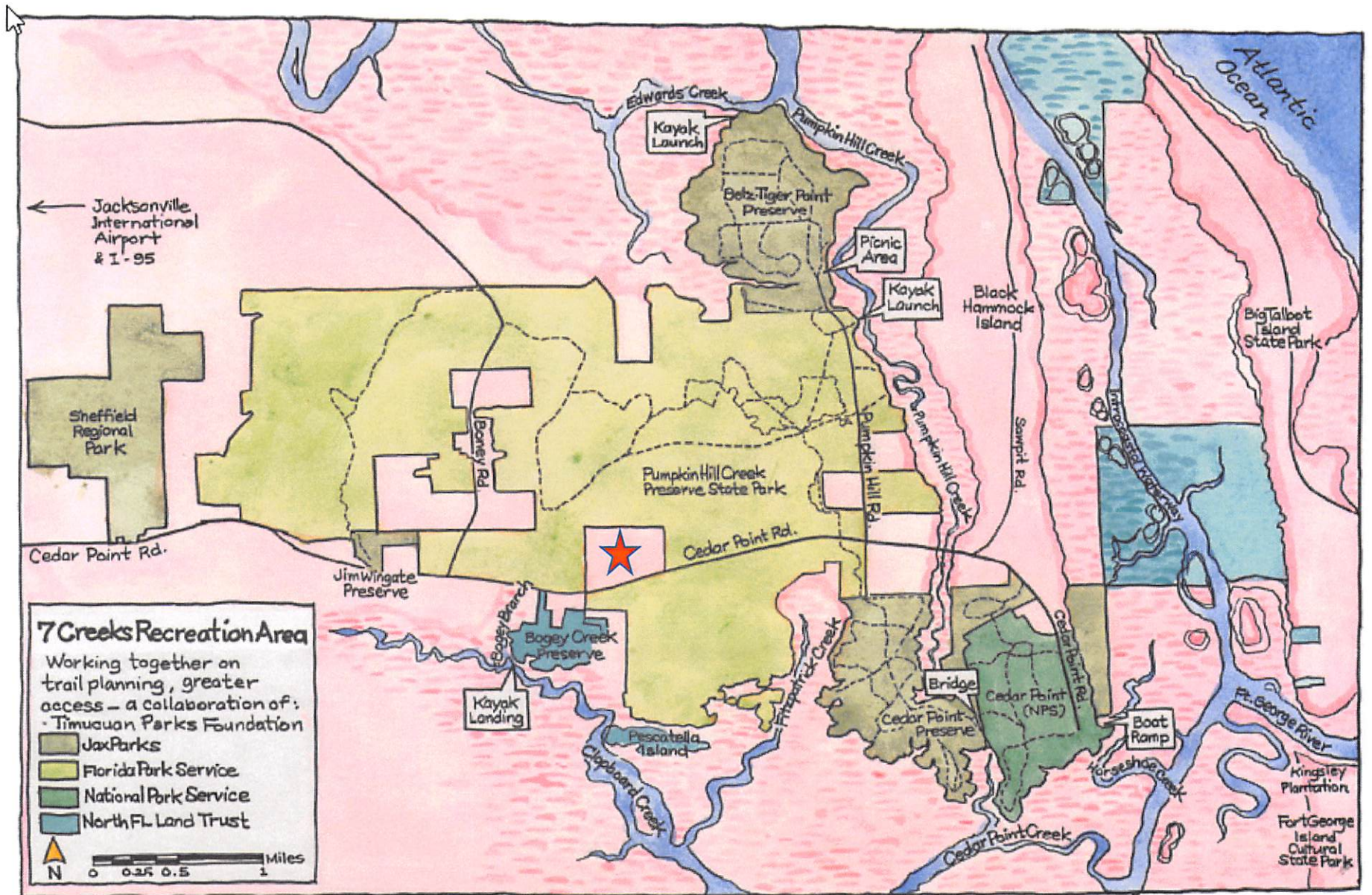
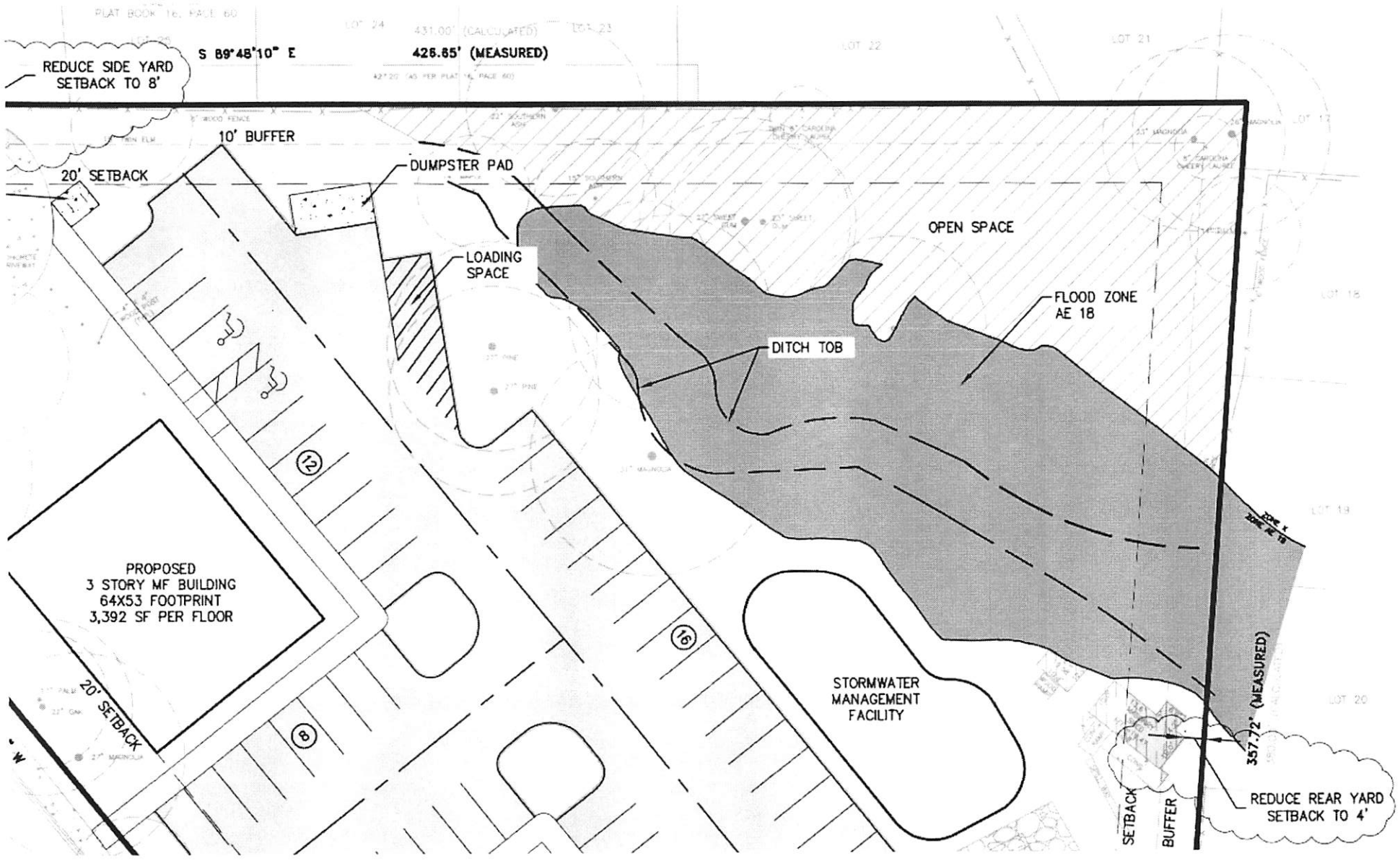


Illustration by Kathy Starks



REDUCE SIDE YARD SETBACK TO 8'

S 89°48'10" E

426.85' (MEASURED)

20' SETBACK

10' BUFFER

DUMPSTER PAD

LOADING SPACE

DITCH TOB

OPEN SPACE

FLOOD ZONE AE 18

PROPOSED 3 STORY MF BUILDING
64X53 FOOTPRINT
3,392 SF PER FLOOR

STORMWATER MANAGEMENT FACILITY

357.72' (MEASURED)

REDUCE REAR YARD SETBACK TO 4'

SETBACK BUFFER

826

