

PROPOSED IMPROVEMENTS AT 2ND AVENUE NORTH AND BEACH MARINE

Current Conditions:

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



AERIAL EXHIBIT - CURRENT CONDITIONS

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



AERIAL EXHIBIT - CURRENT CONDITIONS

Proposed Development

Agreement:

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



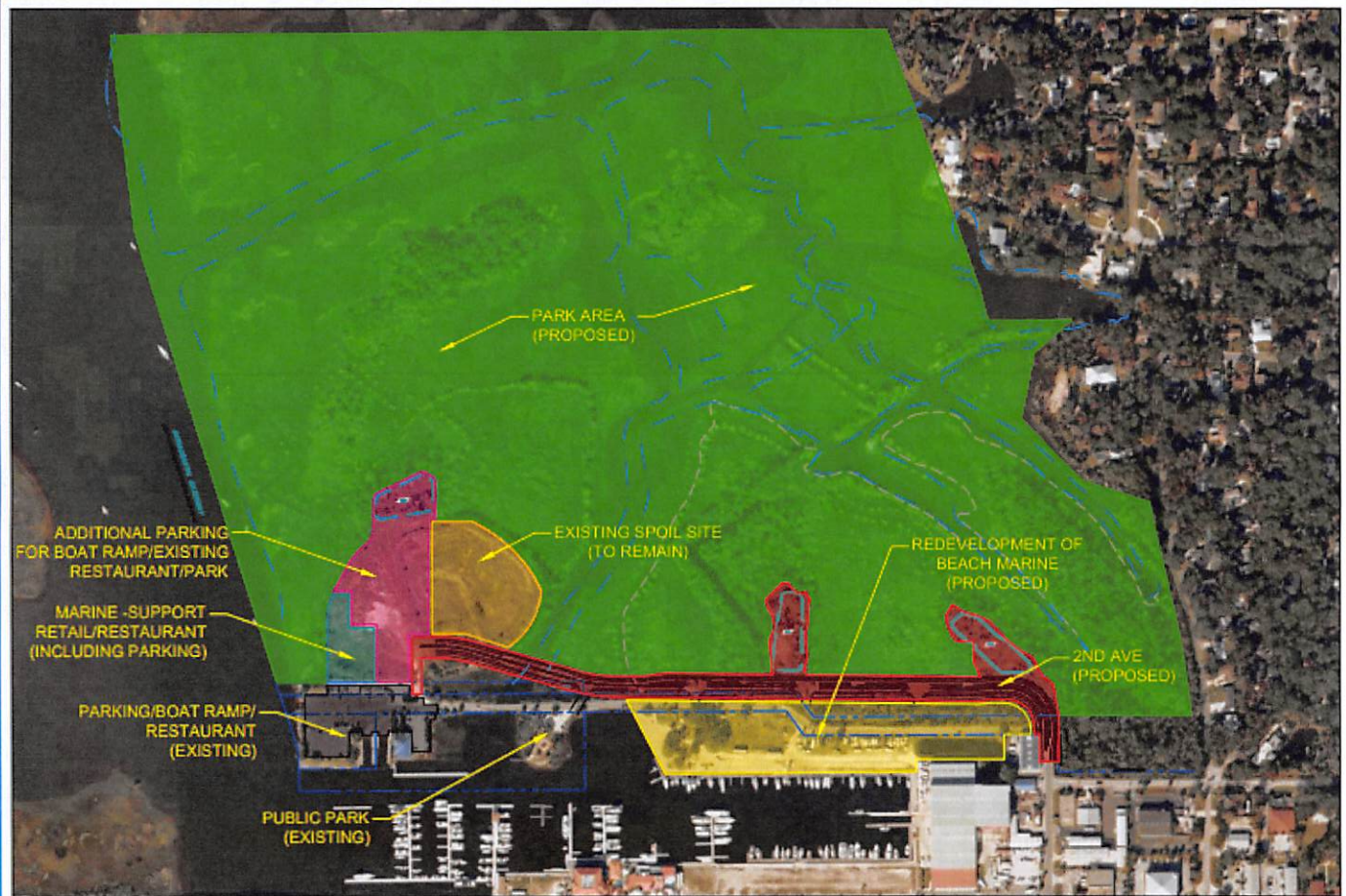
OVERALL SITE PLAN EXHIBIT

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



OVERALL SITE PLAN EXHIBIT

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



OVERALL SITE PLAN EXHIBIT

Proposed
Comprehensive Plan
land use
amendments and
PUD zoning
amendment:

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



EXISTING LAND USE	
CONSERVATION	
RECREATIONAL	
RESIDENTIAL	
COMMERCIAL	
INDUSTRIAL	
RESIDENTIAL (LOW DENSITY)	

PROPOSED LAND USE CHANGES		
USE	HATCH	AREA
RESIDENTIAL TO CONSERVATION	XXXXXX	10.31 AC
MARINA/MIXED USE CONSERVATION TO CONSERVATION	XXXXXX	4.80 AC
CONSERVATION TO CONSERVATION	XXXXXX	4.91 AC



COMPREHENSIVE PLAN MAP EXHIBIT

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



EXISTING LAND USE	
COMMERCIAL	
RESIDENTIAL	
CONSERVATION	
RESIDENTIAL (LOW DENSITY)	

PROPOSED LAND USE CHANGES		
USE	HATCH	AREA
RESIDENTIAL TO CONSERVATION		10.37 AC
CONSERVATION TO MARINA-MIXED USE		4.80 AC
CONSERVATION TO ROW AND PORCHES		4.91 AC



COMPREHENSIVE PLAN MAP EXHIBIT

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



EXISTING LAND USE	
COMMERCIAL	
RECREATIONAL	
INDUSTRIAL	
CONSERVATION	
RESIDENTIAL (LOW DENSITY)	

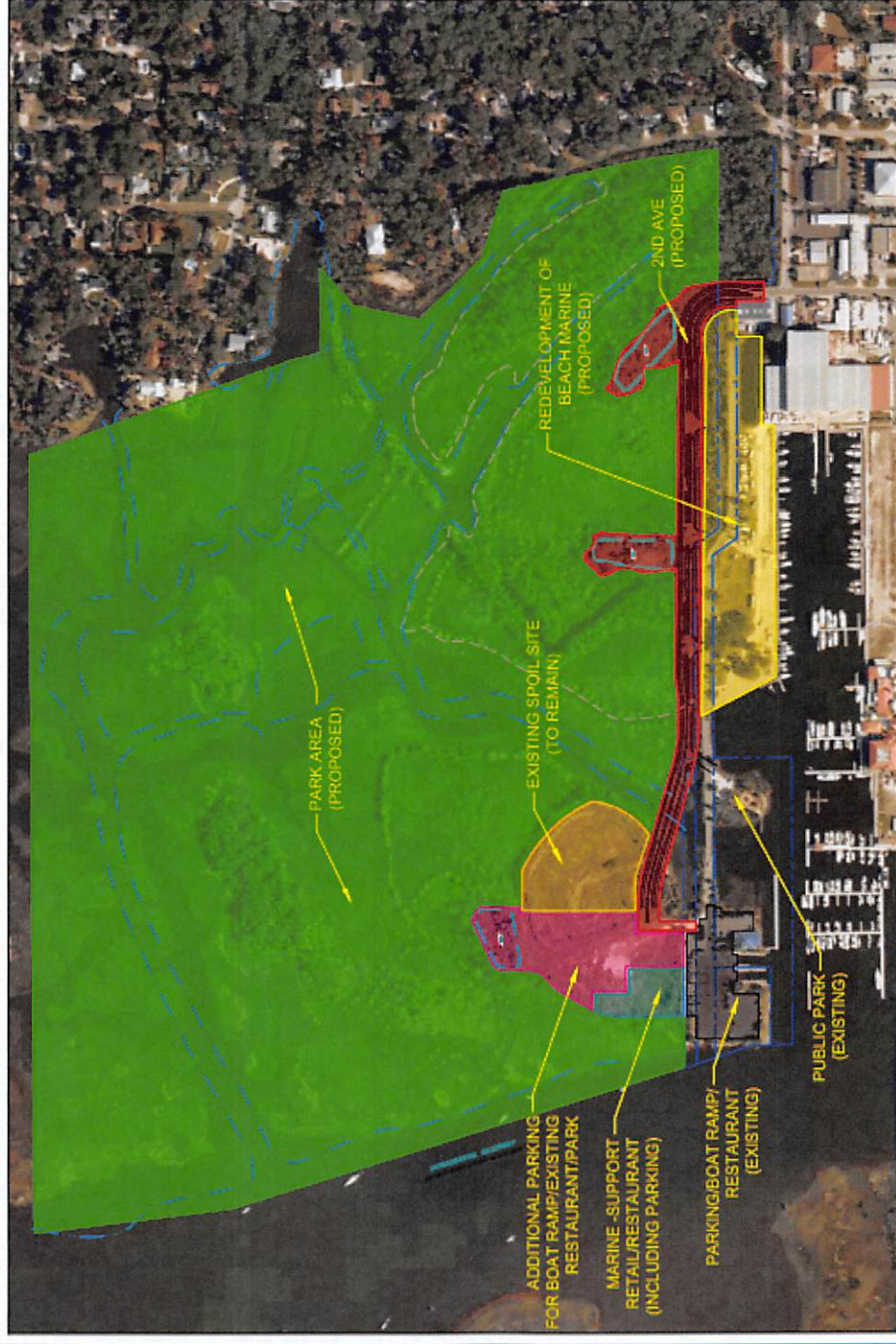
PROPOSED LAND USE CHANGES		
RESIDENTIAL TO USE	HATCH	AREA
CONSERVATION TO CONSERVATION		10.31 AC
MARINE MIXED USE		4.80 AC
CONSERVATION TO CONSERVATION		4.81 AC



COMPREHENSIVE PLAN MAP EXHIBIT

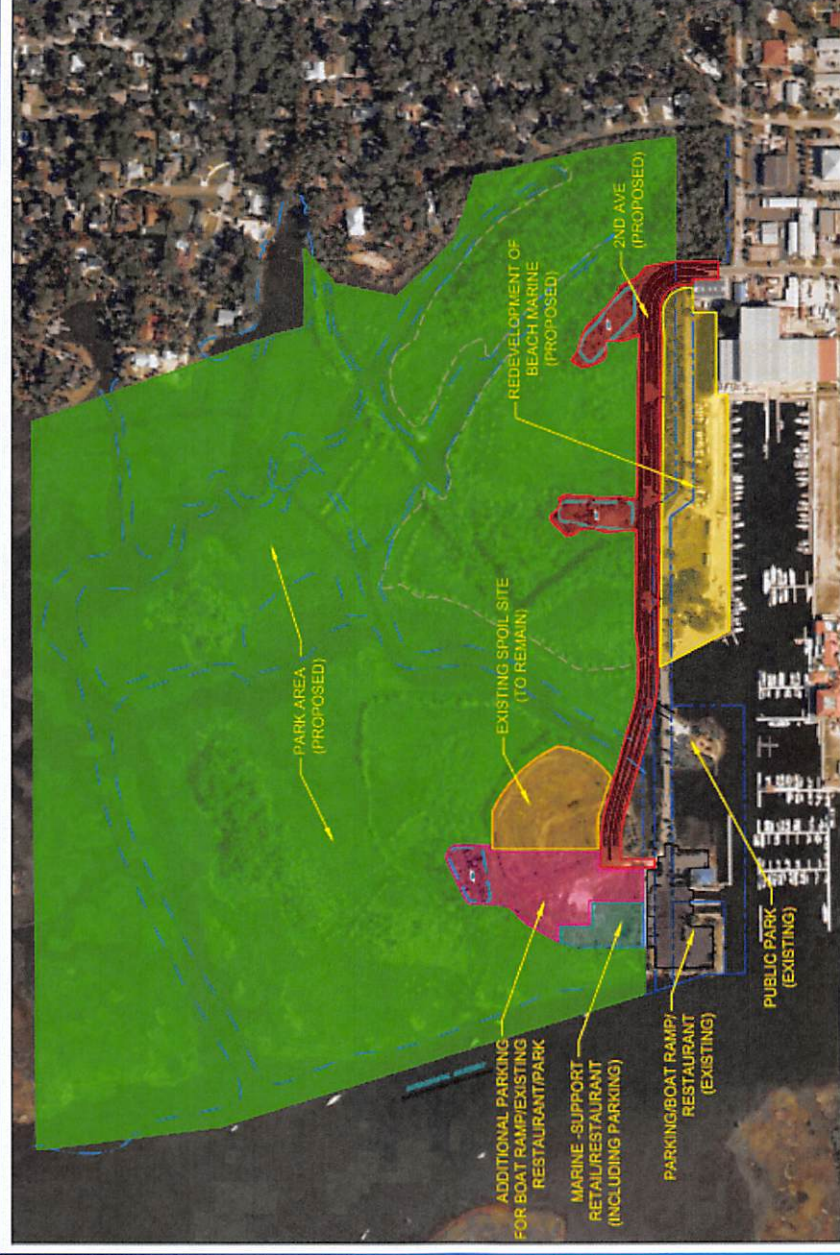
Results:

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



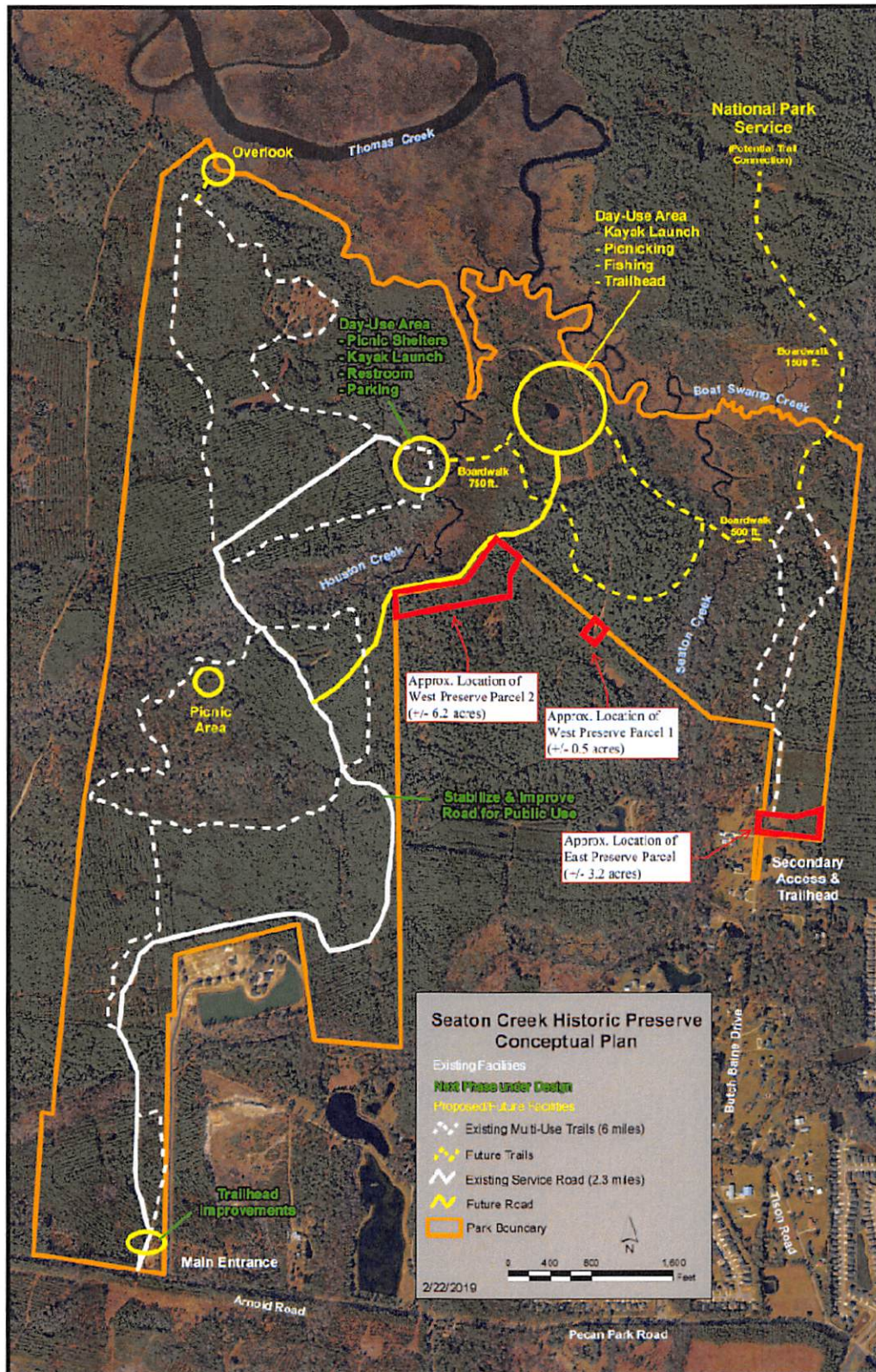
OVERALL SITE PLAN EXHIBIT

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



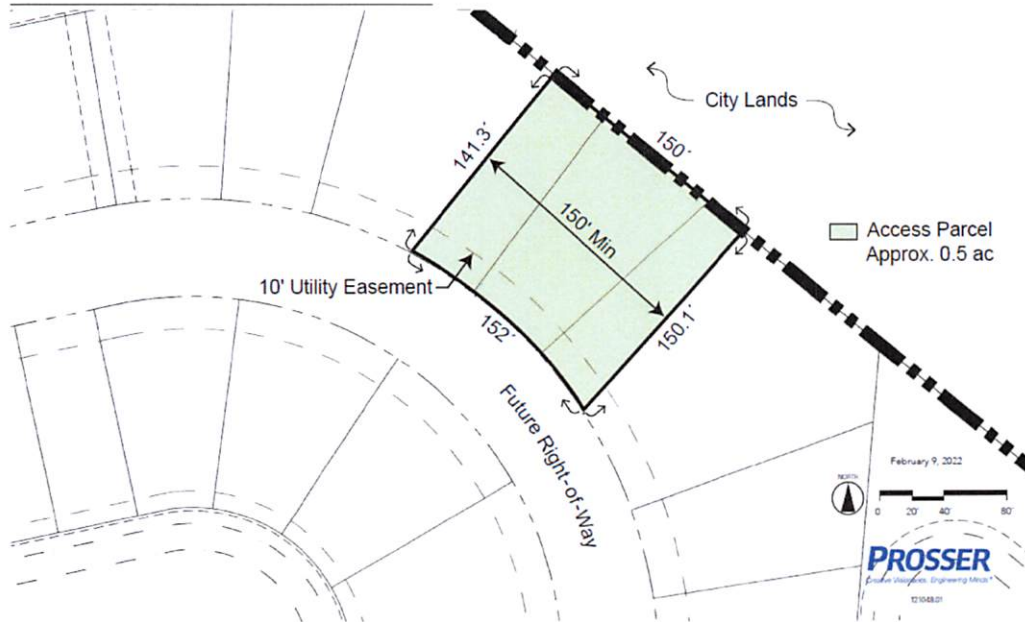
OVERALL SITE PLAN EXHIBIT

Existing Seaton Creek Preserve Master Plan

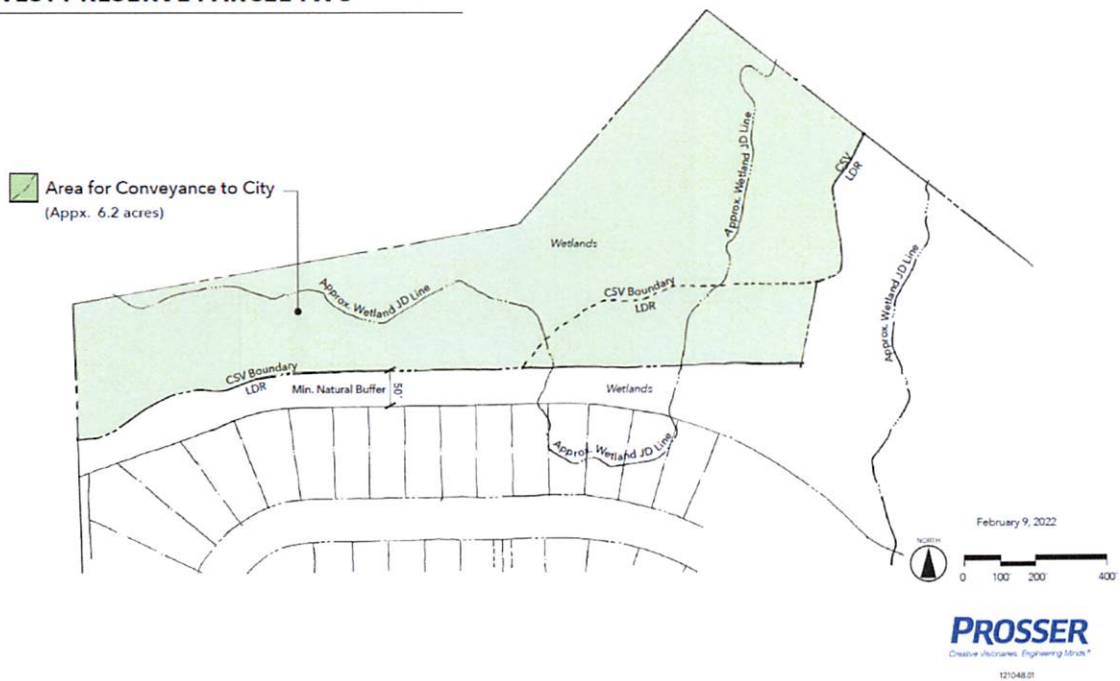


Land to City of Jacksonville

WEST PRESERVE PARCEL ONE

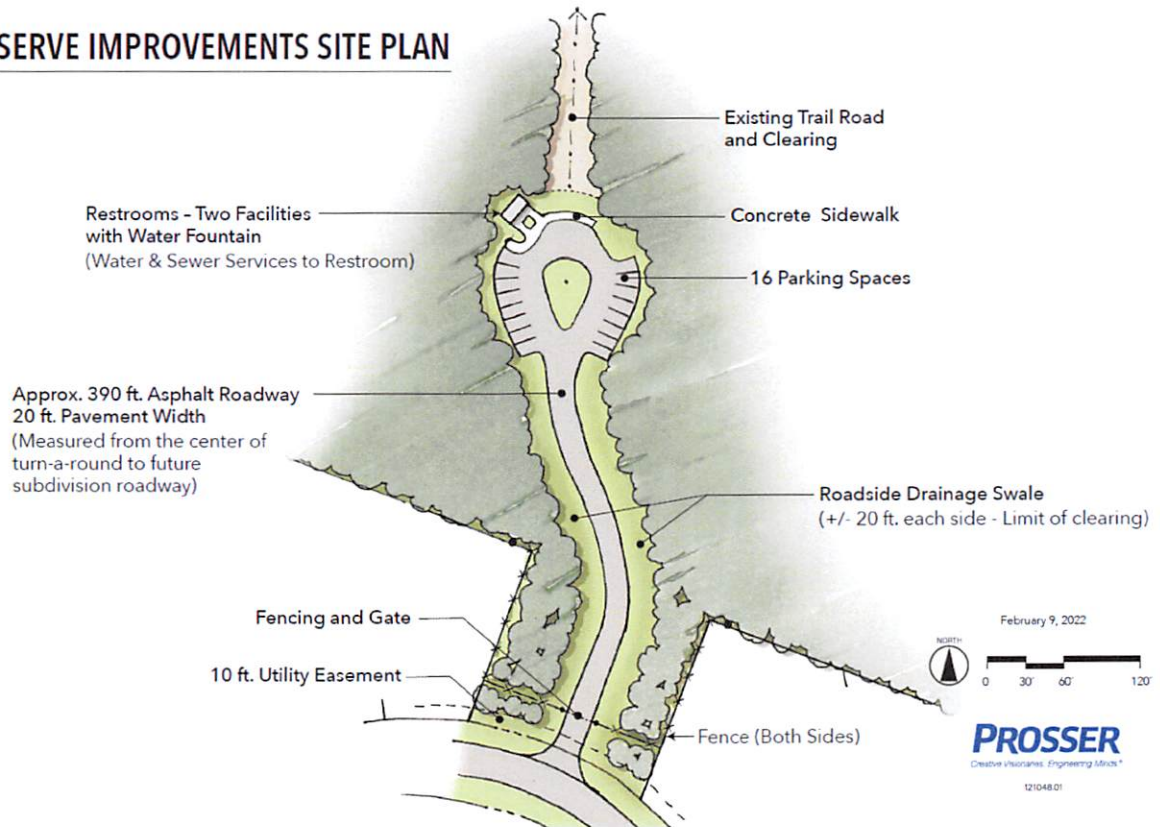


WEST PRESERVE PARCEL TWO



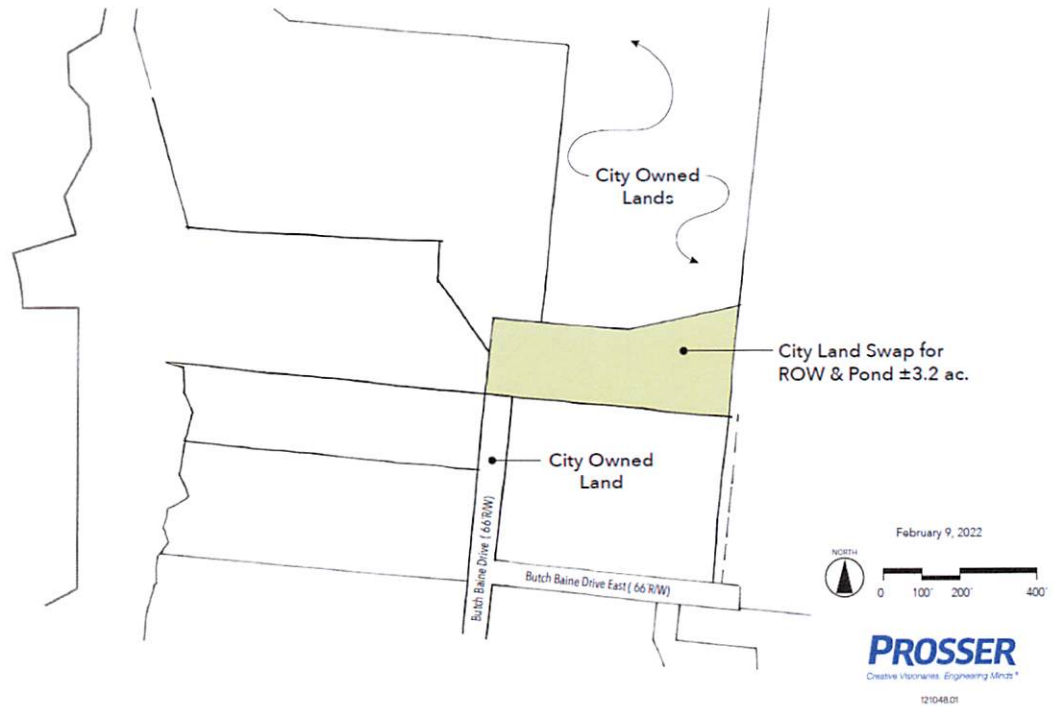
Park Improvements for the City of Jacksonville (at Pecan's Envy's cost)

PRESERVE IMPROVEMENTS SITE PLAN



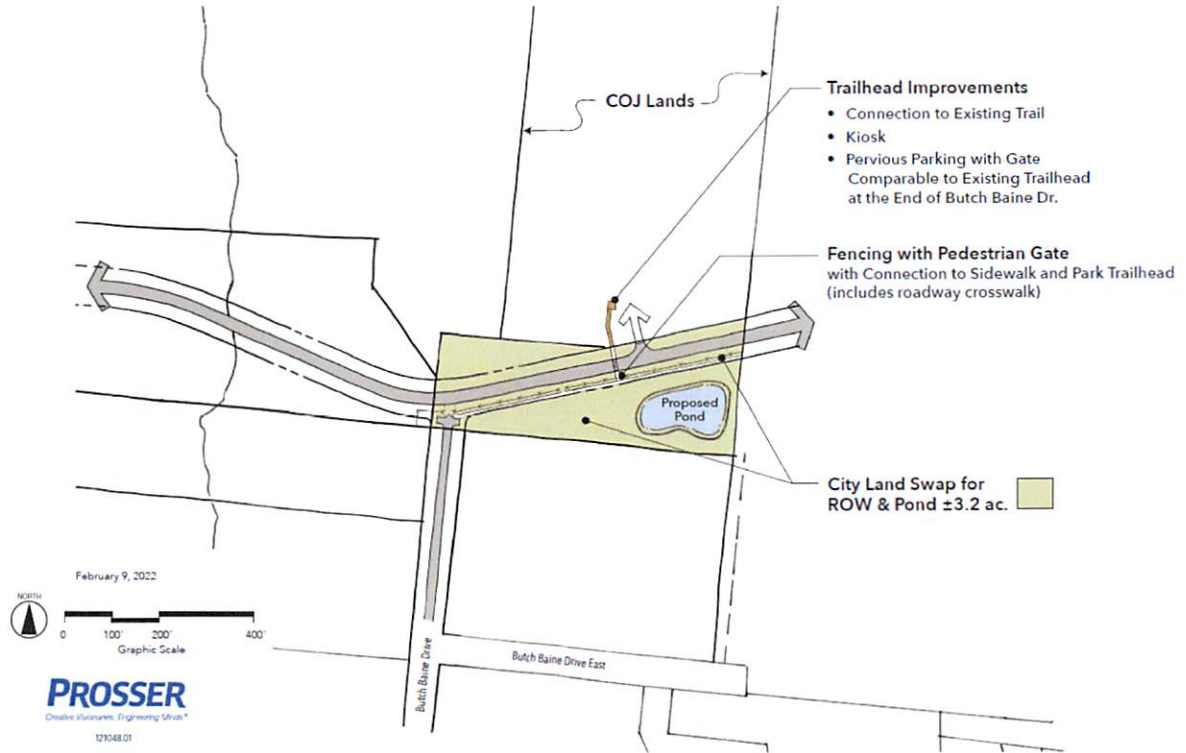
Land to Pecan's Envy

EAST PRESERVE PARCEL



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

EAST PRESERVE PARCEL SITE PLAN



Area Map

