

# City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

June 3, 2021

The Honorable Tommy Hazouri, President  
The Honorable Michael Boylan, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2021-227**                      **Application for: The Trails PUD**

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairperson Boylan and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation:     **Approve with Conditions**

Planning Commission Recommendation:                             **Approve with Conditions**

This rezoning is subject to the following exhibits:

1. The original legal description dated December 17, 2020
2. The original written description dated April 9, 2021
3. The original site plan dated February 17, 2021

Recommended Planning Commission Conditions to the Ordinance:

**Planning Commission conditions:**

For the sake of brevity, all of the Planning Department conditions were recommended by the Planning Commission including the changes to conditions #1, #4 and #7.

1. **The total number of dwelling units in the Rural Residential Land Use Category shall be 4,856 dwelling units subtracting existing 611 dwelling units leaving 4,246 dwelling units to be developed in the Rural Residential Land use Category.** Residential development not connected to JEA water and sewer shall be limited to 1 unit per acre.

4. There shall be a thirty foot (30') wide natural landscaped buffer along Forrest Trail Road. This natural buffer may be supplemented with additional plantings. **There shall be no driveways on Forest Trail Road.**
7. Sidewalks along Solomon Road and Forrest Trail Road while permitted, shall not be required. **However, if sidewalks along Solomon Road and Forest Trail Road are not constructed,** applicants may, in their discretion, construct:

**Planning Department conditions:**

1. The total number of dwelling units described in Section II. B. of the Written Description shall be 4,856 dwelling units. Residential development not connected to JEA water and sewer shall be limited to 1 unit per acre.
2. No more than 60% of the total number of dwelling units described in #1 above shall be developed in accordance with RMD-A.
3. End units on Townhomes shall be twenty-five feet (25') wide.
4. There shall be a thirty foot (30') wide natural landscaped buffer along Forrest Trail Road. This natural buffer may be supplemented with additional plantings.
5. Multi-family uses and Townhome Lots shall be permitted in Section IV.B. Residential uses shall not be the sole use across all commercial categories and shall not exceed eighty (80) percent of the commercial categories depicted on the Site Plan.
6. The area along the west side of Solomon Road is labeled Solomon Road Tract on the Site Plan ("The Tract"). The Tract consists of approximately eighty-nine (89) acres, both in uplands and apparent wetlands, and has approximately 4,300 lineal feet of frontage on Solomon Road.
  - a. The Tract is bisected into north and south portions by an easement in favor of Southern Natural Gas Company ("Easement"). The Easement runs in a northeasterly direction along the southern boundary of "Park 6" as labeled on the Site Plan.
  - b. Development within The Tract will be limited as follows:
    1. North of the Easement  
A tier of up to six (6) rural-oriented estate lots of a minimum 2.5 acres in area and nominal lot depth of approximately 396' will be permitted immediately adjacent to and fronting the right of way of Solomon Road.  
Stormwater conveyance facilities may be constructed west of the residential lots and within The Tract.
    2. South of the Easement  
A first-tier of up to nine (9) rural-oriented estate lots of a minimum 2.5 acres in area and nominal lot depth of approximately 396' will be permitted immediately adjacent to and fronting the right of way of Solomon Road.
  - c. Other acreage within The Tract, consisting of approximately twenty (20) acres of apparent uplands lying to the west of the first-tier lots and south of the Easement, can be developed into lots having a minimum of two (2) acres in area and a nominal lot depth of approximately 350'. Such lots may be accessed by a marginal street built to private roadway standards, or in accordance with the Subdivision Regulations of the City, at the preference of The Trails owners ("Applicants"). This

twenty (20) acre area can also be used for master stormwater treatment facilities, buffers, public recreation facilities, lake creation projects and other non-residential uses.

d. Development Standards in The Tract

1. No through-access from any future subdivision to the west of The Tract will be allowed across or through The Tract to intersect with Solomon Road.
2. Individual driveways for up to twenty (20) developed lots adjacent to Solomon Road shall be permitted by right, although shared driveways between lots are preferred and allowable where feasible.
3. Driveways shall be permitted to each home on Solomon Road.
4. There shall be a minimum two hundred feet (200') between each driveway.
5. Shared driveways between two (2) adjacent landowners shall be permitted and exempt from the driveway spacing requirement.
6. Driveways connecting Solomon Road to individual lots will have properly permitted drainage culverts installed. Natural or engineered drainage in the right of way ditches of Solomon Road shall not be altered.
7. Rear-access marginal driveways may be permitted in two locations, one north of the Easement and one south of the Easement, as graphically shown on the PUD Site Plan, but may not connect to developments or neighborhoods to the west of The Tract.
8. Lots fronting on Solomon Road shall have a minimum front yard setback of fifty feet (50') from the right-of-way.
9. Internal lots, other than first-tier lots shall have a minimum front yard setback of forty feet (40') from the front lot line.
10. Minimum side yards and rear yards for lots located in The Tract shall be twenty-five feet (25').
11. All lots exceeding two (2) acres in area may keep horses at a carrying-capacity of up to one (1) horse per acre.

7. Sidewalks along Solomon Road and Forrest Trail Road while permitted, shall not be required. Applicants may, in their discretion, construct:

- a pedestrian trail along the Easement; or,
- a pedestrian trail along Old Gainesville Road; or,
- a pedestrian trail at some other location, as approved by the City Planning and Development Department ("P&DD"); or,
- any combination of the above, including sidewalks along Solomon Road and Forrest Trail, as approved by the P&DD.

Nothing in this condition requires Applicants to spend more than they would have been required to spend to construct sidewalks along Solomon Road and Forrest Trail Drive.

8. It has been determined that certain private properties located downstream of The Trails project have been subjected to periodic flooding, despite The Trails meeting stormwater retention requirements of all permitting agencies. In an effort to protect property and personal safety in downstream drainage basins, the Applicants and subsequent developers of land within The Trails will adhere to drainage designs and calculations that are based upon pre vs post volumetric stormwater management versus pre vs post peak flow rate stormwater management. Such calculations will be submitted to the Chief of Development Services during the normal Ten-Set Plans Review. Development Services will coordinate such drainage review with Public Works, as needed, prior to release of plans for construction by the developer.

9. Applicants are responsible for mitigating appropriate transportation impacts as identified in the SR 228/Normandy Boulevard Corridor Analysis conducted by Alfred Benesch & Company, April 2021. As a result, the following conditions are proposed:

- a. The Florida Department of Transportation ("FDOT") has approached Applicants to acquire a tract of land parallel to the southern right-of-way line along Normandy Boulevard (SR 228) to create a two hundred foot (200') wide right-of-way corridor. The Applicants agree to not build within two hundred feet (200') of the northern right-of way line along Normandy Boulevard (SR228), approximately one hundred forty feet (140') south of the existing Normandy Boulevard (SR 228) right-of-way, without the prior consent from FDOT, for five (5) years after the approval of the PUD. The purpose of this condition is to provide FDOT time to acquire (and potentially take) the right-of-way necessary from Applicants to accommodate the future widening of Normandy Boulevard (SR 228).
- b. Applicants shall provide a Transportation Monitoring Report ("TMR") every two (2) years to the P&DD and FDOT District 2 Growth Management, commencing in year three (3) after the PUD is approved. The TMR shall be prepared by a Registered Florida Professional Engineer and only after a methodology meeting with the appropriate members of the City Traffic Engineering Division and the City Transportation Planning Division prior to conducting the analysis. The TMR will provide analysis and make recommendations for intersection improvements at the following locations:
  - County Road 217
  - McClelland Road
  - Solomon Road
- c. The TMR will analyze existing traffic volumes and consider future trips associated with the PUD, set to occur in the subsequent monitoring period. Roadway and/or intersection improvement options will be evaluated for consideration and discussion by and between FDOT, P&DD and the Applicants regarding mitigating measures. The parties may implement other improvements as agreed upon between P&DD and the Applicants.
- d. Based upon the results of the TMR, and in coordination with the Applicants and P&DD, every two (2) years, the FDOT will identify the need and timing for improvements to be made to roads within the TMR area. The proportionate share for any improvements allocable to the Applicants shall be determined for the intersection of Normandy Boulevard (SR 228) and:
  - County Road 217
  - McClelland Road
  - Solomon Road
- e. Transportation improvements that are the responsibility of the Applicants must be constructed by the time indicated in the subsequent TMR in order to obtain additional building permits from the City.
- f. When a PUD-related roadway improvement project has been identified for an "immediate need" (within three (3) years from the date of the most recent TMR) the Applicants will prepare a Participation Agreement for execution between Applicants, FDOT and the City, that defines: the scope of the proposed work, estimated cost, determination of proportionate impacts (pursuant to the most recent TMR), funding arrangements, and the timing of future improvements. At the time the improvement is needed, and if insufficient public funds are available to fully-fund the improvement, the Applicants may fund 100% of the improvement and will receive a proportionate credit towards future Mobility Fees due. Total credit for required improvements shall not exceed \$3,384,720.
- g. Applicants will enter into a MFC within one hundred eighty (180) days of adoption of the PUD in order to codify the Mobility Fee obligation and schedule of payments. The Mobility Fees from the PUD shall be utilized for the widening of Normandy Boulevard (SR228).
- h. The requirement for a TMR every two (2) years can be waived by mutual agreement of the P&DD and the Applicants, for a specified period, for good cause shown.

- i. The TMR requirement shall be terminated when all of Applicants' required improvements have been constructed.
- j. Additional traffic studies may be required for proposed developments off of Normandy Blvd in this PUD at the discretion of the Chiefs of the City of Jacksonville Traffic Engineering Division and Development Services Division.
- k. Any sites accessing Normandy Blvd shall be permitted through FDOT.

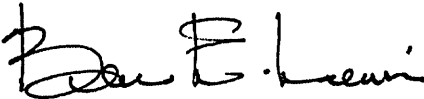
Recommended Planning Commission Conditions that can be incorporated into the Written Description: **None**

Planning Commission Commentary: There were two speakers in opposition. One speaker originally opposed, but after going to the meetings, she is in support and her concerns have diminished. The other speaker has concerns about the narrowness of Solomon Road and preference that the density remain AGR-iii. The Commissioners expressed concern about the requirement for sidewalks, but otherwise had no other comments.

Planning Commission Vote:	7-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Aye
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis  
City Planner Supervisor – Current Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7820  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2021-277 TO**  
**PLANNED UNIT DEVELOPMENT**

**JUNE 3, 2021**

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 2021-277 to Planned Unit Development.

***Location:*** North of Normandy Boulevard between US 301 and Fiftone Road East  
South of Normandy Boulevard between Solomon Road to CR 217

***Real Estate Number(s):*** 001131-3105 See application for a complete list

***Current Zoning District(s):*** Planned Unit Development (PUD 06-774)  
Planned Unit Development (PUD 07-363)  
Planned Unit Development-SC (PUD-SC 04-318)

***Proposed Zoning District:*** Planned Unit Development (PUD)  
Residential Rural-Acre (RR-Acre)  
Agriculture (AGR)

***Current Land Use Category:*** Rural Residential (RR)  
Agriculture-ii (AGR-ii)  
Agriculture-iii (AGR-iii)  
Agriculture-iv (AGR-iv)  
Light Industrial (LI)

***Proposed Land Use Category:*** Rural Residential (RR)  
Agriculture-iv (AGR-iv)  
Community General Commercial (CGC)  
Conservation (CSV)

***Planning District:*** Southwest, District 4

***Applicant/Agent:*** Steve Diebenow, Esquire  
DMH&D, PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

**Owner:**

R. Lee Smith  
Diamond Timber Investments, LLC  
Timber Forest Trail Investments, LLC  
Longleaf Timber Company  
1200 Riverplace Boulevard, Suite 200  
Jacksonville, Florida 32207

**Staff Recommendation:**

**APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development 2021-277 seeks to rezone approximately 3,270 acres of land from Planned Unit Development (PUD 06-774), Planned Unit Development (PUD 07-363) and Planned Unit Development-SC (PUD-SC 04-318) to PUD. The PUD is proposing a gross density of 2 units/acre if water and sewer is available. The PUD will break up the current PUD-SC rezoning to allow a variety of residential lot sizes with several recreational area, commercial uses and conservation. There are several properties that were sold to individuals under the PUD-SC Zoning District. These properties will be rezoned to Agriculture or Residential-Rural-Acre depending on their current lot size.

**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 Rural Residential (RR), Agriculture-ii (AGR-ii), Agriculture-iii (AGR-iii), Agriculture-iv (AGR-iv), and Light Industrial (LI) functional land use categories 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-Annual Land Use Amendment to the Future Land Use Map Series L-5339-21A (**Ordinance 2021-276**) that seeks to amend the portion of the site that is within the Rural Residential (RR), Agriculture-ii (AGR-ii), Agriculture-iii (AGR-iii), Agriculture-iv (AGR-iv), and Light Industrial (LI) land use categories to Rural Residential (RR), Agriculture-iv (AGR-iv), Community General Commercial (CGC), Conservation (CSV). Staff is recommending that Application for Large-scale Land Use Amendment to the Future Land Use Map Series L-5539-21A be approved. Therefore, 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.

***(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:**

**Objective 1.1** Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**1.1.1** The City shall ensure that all new development and redevelopment after the effective date of the 2030 Comprehensive Plan is consistent with the Future Land Use Map series, and textual provisions of this and other elements of the 2030 Comprehensive Plan, as provided in Chapter 163 (Part II), Florida Statutes (F.S.).

**1.1.8** Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

**Policy 1.1.12** Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

**1.2.11** Development orders or permits shall only be issued when the applicant has demonstrated compliance with applicable federal, state and local requirements for wastewater collection and disposal, and potable water, supply, treatment and distribution, availability per the local water utility.

**3.1.6** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.



***(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): Rural Residential (RR), Agriculture-ii (AGR-ii), Agriculture-iii (AGR-iii), Agriculture-iv (AGR-iv), and Light Industrial (LI). There is a companion Application for Large-scale Land Use Amendment to the Future Land use Map Series L-5339-21A (Ordinance 2021-276) that seeks to amend the portion of land that is within the Rural Residential (RR), Agriculture-ii (AGR-ii), Agriculture-iii (AGR-iii), Agriculture-iv (AGR-iv), and Light Industrial (LI) functional land use categories to Rural Residential (RR), Agriculture-iv (AGR-iv), Community General Commercial (CGC), 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.

***(3) Allocation of residential land use***

This proposed Planned Unit Development intends to utilize lands for single family residential lots, and commercial uses. 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 streetscape: Conventional subdivisions have already been constructed in portions of the PUD. The written description contains development standards that will similar streetscapes in new subdivisions.
- The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The site plan shows recreational areas located throughout the 3,000 acre PUD, which will allow equal access for future residents.
- The use and variety of building setback lines, separations, and buffering: The written description contains developments standards that are similar to conventional residential zoning districts.
- The variety and design of dwelling types: The PUD proposes different lot sizes. It is expected the variation in lot size will create a variety of dwelling types and architectural styles.
- The particular land uses proposed and the conditions and limitations thereon: The proposed commercial uses are located on Normandy Boulevard, which is an appropriate location.

***(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:

- The type, number and location of surrounding external uses: The lands surrounding the PUD consist of single family dwellings on large lots. The PUD is appropriate as it will provide alternate housing options for people working at the Cecil Commerce Center, which is 7 miles away.
- 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	AGR-i	AGR	Undeveloped
	AGR-ii	AGR	Loblolly Mitigation, Loblolly Park
	AGR-iii	AGR	
South	AGR-iii	AGR	Undeveloped
	AGR-iv	AGR	Planted pines
	Clay County		Single family dwellings
East	AGR-iv	AGR	Undeveloped, Planted pines
	RR	RR-Acre	Single family dwellings
West	AGR-iv	AGR	Maxville Park
	RR	RR-Acre	Undeveloped, Planted pines, single family dwellings

- Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: A small portion of the amendment site on the eastern portion of the site off of Solomon Road is within the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such this area is within the Civilian Influence Zone for Cecil Field Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

***(6) Intensity of Development***

The proposed development is consistent with the Rural Residential (RR), Agriculture-iv (AGR-iv), Community General Commercial (CGC), Conservation (CSV) functional land use categories as a primarily residential development with a small amount of commercial uses. The PUD is appropriate at this location because it will allow for a coordinated expansion of residential development which will provide a variety of housing types.

- The availability and location of utility services and public facilities and services: JEA indicates that water and sewer mains are available along Normandy Boulevard.
- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The City's Traffic Engineer has the following comments:
  - Additional traffic studies may be required for proposed developments off of Normandy Blvd in this PUD at the discretion of the Chiefs of the City of Jacksonville Traffic Engineering Division and Development Services Division.
  - Any sites accessing Normandy Blvd shall be permitted through FDOT.
  - A Revocable Permit and Indemnification Agreement will be required for any residential identification or wayfinding sign in the city right of way.

***(7) Usable open spaces plazas, recreation areas.***

The intended plan of development indicates the project will be developed with the required amount of open space and recreation area. The projected 4856 lots will require a minimum of 48 acres of active recreation area.

The Parks & Recreation Department is concerned about the expected impact this large scale PUD would have on nearby public parks. With 6,540 planned dwelling units, the site plan shows 6 small recreation areas, each appears less than 10 acres with some being odd or narrow shaped. The application states the recreation spaces will be private and semi-private amenities for the future neighborhood residents. This development will lead to significant increased visitation to the nearest City Parks at Maxville Park and Cecil Recreation Complex. Both of these parks have large

acreage but currently insufficient facilities to support such a large increase in nearby residential. We have developed master plans for both of these public parks which include sport fields which are already in high demand and would not likely be provided within the small recreation areas provided by the developer, or at least not in sufficient numbers. The Parks Department requests the developer contribute to development of future sport fields and other recreational amenities at Maxville and Cecil Parks.

***(8) Impact on wetlands***

Pursuant to the applicant's wetlands map, approximately 735.40 acres of the site is identified as upland area and approximately 284 acres is identified as wetlands. 819 acres of the land use amendment site that is being amended to the CSV land use category will not include site development and therefore, is not included in the wetland assessment. The Land Use Amendment was unanimously approved by the Waterways Commission on August 12, 2020.

***(9) Listed species regulations***

A wildlife survey was prepared by LG2 Environmental Solutions, Inc. on October 30, 2018. During the on site assessment, no state or federally listed wildlife species were observed or documented.

***(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. However the agent has proposed a condition that would not require sidewalks along Solomon Road and Forest Trail Road in lieu of providing a multi-use trail in other areas of the PUD.

**SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on June 3, 2021, the required Notice of Public Hearing sign was posted.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2021-277 be **APPROVED with the following exhibits:**

1. The original legal description dated December 17, 2020
2. The original written description dated April 9, 2021
3. The original site plan dated February 17, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-277 be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. The total number of dwelling units described in Section II. B. of the Written Description shall be 4,856 dwelling units. Residential development not connected to JEA water and sewer shall be limited to 1 unit per acre.
2. No more than 60% of the total number of dwelling units described in #1 above shall be developed in accordance with RMD-A.
3. End units on Townhomes shall be twenty-five feet (25') wide.
4. There shall be a thirty foot (30') wide natural landscaped buffer along Forrest Trail Road. This natural buffer may be supplemented with additional plantings.
5. Multi-family uses and Townhome Lots shall be permitted in Section IV.B. Residential uses shall not be the sole use across all commercial categories and shall not exceed eighty (80) percent of the commercial categories depicted on the Site Plan.
6. The area along the west side of Solomon Road is labeled Solomon Road Tract on the Site Plan ("The Tract"). The Tract consists of approximately eighty-nine (89) acres, both in uplands and apparent wetlands, and has approximately 4,300 lineal feet of frontage on Solomon Road.
  - a. The Tract is bisected into north and south portions by an easement in favor of Southern Natural Gas Company ("Easement"). The Easement runs in a northeasterly direction along the southern boundary of "Park 6" as labeled on the Site Plan.
  - b. Development within The Tract will be limited as follows:
    1. North of the Easement  
A tier of up to six (6) rural-oriented estate lots of a minimum 2.5 acres in area and nominal lot depth of approximately 396' will be permitted immediately adjacent to and fronting the right of way of Solomon Road.  
Stormwater conveyance facilities may be constructed west of the residential lots and within The Tract.

2. South of the Easement

A first-tier of up to nine (9) rural-oriented estate lots of a minimum 2.5 acres in area and nominal lot depth of approximately 396' will be permitted immediately adjacent to and fronting the right of way of Solomon Road.
  
- c. Other acreage within The Tract, consisting of approximately twenty (20) acres of apparent uplands lying to the west of the first-tier lots and south of the Easement, can be developed into lots having a minimum of two (2) acres in area and a nominal lot depth of approximately 350'. Such lots may be accessed by a marginal street built to private roadway standards, or in accordance with the Subdivision Regulations of the City, at the preference of The Trails owners ("Applicants"). This twenty (20) acre area can also be used for master stormwater treatment facilities, buffers, public recreation facilities, lake creation projects and other non-residential uses.
  
- d. Development Standards in The Tract
  1. No through-access from any future subdivision to the west of The Tract will be allowed across or through The Tract to intersect with Solomon Road.
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  3. Driveways shall be permitted to each home on Solomon Road.
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  - a pedestrian trail along the Easement; or,
  - a pedestrian trail along Old Gainesville Road; or,

a pedestrian trail at some other location, as approved by the City Planning and Development Department (“P&DD”); or,  
any combination of the above, including sidewalks along Solomon Road and Forrest Trail, as approved by the P&DD.

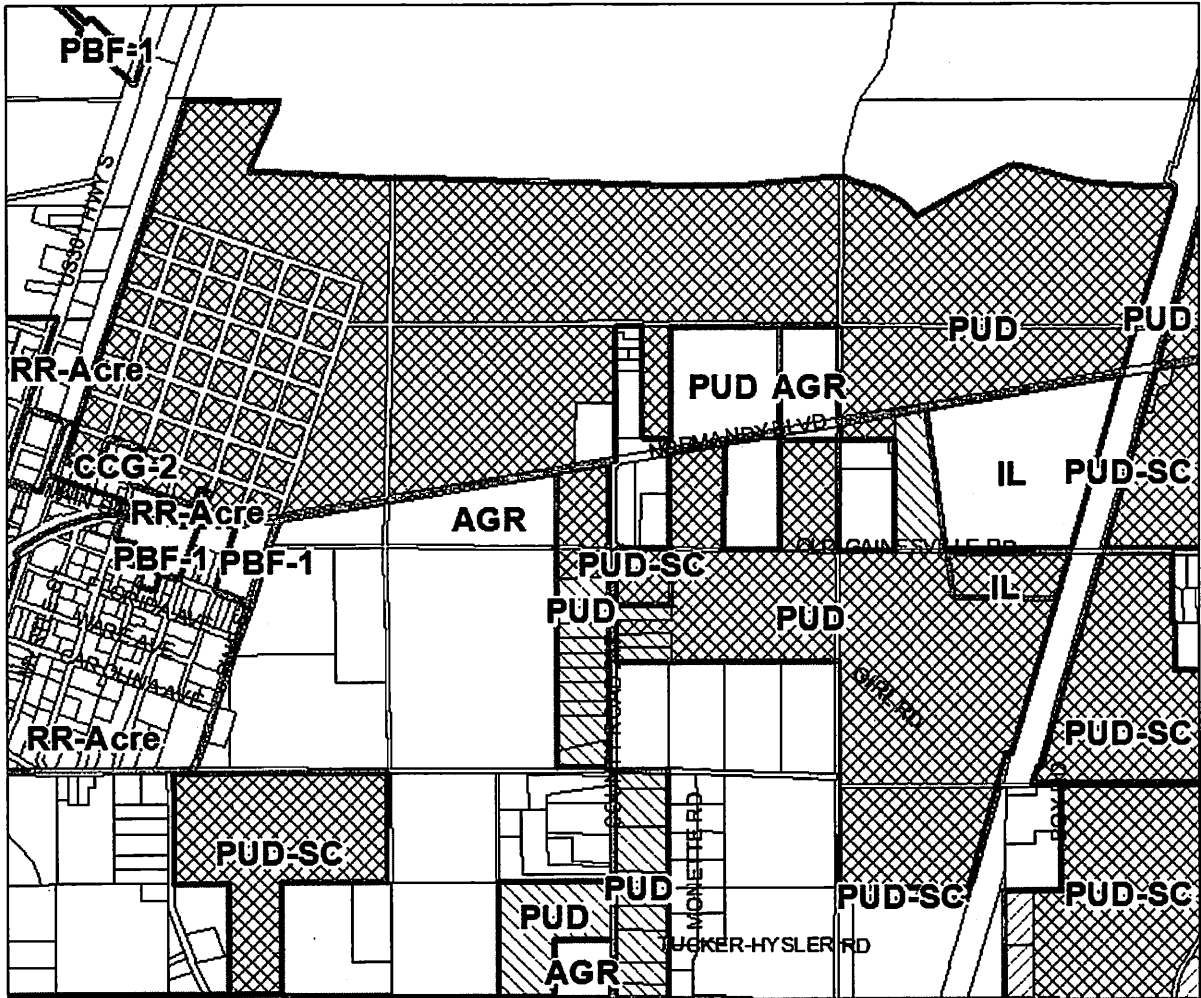
Nothing in this condition requires Applicants to spend more than they would have been required to spend to construct sidewalks along Solomon Road and Forrest Trail Drive.

8. It has been determined that certain private properties located downstream of The Trails project have been subjected to periodic flooding, despite The Trails meeting stormwater retention requirements of all permitting agencies. In an effort to protect property and personal safety in downstream drainage basins, the Applicants and subsequent developers of land within The Trails will adhere to drainage designs and calculations that are based upon pre vs post volumetric stormwater management versus pre vs post peak flow rate stormwater management. Such calculations will be submitted to the Chief of Development Services during the normal Ten-Set Plans Review. Development Services will coordinate such drainage review with Public Works, as needed, prior to release of plans for construction by the developer.
9. Applicants are responsible for mitigating appropriate transportation impacts as identified in the SR 228/Normandy Boulevard Corridor Analysis conducted by Alfred Benesch & Company, April 2021. As a result, the following conditions are proposed:
  - a. The Florida Department of Transportation (“FDOT”) has approached Applicants to acquire a tract of land parallel to the southern right-of-way line along Normandy Boulevard (SR 228) to create a two hundred foot (200’) wide right-of-way corridor. The Applicants agree to not build within two hundred feet (200’) of the northern right-of way line along Normandy Boulevard (SR228), approximately one hundred forty feet (140’) south of the existing Normandy Boulevard (SR 228) right-of-way, without the prior consent from FDOT, for five (5) years after the approval of the PUD. The purpose of this condition is to provide FDOT time to acquire (and potentially take) the right-of-way necessary from Applicants to accommodate the future widening of Normandy Boulevard (SR 228).
  - b. Applicants shall provide a Transportation Monitoring Report (“TMR”) every two (2) years to the P&DD and FDOT District 2 Growth Management, commencing in year three (3) after the PUD is approved. The TMR shall be prepared by a Registered Florida Professional Engineer and only after a methodology meeting with the appropriate members of the City Traffic Engineering Division and the City Transportation Planning Division prior to conducting the analysis. The TMR will provide analysis and make recommendations for intersection improvements at the following locations:
    - County Road 217
    - McClelland Road
    - Solomon Road
  - c. The TMR will analyze existing traffic volumes and consider future trips associated with the PUD, set to occur in the subsequent monitoring period. Roadway and/or intersection improvement options will be evaluated for consideration and discussion by and between

FDOT, P&DD and the Applicants regarding mitigating measures. The parties may implement other improvements as agreed upon between P&DD and the Applicants.




- d. Based upon the results of the TMR, and in coordination with the Applicants and P&DD, every two (2) years, the FDOT will identify the need and timing for improvements to be made to roads within the TMR area. The proportionate share for any improvements allocable to the Applicants shall be determined for the intersection of Normandy Boulevard (SR 228) and:
  - County Road 217
  - McClelland Road
  - Solomon Road
- e. Transportation improvements that are the responsibility of the Applicants must be constructed by the time indicated in the subsequent TMR in order to obtain additional building permits from the City.
- f. When a PUD-related roadway improvement project has been identified for an “immediate need” (within three (3) years from the date of the most recent TMR) the Applicants will prepare a Participation Agreement for execution between Applicants, FDOT and the City, that defines: the scope of the proposed work, estimated cost, determination of proportionate impacts (pursuant to the most recent TMR), funding arrangements, and the timing of future improvements. At the time the improvement is needed, and if insufficient public funds are available to fully-fund the improvement, the Applicants may fund 100% of the improvement and will receive a proportionate credit towards future Mobility Fees due. Total credit for required improvements shall not exceed \$3,384,720.
- g. Applicants will enter into a MFC within one hundred eighty (180) days of adoption of the PUD in order to codify the Mobility Fee obligation and schedule of payments. The Mobility Fees from the PUD shall be utilized for the widening of Normandy Boulevard (SR228).
- h. The requirement for a TMR every two (2) years can be waived by mutual agreement of the P&DD and the Applicants, for a specified period, for good cause shown.
- i. The TMR requirement shall be terminated when all of Applicants’ required improvements have been constructed.
- j. Additional traffic studies may be required for proposed developments off of Normandy Blvd in this PUD at the discretion of the Chiefs of the City of Jacksonville Traffic Engineering Division and Development Services Division.
- k. Any sites accessing Normandy Blvd shall be permitted through FDOT.



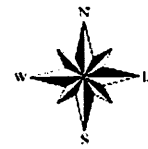
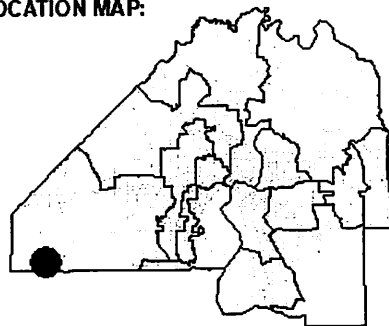


LONG BRANCH RD

REQUEST SOUGHT:

-  TO AGR
-  TO PUD
-  TO RR

LOCATION MAP:



COUNCIL DISTRICT:

12

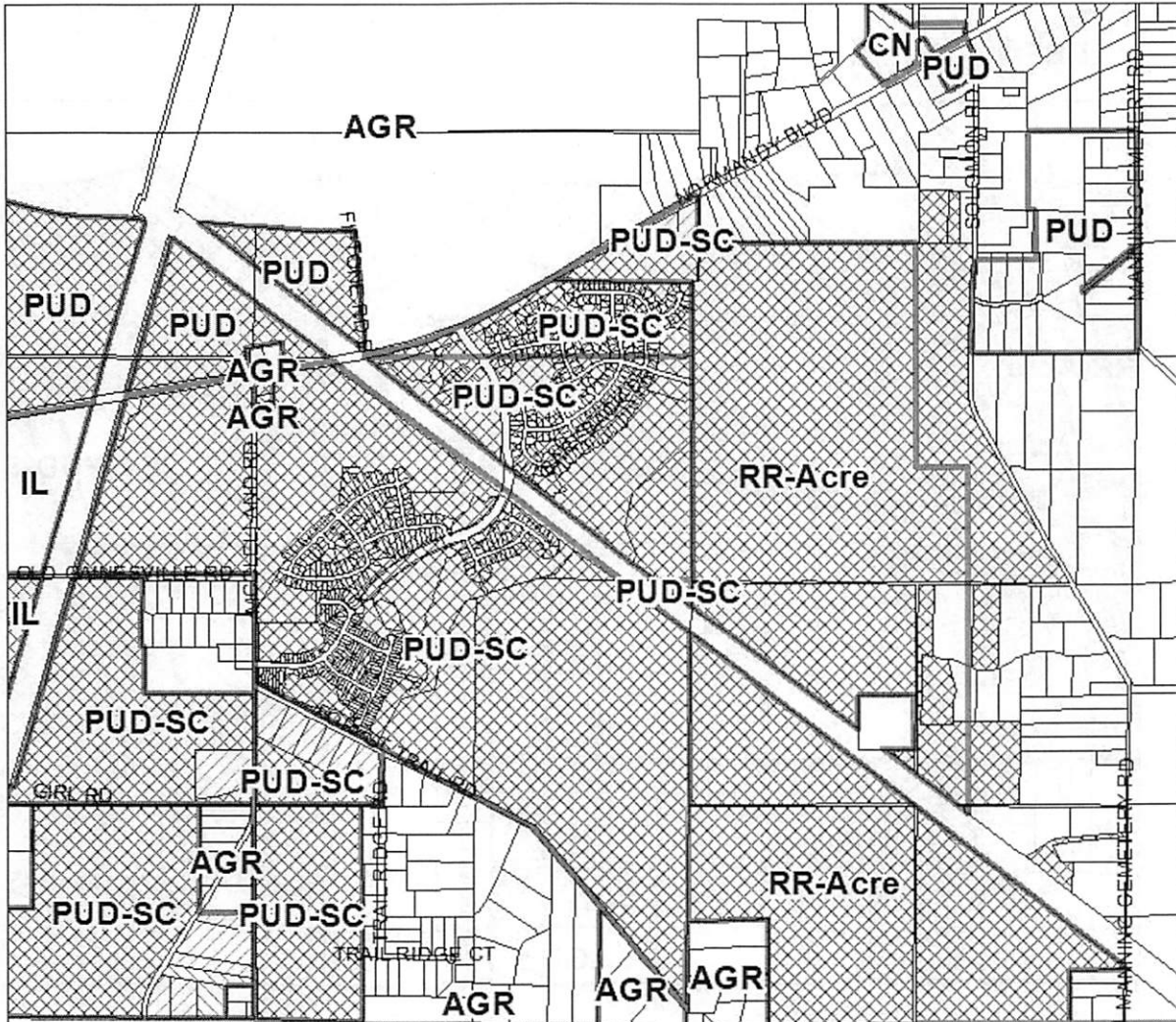
ORDINANCE NUMBER






ORD-2021-0277

TRACKING NUMBER

T-2020-3295

EXHIBIT 2  
 PAGE 1 OF 2



<p>REQUEST SOUGHT:</p> <ul style="list-style-type: none"> <li> TO AGR</li> <li> TO PUD</li> <li> TO RR</li> </ul>	<p>LOCATION MAP:</p> 	 <p>0 650 1,300 2,600          Feet</p> <p>COUNCIL DISTRICT:          12</p>
<p>ORDINANCE NUMBER          ORD-2021-0277</p>	<p>TRACKING NUMBER          T-2020-3295</p>	<p><b>EXHIBIT 2</b>  <b>PAGE 2 OF 2</b></p>

### Application For Rezoning To PUD

#### Planning and Development Department Info

**Ordinance #** 2021-0277 **Staff Sign-Off/Date** BEL / 04/12/2021  
**Filing Date** 05/05/2021 **Number of Signs to Post** 75  
**Hearing Dates:**  
**1st City Council** 06/08/2021 **Planning Commission** 06/03/2021  
**Land Use & Zoning** 06/15/2021 **2nd City Council** 06/22/2021  
**Neighborhood Association** NONE  
**Neighborhood Action Plan/Corridor Study** NONE

#### Application Info

**Tracking #** 3295 **Application Status** PENDING  
**Date Started** 12/17/2020 **Date Submitted** 12/18/2020

#### General Information On Applicant

**Last Name** DIEBENOW **First Name** STEVE **Middle Name**  
**Company Name**  
**Mailing Address**  
 ONE INDEPENDENT DRIVE, STE. 1200  
**City** JACKSONVILLE **State** FL **Zip Code** 32202  
**Phone** 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

#### General Information On Owner(s)

Check to fill first Owner with Applicant Info

**Last Name** SMITH **First Name** R. LEE **Middle Name**  
**Company/Trust Name**  
 DIAMOND TIMBER INVESTMENTS, LLC  
**Mailing Address**  
 1200 RIVERPLACE BLVD SUITE 200  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** **Fax** **Email**

**Last Name** SMITH **First Name** R. LEE **Middle Name**  
**Company/Trust Name**  
 TIMBER FOREST TRAIL INVESTMENTS LLC  
**Mailing Address**  
 1200 RIVERPLACE BLVD SUITE 200  
**City** JACKSONVILLE **State** FL **Zip Code** 32207  
**Phone** **Fax** **Email**

**Last Name** SMITH      **First Name** R. LEE      **Middle Name**

**Company/Trust Name**  
 LONGLEAF TIMBER COMPANY INC.

**Mailing Address**  
 1200 RIVERPLACE BLVD SUITE 200

**City** JACKSONVILLE      **State** FL      **Zip Code** 32207

**Phone**      **Fax**      **Email**

**Last Name** N/A      **First Name** N/A      **Middle Name**

**Company/Trust Name**  
 NORMANDY MITIGATION LLC

**Mailing Address**  
 10175 FORTUNE PARKWAY SUITE 1005

**City** JACKSONVILLE      **State** FL      **Zip Code** 32256

**Phone**      **Fax**      **Email**

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)** 2004-318-E, 2007-363-E, 2006-774-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 001131 3105	12	4	PUD-SC	PUD
Map 002410 2000	12	4	RR-ACRE	PUD
Map 002398 0000	12	4	PUD-SC	PUD
Map 001271 3000	12	4	PUD-SC	PUD
Map 002384 0000	12	4	AGR	PUD
Map 002384 0010	12	4	AGR	PUD
Map 002412 4100	12	4	AGR	PUD
Map 001270 5010	12	4	PUD-SC	PUD
Map 001123 1600	12	4	RR-ACRE	PUD
Map 002505 4000	12	4	RR-ACRE	PUD
Map 002410 0020	12	4	AGR	PUD
Map 001010 0000	12	4	PUD-SC	PUD
Map 002407 0000	12	4	RR-ACRE	PUD
Map 002505 3000	12	4	RR-ACRE	PUD
Map 002505 1000	12	4	RR-ACRE	PUD
Map 001126 5000	12	4	PUD-SC	PUD

Map	001126 8200	12	4	PUD-SC	PUD
Map	002401 2505	12	4	AGR	PUD
Map	001291 1500	12	4	PUD-SC	PUD
Map	001258 0100	12	4	PUD	PUD
Map	001247 1000	12	4	PUD-SC	PUD
Map	001256 0005	12	4	PUD	PUD
Map	001139 5000	12	4	PUD	PUD
Map	001141 0000	12	4	PUD	PUD
Map	001271 0000	12	4	PUD	PUD
Map	001138 8000	12	4	PUD	PUD
Map	001271 3150	12	4	PUD	PUD
Map	001132 0300	12	4	PUD	PUD
Map	002401 3010	12	4	PUD	PUD
Map	002401 2480	12	4	PUD	PUD
Map	001271 3400	12	4	PUD	PUD
Map	001127 0000	12	4	PUD	PUD
Map	001129 0000	12	4	PUD	PUD
Map	001128 0000	12	4	PUD	PUD
Map	001291 5000	12	4	PUD	PUD
Map	001291 3110	12	4	PUD	PUD
Map	001258 0150	12	4	PUD	PUD
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Map	001258 0300	12	4	PUD	PUD
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Map	001258 0330	12	4	PUD	PUD
Map	001258 0340	12	4	PUD	PUD
Map	001258 0400	12	4	PUD	PUD
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Map	001265 5110	12	4	PUD	PUD
Map	001265 5165	12	4	PUD	PUD
Map	001265 5175	12	4	PUD	PUD
Map	001265 5300	12	4	PUD	PUD
Map	001131 3145	12	4	PUD	PUD
Map	001004 0000	12	4	PUD	PUD
Map	001256 0060	12	4	PUD	PUD
Map	001132 0200	12	4	PUD	PUD
Map	001285 0050	12	4	PUD-SC	PUD

Map	001286 0000	12	4	PUD-SC	PUD
Map	001286 0270	12	4	PUD-SC	PUD
Map	001287 0100	12	4	PUD-SC	PUD
Map	001271 3180	12	4	PUD-SC	PUD
Map	001271 3202	12	4	PUD-SC	PUD
Map	001271 3300	12	4	PUD-SC	PUD
Map	001278 0005	12	4	PUD-SC	PUD
Map	001270 9600	12	4	PUD-SC	PUD
Map	001291 3220	12	4	PUD-SC	PUD
Map	001291 3210	12	4	PUD-SC	PUD
Map	001291 3240	12	4	PUD-SC	PUD
Map	001291 3230	12	4	PUD-SC	PUD
Map	001291 3250	12	4	PUD-SC	PUD
Map	001291 3200	12	4	PUD-SC	PUD
Map	001120 0000	12	4	PUD-SC	PUD
Map	001120 0100	12	4	PUD-SC	PUD

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

**Existing Land Use Category**

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**

5339

**Total Land Area (Nearest 1/100th of an Acre)** 3270.17

**Development Number**

**Proposed PUD Name** THE TRAILS PLANNED COMMUNITY PUD

**Justification For Rezoning Application**

THIS PUD IS FILED TO UNIFY DEVELOPERS LAND UNDER A SINGLE PUD DEVELOPMENT SCHEME AND TO CONVERT OBSOLETE PUD AND PUD-SC PARCELS TO APPROPRIATE ZONING CATEGORIES.

**Location Of Property**

**General Location**

SOUTH OF NORMANDY BOULEVARD BETWEEN MAXVILLE MIDDLEBURG ROAD AND SOLOM

House #	Street Name, Type and Direction	Zip Code
0	NORMANDY BLVD	32234

**Between Streets**

MAXVILLE MIDDLEBURG RD and SOLOMON RD

**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**

**3270.17 Acres @ \$10.00 /acre: \$32,710.00**

**3) Plus Notification Costs Per Addressee**

**669 Notifications @ \$7.00 /each: \$4,683.00**

**4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$4,683.00**

**NOTE: Advertising Costs To Be Billed to Owner/Agent**



## LEGAL DESSCRIPTION

December 17-2020

### DESCRIPTION: TRACT A

(PN 001141-0000/(24); 001256-0010/(22); 001271-0000/(25); 001271-3150/(27))

A Tract of land situated in Portions of Sections 26, 27, 34 and 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217) and run S 00 deg 07 min 55 sec E, along said centerline, 1342.05 feet to a point on a westerly prolongation of the South of Farm Lot 4 of said Section 34; thence run S 88 deg 45 min 33 sec E, along said prolongation and the South line of said Farm Lot 4, a distance of 40.01 feet to a concrete monument on the Easterly right of way line of said County Road No. 217; thence run N 00 deg 07 min 55 sec W, along said right of way line, 656.20 feet to an Iron Pipe at the northwest corner lands described in Official Records Book 18637 on Page 2337 (Formerly Official Records Book 17537, Page 225) of the public records of said county and the Point of Beginning; thence continue N 00 deg 07 min 55 sec W, along said right of way, 584.39 feet to an Iron Pipe and a point of curve; thence run northeasterly along said right of way line with a curve concave southeasterly, said curve having a radius of 50.0 feet, an arc length of 79.86 feet and a chord bearing and distance of N 45 deg 37 min 29 sec E, 71.64 feet to an Iron Rod; thence run N 01 deg 22 min 54 sec E, along said right of way line, 50.0 feet to an Iron Rod on the South line of Section 27; thence run S 88 deg 37 min 06 sec E, along said South line, 1879.83 feet to a concrete monument on a southerly prolongation of the West line of Farm Lot 32 of said Section 27; thence run N 00 deg 02 min 12 sec E, along said prolongation and said West line, 1319.30 feet to an Iron Rod at the northwest corner of said Farm Lot 32; thence run S 88 deg 40 min 18 sec E, along the north line of said Farm Lot 32 and along a easterly prolongation of said north line, 656.34 feet to a concrete monument on the east line of said Section 27 and the west line of Section 26; thence run S 00 deg 07 min 02 sec E, along said east line, 1320.0 feet to an Iron Pipe at the southwest corner of said Section 26; thence run N 89 deg 54 min 37 sec E, along the South line of said Section 26, a distance of 660.63 feet to a concrete monument on a Southerly prolongation of the East line of Farm Lot 25 of said Section 26; thence run N 00 deg 05 min 44 sec W, along said prolongation, 15.0 feet to an Iron Rod at the southeast corner of Farm Lot 26; thence run N 89 deg 54 min 37 sec E, along the south line of Farm Lots 26, 27, 28 and 29, a distance of 2102.13 feet to an Iron Rod on the Westerly line of a 330' Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 4114, Page 294 and Official Records Book 5620, page 582 of the public records of said County; thence run S 16 deg 07 min 01 sec W, along said westerly right of way line, 2574.61 feet to an Iron Rod on the northerly line of a 50' Right of Way for Peoples Gas System as recorded in Official Records Book 9599, page 1735 of the public records of said County; thence run N 73 deg 52 min 59 sec W, along said northerly line, 50.0 feet to an Iron Rod; thence run S 16 deg 07 min 01 sec W, along the Westerly line of said 50.0' right of way, 1638.44 feet to a concrete monument on the south line of Farm Lot 22 of Section 35; thence run N 89 deg 43 min 01 sec W, along the South line of said Farm Lot 22, along the South line of Farm Lots 23 and 24 of said Section 35 and a westerly prolongation of the South line of said Farm Lot 24, a distance of 1534.19 feet to a concrete monument on the West line of said Section 35; thence run N 00 deg 08 min 46 sec W, along said West line and along the East line of Section 34, a distance of 2671.12 feet to a concrete monument on a Easterly prolongation of the South line of Farm Lot 1 of said Section 34; thence run N 88 deg 45 min 33 sec W, along said prolongation and along the South line of Farm Lots 1, 2, and 3, a distance of 1943.57 to an Iron Rod at the southeast corner of lands described in Official Records Book 19425 on Page 370 of said public records; thence run N 00 deg 07 min 56 sec W, along the east line of aforesaid lands and the east line of lands described in Official Records Book 17530 on Page 2006 of said public records, a distance of 339.92 feet to the northeast corner of the aforesaid lands; thence run S 89 deg 52 min 05 sec W, along the north line of aforesaid lands 656.0 feet to an Iron Rod on the Easterly right of way line of County Road No. 217; thence run N 00 deg 07 min 55 sec W, along said right of way line, 166.0 feet to an Iron Rod at the southwest corner of lands described in Official

Records Book 18637 on Page 2337 (Formerly Official Records Book 17537, Page 225) of said public records; thence run along the boundary of said lands with the following courses and distances; N 89 deg 52 min 05 sec E, 656.0 feet; N 00 deg 07 min 56 sec W, 166.0 feet; S 89 deg 52 min 06 sec W, 656.0 feet to an Iron Rod on said easterly right of way line and the Point of Beginning. Said Tract containing 294.47 acres more or less.

**TO: PUD**

**ALSO:**

**TRACT A-C: (Commercial Tract – PN 001132-0300/(22))**

A Tract of land being that Portion Farm Lot 24 of Section 26, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Lying South of Normandy Boulevard (State Road 228) and being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34, Township 3 South, Range 23 East; (said corner being in the centerline of County Road No. 217) and run S 88 deg 37 min 06 sec E, along the North line of said Section 34, a distance of 2639.60 feet to an Iron Pipe at the Southwest Corner of said Section 26; thence run N 00 deg 07 min 02 sec W, along the west line of said Section 26, a distance of 1320.0 feet to a concrete monument on a westerly prolongation of the south line of said Farm Lot 24 and the Point of Beginning; thence continue run N 00 deg 07 min 02 sec W, along said west line, 159.40 feet to the Southerly right of way line of Normandy Boulevard (State Road 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 670.41 feet to the an intersection with the east line of said Farm Lot 24; thence run S 00 deg 05 min 43 sec E, along said east line, 273.80 feet to the southeast corner of said Farm Lot 24; thence run N 88 deg 40 min 16 sec W, along the south line of said Farm Lot 24 and along said westerly prolongation, a distance of 656.34 feet to the Point of Beginning. Said Tract containing 3.29 acres more or less.

**TO: PUD**

**ALSO:**

**TRACT B: (Commercial Tract – PN 1138-8000/(26); 001258-0100/(20))**

A Tract of land situated in Portions of Sections 27, and 34, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the 1/4 Section Corner on the North line of Section 34 (said corner being in the centerline of County Road No. 217) and run S 00 deg 07 min 55 sec E, along said centerline, 361.95 feet to a point; thence run S 89 deg 52 min 05 sec W, 40.0 feet to an Iron Rod at the Northeast corner of lands described in Official Records Book 17124 on Page 1409 of said public records and on the Westerly right of way line of said County Road No. 217 and the Point of Beginning; thence continue S 89 deg 52 min 05 sec W, along the south line of said lands, 619.77 feet to an Iron Rod at the southwest corner of said lands and the west line of Farm Lot 5 of said Section 34; thence run N 00 deg 07 min 52 sec W, along said west line and a northerly prolongation thereof 379.29 feet to an Iron Rod on the South line of Section 27; thence run N 00 deg 39 min 23 sec E, along a Southerly prolongation of the West line of Farm Lot 28 of said Section 27 and the West line of said Farm Lot 28, a distance of 843.99 feet to a concrete monument on the Southerly right of way line of Normandy Boulevard (State Road No. 228); thence run N 80 deg 23 min 47 sec E, along said right of way line, 557.47 feet to an Iron Pipe on the East right of way line of said County Road No. 217; thence run Southeasterly along said right of way line with a curve concave southwesterly, said curve having a radius of 50.0 feet, an arc length of 86.80 feet and a chord bearing and distance of S 49 deg 52 min 08 sec E, 76.30 feet to an Iron Pipe; thence run S 00 deg 08 min 03 sec E, along said right of way line, 803.14 feet to an Iron Pipe; thence run Southwesterly along said right of way line with a curve concave Northwesterly, said curve having a radius of 50.0 feet, an arc length of 79.92 feet

and a chord bearing and distance of S 45 deg 37 min 11 sec W, 71.73 feet to an Iron Pipe; thence run S 04 deg 02 min 58 sec W, along said right of way line, 100.11 feet to an Iron Pipe; thence run Southeasterly along said right of way line with a curve concave Southwesterly, said curve having a radius of 50.0 feet, an arc length of 77.23 feet and a chord bearing and distance of S 44 deg 22 min 5 sec E, 69.77 feet to an Iron Pipe; thence run S 00 deg 07 min 55 sec E, along said right of way line, 264.28 feet to the Point of Beginning. Said Tract containing 18.06 acres more or less.

**TO: PUD**

**ALSO:**

**TRACT C: (PN 001139-5000/(23))**

THAT PORTION OF FARM LOT 30 IN SECTION 27, TOWNSHIP 3 SOUTH, RANGE 23 EAST OF "MAXVILLE FARMS" AS PER PLAT THEREOF RECORDED IN PLAT BOOK 3 ON PAGE 94 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA THAT LIES SOUTH OF NORMANDY BOULEVARD (STATE ROAD 228) AND THAT PORTION OF A 15 FOOT UNDESIGNATED, UNOPENED AND UNUSED STRIP OF LAND, LYING SOUTHERLY OF AND ADJACENT TO SAID FARM LOT 30 AS SHOWN ON SAID PLAT

**BEING THE SAME LANDS DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTH 1/4 SECTION CORNER OF SECTION 27 AND RUN S 88 DEG 34 MIN 59 SEC E, ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 659.90 FEET TO A CONCRETE MONUMENT ON A SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID FARM LOT 30 AND THE POINT OF BEGINNING; THENCE CONTINUE S 88 DEG 34 MIN 59 SEC E, ALONG SAID SOUTH LINE, 659.90 FEET TO AN IRON ROD ON A SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID FARM LOT 30; THENCE RUN N 00 DEG 10 MIN 39 SEC E, ALONG SAID PROLONGATION AND ALONG SAID EAST LINE, 1225.63 FEET TO AN IRON PIPE ON THE SOUTHERLY RIGHT OF WAY OF SAID NORMANDY BOULEVARD; THENCE RUN S 80 DEG 23 MIN 47 SEC W, ALONG SAID RIGHT OF WAY, 666.01 FEET TO AN IRON ROD AT AN INTERSECTION WITH THE WEST LINE OF SAID FARM LOT 30; THENCE RUN S 00 DEG 21 MIN 21 SEC W, ALONG SAID WEST LINE AND ALONG SAID SOUTHERLY PROLONGATION THEREOF, 1098.21 FEET TO THE POINT OF BEGINNING.

**TO: PUD**

**ALSO:**

**TRACT E: (PN 001247-1000/(21))**

A Tract of land situated in a Portion of Section 33, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at an Iron Pipe at the 1/4 Section Corner on the East line of Section 33 (said corner being the Northeast corner of the SE 1/4 of said Section 33) and run S 00 deg 07 min 39 sec E, along said East line, 1348.71 feet to an Iron Rod on a Easterly prolongation of the South line of Farm Lot 17 of said Section 33; thence run S 89 deg 30 min 30 sec W, along prolongation and along the South line of Farm Lots 17 and 18, a distance of 1323.55 feet to an Iron Rod at the Southwest corner of said Farm Lot 18 and the Northeast corner of Farm Lot 30 of said Section 33; thence run S 00 deg 07 min 40 sec E, along the East line of Farm Lot 30, a distance of 1324.44 feet to a concrete monument on the Northerly Maintained right of way line of Maxville - Middleburg Road, a county road; thence run N 88 deg 37 min 06 sec W, along said right of way line, 635.93 feet to a concrete monument; thence run N 01 deg 54 min 15 sec E, 1327.26 feet to an Iron Pipe; thence run N 89 deg 59 min 08 sec W, 656.15 feet to an Iron Pipe on the easterly right of way line of said Maxville - Middleburg Road; thence run N 00 deg 02

min 22 sec E, along said right of way line, 1337.23 feet to a concrete monument on the North line of said SE 1/4; thence run S 89 deg 32 min 05 sec E, along said North line, 2560.95 feet to the Point of Beginning. Said Tract containing 97.503 acres more or less.

**TO: PUD**

**TRACT G-1: (PN 001010-0000/(12); 001126-8200/(17); 001291-1500/(19))**

A Tract of land situated in Portions of Sections 25 and 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 25 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on the Northeasterly line of a 305 foot Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 5780 on Page 215 of said public records; thence continue S 01 deg 12 min 26 sec W, 380.31 feet to a concrete monument on the Southwesterly line of said right of way and the Point of Beginning; thence continue S 01 deg 12 min 26 sec W, 3389.72 feet to an Iron Pipe; thence run S 00 deg 57 min 54 sec W, 997.52 feet to an Iron Pipe on the Northerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 and Official Records Book 3092, Page 664 of said public records; thence run along said Northerly line with the following courses and distances: N 40 deg 44 min 18 sec W, 2842.76 feet to a concrete monument; N 62 deg 16 min 30 sec W, 2060.46 feet to a concrete monument; thence leave said right of way and run with the following courses and distances: N 27 deg 43 min 30 sec E, 653.08 feet; N 73 deg 26 min 11 sec E, 419.87 feet; N 10 deg 00 min 41 sec E, 600.80 feet to the Most southerly corner of lands described in Official Records Book 17901, page 365 of said public records; thence run northeasterly along the easterly line of said lands with the following courses and distances: N 29 deg 54 min 20 sec E, 544.49 feet, N 73 deg 47 min 36 sec E, 1128.15 feet; N 37 deg 51 min 52 sec E, 351.29 feet to the Most Easterly corner of said Official Records Book 17901, Page 365 and the southerly line of said power transmission right of way; thence run S 52 deg 08 min 08 sec E, along said southerly right of way line, 1766.57 feet to the Point of Beginning.

Said Tract containing 245.35 acres more or less.

**TO: PUD**

**ALSO:**

**TRACT G-1-N: (PN 001126-5000/(16))**

A Tract of land situated in Portions of Sections 25 and 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at a concrete monument at the Southeast corner of Section 25 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on the Northeasterly line of a 305 foot Florida Power and Light Company Right of Way for Power Transmission as described in Official Records Book 5780 on Page 215 of said public records; thence run N 52 deg 08 min 08 sec W, along said right of way line, 905.95 feet to the southeasterly corner of "Tract I" as shown on "Winchester Ridge Phase 1-A", as per plat thereof recorded in Plat Book 63 on Pages 39 to 148, inclusive of said public records; thence run along the easterly line of said Tract I, in a general northerly direction with the following courses and distances: N 37 deg 51 min 52 sec E, 110.0 feet; N 22 deg 53 min 27 sec W, 367.42 feet; N 12 deg 31 min 44 sec E, 415.64 feet; N 48 deg 09 min 08 sec E, 962.47 feet ; thence run S 00 deg 22 min 28 sec W, 1806.12 feet to the Point of Beginning. Said Tract containing 23.95 Acres more or less

**TO: PUD**

**ALSO:**

**TRACT I: (PN 001131-3105/(1); 001270-5010/(8); 001271-3000/(4))**

A Tract of land situated in Portions of Sections 26 and 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Commence at the Northeast corner of Section 35 and run S 89 deg 54 min 37 sec W, along the North line of said Section 35, a distance of 30.0 feet to a concrete monument on the West right of way line of McClellan Road, a county right of way and the Point of Beginning; thence continue S 89 deg 54 min 37 sec W, along said North line, 1296.43 feet to a concrete monument; thence run S 00 deg 07 min 57 sec E, 1443.08 feet to an Iron Rod; thence run N 89 deg 45 min 59 sec E, 1298.95 feet to a concrete monument on said West right of way; thence run S 00 deg 13 min 57 sec E, along said right of way 545.05 feet to an Iron Rod at the northeast corner of lands described in Official Records Book 17019 on page 1283 of said public records; thence run S 89 deg 45 min 36 sec W, along the north line of said lands, 686.0 feet to an Iron Rod; thence run S 00 deg 14 min 24 sec E, along the west line of said lands 592.74 feet to an Iron Rod on the northerly maintained right of way of "Girl Road", a 40 foot access road; thence run northeasterly along said northerly line with the following courses and distances: N 87 deg 19 min 05 sec E, 45.93 feet; N 81 deg 21 min 27 sec E, 195.43 feet; N 73 deg 52 min 20 sec E, 464.53 feet to an Iron Rod on the aforesaid West right of way; thence run S 00 deg 13 min 57 sec E, along said right of way, 162.05 feet to a point of tangency; thence run southwesterly with a curve concave westerly having an arc length of 26.97 feet, a radius of 924.79 feet and a chord bearing and distance of S 00 deg 36 min 11 sec W, 26.97 feet to an intersection with the northerly line of Farm Lot 17 of Section 35 as shown on said Plat; thence run S 89 deg 57 min 01 sec W, along said north line, 571.70 feet to an Iron Rod at an intersection with southerly maintained right of way of said "Girl Road"; thence run S 81 deg 21 min 27 sec W, along said right of way, 57.60 feet to an Iron Rod on the west line of said Farm Lot 17; thence run S 00 deg 15 min 54 sec E, along said West line, 1223.73 feet to a concrete monument on the Northerly line of McClellan Road, a county right of way; thence run S 32 deg 15 min 16 sec W, along said Northerly line, 1038.15 feet to an Iron Rod at the point of tangency in said right of way; thence run Southwesterly along said right of way line with a curve concave southeasterly, said curve having a radius of 985.59 feet, an arc length of 553.71 feet and a chord bearing and distance of S 16 deg 09 min 36 sec W, 546.46 feet to an Iron Rod at the point of curve in said right of way; thence run S 00 deg 03 min 56 sec W, along said right of way, 37.56 feet to a concrete monument on the South line of said Section 35; thence run S 89 deg 51 min 58 sec W, along said South line, 1288.62 feet to a concrete monument at the South 1/4 Section Corner of said Section 35; thence run N 89 deg 29 min 01 sec W, along said South line, 329.29 feet to a concrete monument on a Southerly prolongation of the West line of the East 1/2 of Farm Lot 28 as shown on said Plat; thence run N 00 deg 04 min 04 sec W, along said prolongation and along said West line, 1344.93 feet to an Iron Rod on the North line of said Farm Lot 28; thence run S 89 deg 43 min 01 sec E, along said North line, 329.54 feet to an Iron Rod at the Southwest corner of Farm Lot 20 as shown on said Plat; thence run N 00 deg 03 min 24 sec W, along the East line of said Farm Lot 20 and a Northerly prolongation of said East line, 1346.28 feet to an Iron Rod on the North line of the South 1/2 of said Section 35; thence run N 89 deg 57 min 00 sec W, along said North line, 317.72 feet to an Iron Rod on the Easterly line of 330 foot Florida Power and Light Company Right of Way for Power Transmission as Described in Official Records Book 4114, Page 294 and Official Records Book 5620, Page 582 of said public records; thence run N 16 deg 07 min 01 sec E, along said Easterly line, 82.65 feet to an Iron Rod on the Southerly line of Peoples Gas System Right of Way as described in Official Records Book 9599 on Page 1735 of said public records; thence run along said right of way with the following courses and distances: S 73 deg 52 min 59 sec E, 50.0 feet to an Iron Pipe; N 16 deg 07 min 01 sec E, 4439.78 feet to the southwesterly corner of lands described in Official Records Book 17849 on Page 1510 of said public records; thence leave said right of way and run along the easterly line of said lands with the following courses and distances: S 73 deg 52 min 59 sec E, 100.0 feet; N 16 deg 07 min 01 sec E, 315.0 feet; N 80 deg 23 min 47 sec E, 104.50 feet; N 16 deg 07 min 01 sec E, 210.0 feet to a concrete monument on the Southerly right of way line of State Road No. 228 (Normandy Boulevard); thence run N 80 deg 23 min 47 sec E, along said right of way line, 1289.13 feet to a concrete monument on the Westerly line of McClellan Road, a county right of way; thence run S 00 deg 11 min 35 sec E, along said westerly line, 2359.51 feet to the Point of Beginning. Said Tract containing 310.85 acres more or less.

**TO: PUD**

**ALSO:**

**TRACT J: (PN 001291-5000/(33); 001291-3110/(34))**

A Tract of land situated in Portions of Section 35 and 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being more particularly described as follows:

Begin at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the East line of said Section 35, a distance of 2476.46 feet to a concrete monument on the East right of way line of McClellan Road; thence run Northerly along said right of way line with a curve concave Westerly, said curve having a radius of 984.93 feet, an arc length of 221.60 feet and a chord bearing and distance of N 06 deg 12 min 47 sec E, 221.13 feet to an Iron Rod at the point of tangency in said right of way; thence run N 00 deg 13 min 57 sec W, along said right of way line, 717.87 feet to an Iron Rod at the southwest corner of lands described in Official Records Book 18236 on Page 2198 of said public records; thence run S 62 deg 16 min 30 sec E, along the south line of said lands and a prolongation thereof, 1655.34 feet to an Iron Rod on the westerly right of way line of Trail Ridge Road, a county right of way as described in Official Records Book 5718 on Page 2238 of said public records; thence run S 00 deg 15 min 15 sec W, along said right of way line, 101.23 feet to an Iron Rod on the North line of the E 1/2 of the SW 1/4 of Section 36 as monumented, possessed and locally accepted; thence run N 89 deg 18 min 50 sec W, along said North line, 196.59 feet to an Iron Rod at the Northwest corner of said E 1/2 of the SW 1/4, also being a point on a Northerly prolongation of the East line of Farm Lot 23, as shown on said Plat; thence run S 00 deg 09 min 44 sec E, along said prolongation, along the East line of said Farm Lot 23, the East Line of Farm Lot 26 and along a Southerly prolongation of the East line of said Farm Lot 26, a distance of 2611.07 feet to a concrete monument on the South line of said Section 36; thence run N 88 deg 34 min 29 sec W, along said South line, 1282.26 feet to the Point of Beginning. Said Tract containing 92.82 acres more or less.

**TO: PUD**

**ALSO:**

**TRACT N-1: (PN 001271-3400/(29))**

A parcel of land situated in Farm Lot 31 and 32 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and a portion of an unnamed, unopened and unused strip of land lying east of and adjacent to said Farm Lot 32 as shown on said plat; Said lands being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the east line of said Section 35 and the east line of said Farm Lot 32, a distance of 396.0 feet to an Iron Pipe at the Northeast corner of lands described in Official Records Book 3205 on Page 853 of the public records of said county; thence continue N 00 deg 20 min 06 sec W, along said east line, 246.59 feet to an Iron Rod and the Point of Beginning; thence continue N 00 deg 20 min 06 sec W, 457.45 feet; thence run N 80 deg 11 min 34 sec W, 740.43 feet to the easterly right of way line of McClelland Road, a 60 foot county right of way; thence run S 32 deg 15 min 16 sec W, along said right of way line, 487.21 feet to an Iron Rod; thence leave said right of way line and run S 80 deg 11 min 34 sec E, 1007.02 feet to the Point of Beginning. Containing 9.03 Acres more or less

**TO: PUD**

**ALSO:**

**TRACT 2A: (Commercial Tract – PN 001127-0000/(30); 001128-0000/(32); 001129-0000/(31))**

A Parcel of Land situated in a portion of Farm Lot 24 in Section 25, Township 3 South, Range 23 East of "Maxville Farms" as per plat there of recorded in Plat Book 3 on Page 94 of the public records of Duval County,

Florida; Said parcel being the same lands collectively described as those recorded in Official Records Book 12601 on Page 1342; Official Records Book 12785 on Page 1082 and Official Records 16110 on Page 2325 of said public records and more particularly described as follows:

Begin at a concrete monument at the Intersection of the Southerly Right of Way Line of Normandy Boulevard (also known as State Road No. 228) with the Easterly Line of McClelland Road (a county right of way) and run S 00 deg 11 min 35 sec E, along said East Right of Way line, 420.19 feet to the southwest corner of lands described in said Official Records Book 12785, Page 1082; thence run N 84 deg 39 min 50 sec E, along the southerly line of said lands, a distance of 206.38 feet to an Iron Pipe at the southeast corner thereof; thence run N 00 deg 14 min 46 sec W, along the east line of all the aforementioned lands, a distance of 435.70 feet to an Iron Pipe on said Southerly Right of Way Line; thence run S 80 deg 23 min 46 sec W, along said right of way line, 207.95 feet to the Point of Beginning. (Containing 2.02 Acres more or less)

**SUBJECT TO:**

All Easements of Record.

**TO: PUD**



**TRACT B - NORTH:** (PN 001123-1600/(9); 002398-0000/(3); 002505-1000/(15); 002505-4000/(10); 002410-0020/(4); 002412-4100/(7);

A Tract of land situated in A Portion of Section 25, Township 3 South, Range 23 East as shown on Plat of "Maxville Farms"; recorded in Plat Book 3 on Page 94 and A Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Begin at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 223.22 feet to a concrete monument on the northerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records; thence run S 52 deg 10 min 49 sec E, along said right of way, 2474.21 feet to a point on the west line of Tract 15 - Block 2 as shown on said Plat; thence run along the boundaries of said Tract 15 with the following courses and distances: N 01 deg 02 min 42 sec E, 433.37 feet; N 89 deg 24 min 21 sec E, 662.98 feet; S 00 deg 56 min 58 sec W, 662.11 feet; S 89 deg 22 min 28 sec W, 368.92 feet to an Iron Rod on said right of way; thence run S 52 deg 10 min 49 sec E, along said right of way 3767.65 feet to an Iron Rod on the East line of said Section 31; thence run N 00 deg 02 min 40 sec E, along said east line, 363.10 feet to an Iron Rod on a easterly prolongation of the south line of Tract 2 - Block 4 as shown on said Plat; thence run S 89 deg 14 min 20 sec W, along said prolongation and along said south line, a distance of 283.83 feet to an Iron Rod on the northeasterly line of a 110 foot Florida Power & Light Company Right of Way Easement for Power Transmission as described in Official Records Book 4600 on Page 922 of said public records; thence run N 52 deg 10 min 49 sec W, along said right of way, 474.62 feet to a point on the west line of Tract 2 - Block 4 as shown on said Plat; thence run N 00 deg 16 min 17 sec E, along said west line, 364.51 feet to the northwest corner thereof; thence run S 89 deg 16 min 56 sec W, along a westerly prolongation of the north line of said Tract 2 - Block 4 and the southerly line of lands described in Official Records Book 18398 on Page 2994 of said public records; 146.79 feet to an Iron Rod at the southwest corner of the aforesaid lands; thence run N 22 deg 18 min 52 sec W, along the southwesterly of aforesaid lands, 222.50 feet to an Iron Rod at the northwesterly corner of aforesaid lands; thence run along the north line of said lands with the following two (2) courses and distances: N 58 deg 49 min 17 sec E, 29.30 feet; N 84 deg 38 min 31 sec E, 867.46 feet to a point on the east line of said Section 31; thence run N 00 deg 02 min 40 sec E, along said east line; 60.27 feet to a point on the easterly prolongation of the southerly line of lands described in Official Records Book 17484 on Page 2333 of said public records; thence run S 84 deg 38 min 31 sec W, along said prolongation; along said south line and the south line of lands described in Official Records Book 18418 on 1249, a distance of 886.88 feet; thence run S 58 deg 49 min 17 sec W, along said south line, 396.23 feet to said northeasterly right of way line of Florida Power & Light Company Easement; thence run N 52 deg 10 min 49 sec W, along said right of way line, 924.96 feet to an intersection with the south of the NE 1/4 of said Section 31; thence leave said right of way line and run N 89 deg 19 min 31 sec E, along said south line, 650.71 feet to an Iron Rod on a southerly prolongation of the east line of Tract 12 - Block 1 as shown on said Plat; thence run N 01 deg 12 min 10 sec E, along said prolongation and along said east line a distance of 1022.54 feet to the southeast corner of lands described in Official Records Book 18006, page 617 of said public records;

(Con't. on Page 2)

(Con't. from Page 1)

thence run S 89 deg 24 min 23 sec W, along said the south line of aforesaid lands and a westerly prolongation thereof, 1185.40 feet to an Iron Rod at the southwest corner of lands described in Official Records Book 17683, page 262 of said public records; thence run N 01 deg 04 min 35 sec E, along the west line of aforesaid lands 846.91 feet to an Iron Rod; thence run S 79 deg 01 min 08 sec E, 130.29 feet to the southwest corner of lands described in Official Records Book 17184, page 121 of said public records; thence run N 01 deg 04 min 35 sec E, along the west line of the said lands, 803.16 feet to an Iron Rod at the northwest corner thereof and the north line of said Section 31; thence run N 89 deg 29 min 13 sec E, along said north line, 1641.46 feet to an Iron Rod on the westerly right of way line of Solomon Road; thence run N 29 deg 50 min 54 sec W, along said right of way 2265.71 feet to a concrete monument and a point of curve; thence run northwesterly, with a curve concave

easterly having an arc length of 398.31 feet, a radius of 746.20 feet and a chord bearing and distance of N 14 deg 33 min 23 sec W, 393.60 feet to a concrete monument and the end of said curve; thence run N 00 deg 44 min 08 sec E, along said right of way, 1248.73 feet to a concrete monument and a point of curve; thence run northeasterly, with a curve concave easterly having an arc length of 265.79 feet, a radius of 2321.83 feet and a chord bearing and distance of N 04 deg 07 min 29 sec E, 265.65 feet to a concrete monument and a point of reverse curve; thence continuing northeasterly, with a curve concave westerly having an arc length of 209.48 feet, a radius of 2261.83 feet and a chord bearing and distance of N 04 deg 45 min 04 sec E, 209.40 feet to a concrete monument; thence leave said right of way and run S 89 deg 03 min 56 sec W, 661.51 feet to a concrete monument at the southwest corner of the W 1/2 of the NW 1/4 of NE 1/4 of said Section 30; thence run N 00 deg 56 min 21 sec E, along the west line thereof, 50.33 to a concrete monument on the south line of the N 1/2 of NW 1/4 of Section 30, as locally recognized and accepted; thence run N 89 deg 50 min 46 sec W, along said accepted line, 2632.53 feet to a concrete monument; thence run N 89 deg 29 min 00 sec W, 658.10 feet to a concrete monument; thence run N 00 deg 29 min 40 sec E, 153.63 feet to a concrete monument on the southerly right of way line of Normandy Boulevard (also known as State Road No. 228); thence run S 60 deg 23 min 11 sec W, along said right of way, 62.59 feet to a concrete monument; thence continue S 60 deg 23 min 11 sec W, along said right of way, 1160.52 feet to a concrete monument on the north line of the South 300 feet of Farms Lots 14, 15 and 16 of said Section 25 and the northwesterly corner of "Winchester Ridge Phase 1-A"; as shown on plat thereof recorded in Plat Book 63 on Pages 139 thru 148 of the public records of said county; thence run S 89 deg 15 min 28 sec E, along said south line and north line as shown on said plat, 1666.36 feet to a concrete monument on the west line of said Section 30 and the northeasterly corner of said plat; thence run S 00 deg 22 min 28 sec W, along the east line of said Plat and continuing along the west line of said Section 30, a distance of 3988.77 feet to the Point of Beginning. The above described lands containing 472.39 acres more or less.

**TO: PUD**

**ALSO:**

**TRACT N-T: (PN 002384-0000/(5); 002384-0010/(6))**

A Parcel of Land Situated in the West One Half of Northwest One Quarter of the Northeast One Quarter (W 1/2 of NW 1/4 of NE 1/4) of Section 30, Township 3 South, Range 24 East, and more particularly described as follows:

Commence at the Northeast Corner of Section 30 and run S 89 deg 47 min 00 sec W, along the north line of said Section 30, a distance of 1965.95 feet to an Iron Pipe on the westerly right of way line of Solomon Road; thence run S 00 deg 50 min 35 sec W, along said right of way line, 720.19 feet to an Iron Pipe at the southeast corner of lands described in Official Records Book 3196 on Page 155 of the public records of said County and the Point of Beginning; thence continue S 00 deg 50 min 35 sec W, along said right of way line, 59.88 feet to an Iron Rod at the Northeast corner of lands described in Official Records Book 409, page 148 of said public records; thence run S 89 deg 03 min 56 sec W, along the north line of the aforesaid lands, 148.50 feet to the northwest corner thereof; thence run S 00 deg 50 min 35 sec W, along the west line of the aforesaid lands, 4.00 feet to the northeast corner of lands described in Official Records Book 18221, page 437 of said public records; thence continue S 00 deg 50 min 35 sec W, along the east line of the aforesaid lands, 570.0 feet to the south line of the NW 1/4 of NE 1/4 of said Section 30 and the southeast corner of the aforesaid lands; thence run S 89 deg 03 min 56 sec W, along said south line 513.91 feet to a concrete monument at the southwest corner of said W 1/2 of NW 1/4 of NE 1/4 and the southwest corner of Official Records Book 13671, page 1011; thence run N 00 deg 56 min 21 sec E, along the west line of said W 1/2 and the west line of the aforesaid lands, 670.17 feet to an Iron Pipe at the southwest corner of lands described in Official Records Book 3848, page 921 of said public records; thence run N 89 deg 50 min 39 sec E, along the south line of the aforesaid lands, 404.76 feet to an Iron Pipe on the west line of lands described in Official Records Book 3196, Page 155 of said public records; thence run S 00 deg 37 min 43 sec W, along said west line, 23.29 feet to an Iron Pipe at the southwest corner of the aforesaid lands; thence run N 89

deg 47 min 00 sec E, along the south line of aforesaid lands, 256.24 feet to the Point of Beginning. Said Parcel containing 7.92 acres more or less.

**TO: PUD**

**ALSO:**

**PARCEL "12-B" (Aspen Ridge – Brady Acres) PN: 002401-3010/(35)**

A Parcel of land situated in Tracts 8 & 9 of Block 1 of Section 31, Township 3 South, Range 24 East as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 94 of the Public Records of Duval County, Florida; Said Parcel being more particularly described as follows:

Commence at the Northeast corner of Section 31 and run S 89 deg 29 min 13 sec W, along the north line of said Section 31, a distance of 740.58 feet to an Iron Rod on the westerly right of way line of Solomon Road: thence run S 29 deg 50 min 54 sec E, along said right of way line, 921.20 feet to an Iron Rod in the centerline of a 75 foot Easement for ingress, Egress and Utilities known as Aspen Ridge Way; thence run westerly along said centerline with the following courses and distances: S 81 deg 28 min 58 sec W, 285.46 feet; S 88 deg 36 min 35 sec W, 131.01 feet; N 86 deg 03 min 32 sec W, 107.03 feet; N 76 deg 57 min 11 sec W, 179.83 feet; thence run westerly along said centerline with a curve concave southerly, said curve having a radius of 430.0 feet, an arc length of 211.88 feet and a central angle of 28 deg 13 min 58 sec ; thence run S 74 deg 48 min 51 sec W, along said centerline, 81.94 feet; thence run southwesterly along said centerline with a curve concave southeasterly, said curve having a radius of 650.66 feet an arc length of 204.07 feet and a central angle of 17 deg 58 min 11 sec; thence run along said centerline with the following courses and distances: S 57 deg 55 min 16 sec W, 135.17 feet; S 74 deg 32 min 52 sec W, 96.12 feet; thence run westerly along said centerline with a curve concave northerly, said curve having a radius of 472.50 feet, an arc length of 201.04 feet and a central angle of 24 deg 22 min 42 sec; thence run N 67 deg 13 min 49 sec W, along said centerline, 285.67 feet; thence run N 79 deg 01 min 08 sec W, along said centerline 75.16 feet to the Point of Beginning; thence continue N 79 deg 01 min 08 sec W, 336.82 feet to a Point hereinafter referred to as Point "X"; thence return to the above described Point of Beginning and running in a general Southerly direction with the following courses and distances: S 10 deg 58 min 52 sec W, 37.50 feet to an Iron Rod; S 13 deg 49 min 24 sec E, 330.26 feet to an Iron Rod; S 10 deg 46 min 18 sec W, 180.29 feet to an Iron Rod; S 02 deg 49 min 41 sec E, 244.16 feet to an Iron Rod; thence run S 89 deg 24 min 23 sec W, 396.70 feet to an Iron Rod; thence run N 01 deg 04 min 35 sec E, 846.91 feet to the above described Point "X" and to close.

Said Parcel containing 7.03 acres more or less

**TO: PUD**

**ALSO:**

**DESCRIPTION: PARCEL "10" (Aspen Ridge – Brady Acres) PN: 002401-2480/(37)**

A Parcel of land situated in Tracts 5 & 6 of Block 1 of Section 31, Township 3 South, Range 24 East as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 94 of the Public Records of Duval County, Florida; Said Parcel being more particularly described as follows:

Commence at the Northeast corner of Section 31 and run S 89 deg 29 min 13 sec W, along the north line of said Section 31, a distance of 740.58 feet to an Iron Rod on the westerly right of way line of Solomon Road: thence run S 29 deg 50 min 54 sec E, along said right of way line, 921.20 feet to an Iron Rod in the centerline of a 75 foot Easement for ingress, Egress and Utilities known as Aspen Ridge Way; thence run westerly along said centerline with the following courses and distances: S 81 deg 28 min 58 sec W, 285.46 feet; S 88 deg 36 min 35 sec W, 131.01 feet; N 86 deg 03 min 32 sec W, 107.03 feet; N 76 deg 57 min 11 sec W, 179.83 feet; thence run westerly along said centerline with a curve concave southerly, said curve having a radius of 430.0 feet, an arc

length of 211.88 feet and a central angle of 28 deg 13 min 58 sec ; thence run S 74 deg 48 min 51 sec W, along said centerline, 81.94 feet; thence run southwesterly along said centerline with a curve concave southeasterly, said curve having a radius of 650.66 feet an arc length of 204.07 feet and a central angle of 17 deg 58 min 11 sec; thence run along said centerline with the following courses and distances: S 57 deg 55 min 16 sec W, 135.17 feet; S 74 deg 32 min 52 sec W, 58.95 feet to the southwest corner of lands described in Official Records Book 19401 on Page 732 of said public records and the Point of Beginning; thence continue S 74 deg 32 min 52 sec W, along said centerline, 37.16 feet thence run westerly along said centerline with a curve concave northerly, said curve having a radius of 472.50 feet, an arc length of 201.04 feet and a central angle of 24 deg 22 min 42 sec; thence run N 67 deg 13 min 49 sec W, along said centerline 82.20 feet to the southeast corner of lands described in Official Records Book 17184 on Page 121 of said public records; thence leave said centerline and run N 01 deg 04 min 34 sec W, along the east line of the aforesaid lands 939.79 feet to an Iron Rod at the northeast corner thereof and the north line of said Section 31; thence run N 89 deg 29 min 13 sec E, along said north line, 310.93 feet to the northwest corner of said Official Records Book 19401, Page 732; thence leave said north line and run S 01 deg 04 min 34 sec W, along the west line of aforesaid lands 985.14 feet to the Point of Beginning.

**TO: PUD**

**TRACT B- SOUTH:** ( PN 002407-0000/(13); 002410-2000/(2); 002505-3000/(14)

A Tract of land situated a Portion of Sections 30 and 31, Township 3 South, Range 24 East, as shown on Plat of "Jacksonville Heights"; recorded in Plat Book 5 on page 93 of the Public Records of Duval County, Florida; said tract being more particularly described as follows:

Commence at a concrete monument at the Southwest Corner of Section 30 also being the Northwest Corner of said Section 31 and run S 01 deg 12 min 26 sec W, 603.53 feet to a concrete monument on the southerly line of a 305' Florida Power & Light Right of Way for Power Transmission as recorded in Official Records Book 5780 on Page 215 of said public records and the Point of Beginning; thence continue S 01 deg 12 min 26 sec W, 3390.06 feet to an Iron Pipe at the northwest corner of lands described in Official Records Book 6112 on Page 1893 of the public records of said county; thence run N 89 deg 09 min 15 sec E, along the north line of aforesaid lands 990.0 feet to an Iron Pipe; thence run S 00 deg 57 min 43 sec W, 1320.00 feet to an Iron Pipe at the southeast corner of lands described in Official Records Book 6971 on Page 832 of said public records and the south line of said Section 31; thence run N 89 deg 09 min 15 sec E, along said south line, 3668.07 feet to an Iron Pipe at the southwest corner of Tract 16 – Block 4 of Section 31 as shown on said Plat; thence run N 00 deg 16 min 16 sec W, along the west line of said Tract 16, a distance of 660.53 feet to an Iron Rod at the northwest corner thereof; thence run N 89 deg 11 min 47 sec E, along the north line of said Tract 16, a distance of 550.16 feet to an Iron Rod on said southerly Right of Way for Power Transmission; thence run N 52 deg 10 min 49 sec W, along said right of way, 6477.86 feet to the Point of Beginning

The above described lands containing 282.21 acres more or less.

**TOGETHER WITH:** (As to lands described above)

All Portions of 15' Roadways as shown on Plat of "Jacksonville Heights" recorded in Plat Book 5 on page 93 of the Public Records of said County Lying Adjacent to, Contiguous With or Within the above described lands.

**TO: PUD**

**DESCRIPTION: (Treeline Trails Lands 58.06 Ac)**

A Tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lots 5, 6, 7, 8, 9, 10, 11 and 12 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E, along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 571.08 feet to a concrete monument at the southwesterly corner of lands described in Official Records book 17901, Page 385 of said public records and the Point of Beginning; thence run in general easterly direction along the south line of said lands with the following courses and distances: N 89 deg 02 min 40 sec E, 735.0 feet; N 00 deg 57 min 20 sec W, 386.91 feet; N 88 deg 48 min 44 sec E, 103.29 feet; northeasterly with a curve concave northwesterly having an arc length of 182.81 feet, a radius of 1135.0 feet and a chord bearing and distance of N 84 deg 11 min 54 sec E, 182.61 feet; southeasterly with a curve concave southwesterly having an arc length of 240.14 feet, a radius of 155.0 feet and a chord bearing and distance of S 56 deg 01 min 56 sec E, 216.83 feet; S 59 deg 54 min 46 sec E, 53.04 feet; N 80 deg 49 min 49 sec E, 175.51 feet; S 23 deg 42 min 11 sec E, 409.11 feet; S 79 deg 58 min 22 sec E, 689.05 feet; thence leave said southerly line and run S 10 deg 00 min 41 sec W, 600.82 feet; S 73 deg 26 min 11 sec W, 419.87 feet; S 27 deg 43 min 30 sec W, 653.08 feet to a point on the Northerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records; thence run N 62 deg 16 min 30 sec W, along said right of way line, 1628.86 feet to an intersection of said northerly line with the said east line of McClellan Road; thence run N 00 deg 13 min 57 sec W, along said right of way line, 726.40 feet to the Point of Beginning. Said Tract containing 58.06 acres more or less.

**SUBJECT TO:**

A 20' Easement to American Telephone and Telegraph for Underground Fiber Optic Cable.

**RE# 001291-0020**

**Actual acreage: 55.50**

**To: PUD**

THE-TRAILS-PHASE-1-PART-A

A-PART-OF-SECTIONS-25-AND-36,-TOWNSHIP-3-SOUTH,-RANGE-23-EAST,-AS-SHOWN-ON-PLAT-OF-MAXVILLE-FARMS-RECORDED-IN-PLAT-BOOK-3,-PAGE-94-OF-THE-CURRENT-PUBLIC-RECORDS-OF-DUVAL-COUNTY,-FLORIDA,-BEING-MORE-PARTICULARLY-DESCRIBED-AS-FOLLOWS:

FOR-A-POINT-OF-REFERENCE,-COMMENCE-AT-THE-SOUTHEAST-CORNER-OF-SAID-SECTION-25;-THENCE-SOUTH-01°12'26"-WEST,-A-DISTANCE-OF-223.22-FEET-TO-A-POINT-ON-THE-NORTHEASTERLY-LINE-OF-A-305-FOOT-WIDE-FLORIDA-POWER-AND-LIGHT-COMPANY-RIGHT-OF-WAY-AS-DESCRIBED-IN-OFFICIAL-RECORDS-BOOK-5780,-PAGE-215-OF-SAID-CURRENT-PUBLIC-RECORDS;-THENCE-SOUTH-01°12'26"-WEST,-A-DISTANCE-OF-380.31-FEET-TO-A-POINT-ON-THE-SOUTHWESTERLY-LINE-OF-SAID-RIGHT-OF-WAY;-THENCE-NORTH-52°08'08"-WEST-ALONG-SAID-SOUTHWESTERLY-RIGHT-OF-WAY-LINE,-A-DISTANCE-OF-1766.57-FEET-TO-THE-POINT-OF-BEGINNING;-THENCE-SOUTH-37°51'52"-WEST-LEAVING-SAID-SOUTHWESTERLY-RIGHT-OF-WAY-LINE,-A-DISTANCE-OF-351.29-FEET;-THENCE-SOUTH-73°48'13"-WEST,-A-DISTANCE-OF-1127.91-FEET;-THENCE-SOUTH-29°54'20"-WEST,-A-DISTANCE-OF-544.49-FEET;-THENCE-NORTH-79°58'48"-WEST,-A-DISTANCE-OF-689.05-FEET,-THENCE-NORTH-23°42'37"-WEST,-A-DISTANCE-OF-409.11-FEET;-THENCE-SOUTH-80°49'23"-WEST,-A-DISTANCE-OF-175.51-FEET;-THENCE-NORTH-59°55'12"-WEST,-A-DISTANCE-OF-53.04-FEET-TO-A-POINT-ON-A-CURVE,-CONCAVE-SOUTHWESTERLY,-HAVING-A-RADIUS-OF-155.00-FEET;-THENCE-NORTHWESTERLY-ALONG-THE-ARC-OF-SAID-CURVE,-AN-ARC-DISTANCE-OF-240.14-FEET,-SAID-ARC-BEING-SUBTENDED-BY-A-CHORD-BEARING-OF-NORTH-56°02'22"-WEST-AND-A-CHORD-DISTANCE-OF-216.83-FEET-TO-THE-POINT-OF-REVERSE-CURVE-OF-A-CURVE,-CONCAVE-NORTHERLY,-HAVING-A-RADIUS-OF-1135.00-FEET;-THENCE-WESTERLY-ALONG-THE-ARC-OF-SAID-CURVE,-AN-ARC-DISTANCE-OF-182.80-FEET,-SAID-ARC-BEING-SUBTENDED-BY-A-CHORD-BEARING-OF-SOUTH-84°11'28"-WEST-AND-A-CHORD-DISTANCE-OF-182.61-FEET-TO-THE-POINT-OF-TANGENCY-OF-SAID-CURVE;-THENCE-SOUTH-88°48'08"-WEST,-A-DISTANCE-OF-103.29-FEET;-THENCE-SOUTH-00°57'46"-EAST,-A-DISTANCE-OF-386.91-FEET;-THENCE-SOUTH-89°02'14"-WEST,-A-DISTANCE-OF-735.14-FEET-TO-A-POINT-ON-THE-EASTERLY-RIGHT-OF-WAY-LINE-OF-McCLELLAN-ROAD-{A-60-FOOT-RIGHT-OF-WAY-AS-NOW-ESTABLISHED};-THENCE-NORTHWEST-ALONG-SAID-EASTERLY-RIGHT-OF-WAY-LINE,-A-DISTANCE-OF-571.08-FEET;-THENCE-NORTH-00°11'35"-WEST,-A-DISTANCE-OF-1950.38-FEET-TO-THE-SOUTHWEST-CORNER-OF-LANDS-DESCRIBED-IN-OFFICIAL-RECORDS-BOOK-8826,-PAGE-1187-OF-SAID-CURRENT-PUBLIC-RECORDS;-THENCE-NORTH-84°39'59"-EAST-ALONG-THE-SOUTH-LINES-OF-SAID-LANDS,-A-DISTANCE-OF-206.38-FEET-TO-THE-SOUTHEAST-CORNER-THEREOF;-THENCE-NORTH-00°14'46"-WEST-ALONG-THE-EASTERLY-LINE-OF-SAID-LANDS,-A-DISTANCE-OF-435.70-FEET-TO-A-POINT-ON-THE-SOUTHERLY-RIGHT-OF-WAY-LINE-OF-STATE-ROAD-NO.-228-(NORMANDY-BOULEVARD,-A-100-FOOT-RIGHT-OF-WAY-AS-NOW-ESTABLISHED);-THENCE-NORTH-80°23'47"-EAST-ALONG-SAID-SOUTHERLY-RIGHT-OF-WAY-LINE,-A-DISTANCE-OF-767.42-FEET-TO-A-POINT-ON-THE-SOUTHWESTERLY-LINE-OF-SAID-305-FOOT-FLORIDA-POWER-AND-LIGHT-COMPANY-RIGHT-OF-WAY-FOR-POWER-TRANSMISSION-AS-DESCRIBED-IN-OFFICIAL-RECORDS-BOOK-5780,-PAGE-215-OF-SAID-PUBLIC-RECORDS;-THENCE-SOUTH-52°08'08"-EAST-ALONG-SAID-SOUTHWESTERLY-RIGHT-OF-WAY-LINE,-A-DISTANCE-OF-3640.91-FEET-TO-THE-POINT-OF-BEGINNING.  
CONTAINING-176.68-ACRES-MORE-OR-LESS.

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**Actual-acreage:-176.71**

**To: PUD**

THE TRAILS PHASE 1 PART B

A PART OF SECTIONS 25 AND 36, TOWNSHIP 3 SOUTH, RANGE 23 EAST, AS SHOWN ON PLAT OF MAXVILLE FARMS RECORDED IN PLAT BOOK 3, PAGE 94 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE SOUTH 01°12'26" WEST ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 223.22 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A 305 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY FOR POWER TRANSMISSION AS DESCRIBED IN OFFICIAL RECORDS BOOK 5780, PAGE 215 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 52°08'08" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 905.95 FEET TO THE POINT BEGINNING; THENCE CONTINUE NORTH 52°08'08" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3997.13 FEET TO SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 228 (NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5779.59 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1871.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 69°39'47" EAST AND A CHORD DISTANCE OF 1863.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°23'11" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 559.28 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 300 FEET OF FARM LOT 14 OF SAID SECTION 25; THENCE SOUTH 89°15'28" EAST ALONG THE SOUTH LINE OF THE NORTH 300 FEET OF SAID FARM LOTS 14, 15, AND 16, AND AN EASTERLY PROJECTION THEREOF, A DISTANCE OF 1666.36 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 25; THENCE SOUTH 00°22'28" WEST ALONG SAID EAST LINE, A DISTANCE OF 1882.65 FEET; THENCE SOUTH 48°13'11" WEST A DISTANCE OF 963.24 FEET; THENCE SOUTH 1244'31" WEST A DISTANCE OF 415.64 FEET; THENCE SOUTH 22°53'27" EAST A DISTANCE OF 367.42 FEET; THENCE SOUTH 37°51'52" WEST A DISTANCE OF 104.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 165.13 ACRES MORE OR LESS.

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001119-7430  
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001119-7595  
001119-7600  
001119-7605  
001119-7610  
001119-7615  
001119-7620  
001119-7625

**Actual-acreage:--165.13**

**To: PUD**

**MITIGATION LANDS:**

Those lands owned by Normandy Mitigation LLC as of March 1, 2020 designated by the following RE#s:

<b>RE#</b>	<b>001077 0000</b>	<b>RE#</b>	<b>001118 6000</b>
	<b>001088 0000</b>		<b>001118 7000</b>
	<b>001090 0000</b>		<b>001118 8000</b>
	<b>001091 0000</b>		<b>001118 9000</b>
	<b>001092 0000</b>		<b>001119 0000</b>
	<b>001094 0000</b>		<b>001119 1000</b>
	<b>001096 0000</b>		<b>001119 2000</b>
	<b>001108 1000</b>		<b>001119 3000</b>
	<b>001108 2000</b>		<b>001119 4000</b>
	<b>001108 3000</b>		<b>001119 5000</b>
	<b>001108 4000</b>		<b>001119 6000</b>
	<b>001108 5000</b>		<b>001123 0000</b>
	<b>001108 6000</b>		<b>001124 5010</b>
	<b>001108 7000</b>		<b>001127 0105</b>
	<b>001108 8000</b>		<b>001131 0000</b>
	<b>001108 9000</b>		<b>001131 0200</b>
	<b>001109 0000</b>		<b>001131 0300</b>
	<b>001109 1000</b>		<b>001131 0600</b>
	<b>001109 2000</b>		<b>001131 1000</b>
	<b>001117 3000</b>		<b>001136 0000</b>
	<b>001117 4000</b>		<b>001137 5000</b>
	<b>001117 5000</b>		<b>001138 2100</b>
	<b>001117 6000</b>		<b>001142 0000</b>
	<b>001117 7000</b>		<b>001142 1700</b>
	<b>001117 8000</b>		
	<b>001117 9000</b>		
	<b>001118 0000</b>		
	<b>001118 1000</b>		
	<b>001118 2000</b>		
	<b>001118 3000</b>		
	<b>001118 4000</b>		
	<b>001118 5000</b>		

**Actual acreage: 819.46**

**To: PUD**

**DESCRIPTION** : (PARCEL S - 6 & 9)

A parcel of land situated in Farm Lot 31 and 32 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run S 89 deg 51 min 58 sec W, along the South line of said Section 35, a distance of 330.0 feet to the southwest corner of lands described in Official Records Book 3728, Page 18 of the public records of said county; thence leave said south line and run N 00 deg 20 min 06 sec W, 30.0 feet to an Iron Rod on the North line of Melvin Padgett Road and the Point of Beginning; thence continue N 00 deg 20 min 06 sec W, along the west line of aforesaid lands, 366.0 feet; thence run N 89 deg 52 min 35 sec E, along the North line of aforesaid lands, 330.0 feet to the east line of said Section 35; thence run N 00 deg 20 min 06 sec W, along said east line, 94.10 feet to an Iron Rod at the southeast corner of lands described in Official Records Book 18181 on page 853 of said public records; thence run N 80 deg 11 min 34 sec W, along the south line of aforesaid lands, 1095.88 feet to a Iron Rod on the easterly right of way line of McClelland Road, a 60 foot county right of way; thence run S 32 deg 15 min 17 sec W, along said right of way line, 161.51 feet to an Iron Rod at the northwest corner of lands described in Official Records Book 18472 on Page 965 of said public records; thence leave said right of way line and run S 80 deg 10 min 15 sec E, along the north line of aforesaid lands and the north line of lands described in Official Records Book 18035 on Page 89 , a distance of 489.85 feet to an Iron Pipe at the northeast corner of said Official Records Book 18035, Page 89; thence run S 00 deg 20 min 06 sec E, along the east line of aforesaid lands, 428.15 feet to an Iron Rod at the southeast corner of aforesaid lands and said north line of Melvin Padgett Road; thence run N 89 deg 51 min 58 sec E, along said north line, 353.59 to the Point of Beginning. Containing 6.92 Acres more or less

**RE# 001271-3215**

**Actual acreage: 7.11**

**To: RR-Acre**

**DESCRIPTION: GAS PARCEL**

A parcel of land being a portion of the lands as described in Official Records Book 9609, Page 1913, of the Public Records of Duval County, Florida, said parcel lying and being situated in Section 26, Township 3 South, Range 23 East, Duval County, Florida, lying South of State Road No. 228 (also known as Normandy Boulevard) and East of the lands described in Official Records Book 9599, Page 1735, of the Public Records of Duval County, Florida, more particularly described as follows:

COMMENCE at a point marking the intersection of the South right-of-way boundary of State Road No. 228, (also known as Normandy Boulevard) per Florida Department of Transportation Project 5500 and the East boundary of the lands described in Official Records Book 9599, Page 1735, of the Public Records of Duval County, Florida; thence coincident with said South right-of-way boundary, N. 80°23' 35" E., a distance of 215.50 feet; thence departing said South right-of-way boundary, S., 16°06' 48" W., a distance of 210.00 feet; thence S. 80°23' 35" W., a distance of 104.51 feet; thence S. 16°06' 48" W., a distance of 315.00 feet; thence N. 73°53' 12" W., a distance of 100.00 feet to a point coincident with the aforesaid East boundary of the lands described in Official Records Book 9599, Page 1735; thence coincident with said East boundary, N. 16°06' 48" E., a distance of 476.83 feet to the Point of Beginning.

**RE# 001131-3145**

**Actual acreage: 1.60**

**To: RR-Acre**

**DESCRIPTION OF LANDS SURVEYED**

**PARCEL 8:**

A parcel of land situated in Farm Lot 31 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run S 89 deg 51 min 58 sec W, along the South line of said Section 35, a distance of 330.0 feet to the southwest corner of lands described in Official Records Book 3728, Page 18 of the public records of said county; thence continue S 89 deg 51 min 58 sec W, along said south line, 353.60 feet; thence leave said south line and run N 00 deg 20 min 06 sec W, 30.0 feet to an Iron Rod on the North line of Melvin Padgett Road and the Point of Beginning; thence run S 89 deg 51 min 58 sec W, along said north line, 308.58 feet to a Iron Rod; thence run N 00 deg 20 min 06 sec W, 482.39 feet to an Iron Rod; thence run S 80 deg 10 min 15 sec E, 313.50 feet to an Iron Rod; thence run S 00 deg 20 min 06 sec E, 428.15 feet to the Point of Beginning.

Said parcel containing 3.23 acres more or less.

**RE# 001271-3202**

**To: AGR**



**DESCRIPTION OF LANDS SURVEYED**

**PARCEL 1:**

A parcel of land situated in Farm Lot 31 and 32 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the east line of said Section 35 and the east line of said Farm Lot 32, a distance of 396.0 feet to an Iron Pipe at the Northeast corner of lands described in Official Records Book 3205 on Page 853 of the public records of said county; thence continue N 00 deg 20 min 06 sec W, along said east line, 714.03 feet to an Iron Rod and the Point of Beginning; thence continue N 00 deg 20 min 06 sec W, 219.76 feet; thence run S 89 deg 38 min 30 sec W, 671.90 feet to a concrete monument on the easterly right of way line of McClelland Road, a 60 foot county right of way; thence run S 32 deg 15 min 17 sec W, along said right of way line, 105.75 feet to an Iron Rod; thence leave said right of way line and run S 80 deg 11 min 34 sec E, 740.43 feet to the Point of Beginning. Said parcel containing 2.53 acres more or less.

**RE# 001278-0005 (partial)**

**Actual acreage: 2.52**

**To: AGR**

**DESCRIPTION OF LANDS SURVEYED**

**PARCEL 2 (8.3 Ac.) Ricky Horn**

A Parcel of Land situated in a portion of Farm Lots 15 and 16; Section 35, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Parcel being more particularly described as follows:

Commence at the Northeast corner of Section 35 (said corner being in the centerline of McClellan Road) and run S 00 deg 20 min 06 sec E, along the east line of said Section 35, 1342.03 feet; thence continue S 00 deg 20 min 06 sec E, along said east line, 732.77 feet; thence leave said centerline and run S 89 deg 45 min 36 sec W, 33.63 feet to an Iron Rod on the westerly right of way line of McClellan Road and the Point of Beginning; thence run S 00 deg 14 min 24 sec E, along said right of way line, 435.06 feet to an Iron Rod at the intersection of the northerly line of Girl Road, a 40' access road; thence run westerly, along said northerly line with the following courses and distances: S 73 deg 52 min 20 sec W, 464.53 feet to an Iron Rod; S 81 deg 21 min 27 sec W, 195.43 feet to an Iron Rod; S 87 deg 19 min 05 sec W, 45.93 feet to an Iron Rod; thence leave said northerly line and run N 00 deg 14 min 24 sec W, 592.74 feet to an Iron Rod; thence run N 89 deg 45 min 36 sec E, 686.00 feet to the Point of Beginning. Said Tract containing 8.3 ac more or less.

SUBJECT TO: 20' Easement to American Telephone and Telegraph for Buried Fiber Optic Cable.

**RE# 001270 9600**

**Actual acreage: 8.30**

**To: AGR**

**DESCRIPTION OF LANDS SURVEYED**

**PARCEL 7:**

A parcel of land situated in Farm Lot 31 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run S 89 deg 51 min 58 sec W, along the South line of said Section 35, a distance of 330.0 feet to the southwest corner of lands described in Official Records Book 3728, Page 18 of the public records of said county; thence continue S 89 deg 51 min 58 sec W, along said south line, 662.17 feet; thence leave said south line and run N 00 deg 20 min 06 sec W, 30.0 feet to an Iron Rod on the North line of Melvin Padgett Road at the Southwest corner of lands described in Official Records Book 18035 on Page 89 of the public records of said county and the Point of Beginning; thence run S 89 deg 51 min 58 sec W, along said north line, 327.62 feet to a Iron Rod at the intersection of the Easterly Right of Way Line of County Road No. 217; thence run N 00 deg 03 min 58 sec E, along said right of way line, 7.36 feet to an Iron Rod at a point of curvature, thence run northeasterly along said right of way line with a curve concave easterly having an arc length of 520.06 feet, a radius of 925.66 feet and a chord bearing and distance of N 16 deg 09 min 31 sec E, 513.25 feet to an Iron Rod at the end of said curve; thence run N 32 deg 34 min 05 sec E, 15.32 feet to an Iron Rod; thence run S 80 deg 10 min 15 sec E, 176.29 feet to an Iron Rod at the Northwest corner of said Official Records Book 18035, Page 89; thence run S 00 deg 20 min 06 sec E, along the west line of said lands, 482.39 feet to the Point of Beginning.

Said parcel containing 3.21 acres more or less.

**RE# 001271-3180**

**Actual acreage: 2.75**

**To: AGR**

**DESCRIPTION OF LANDS SURVEYED**

**PARCEL 5 (HODGES):**

A parcel of land situated in Farm Lot 31 and 32 of Section 35, Township 3 South, Range 23 East of "Maxville Farms", as recorded in Plat Book 3 on page 94 of the public records of Duval County, Florida and more particularly described as follows:

Commence at a concrete monument at the Southeast corner of Section 35 and run N 00 deg 20 min 06 sec W, along the east line of said Section 35 and the east line of said Farm Lot 32, a distance of 396.0 feet to an Iron Pipe at the Northeast corner of lands described in Official Records Book 3205 on Page 853 of the public records of said county; thence continue N 00 deg 20 min 06 sec W, along the east line, 94.10 feet to an Iron Rod and the Point of Beginning; thence continue N 00 deg 20 min 06 sec W, along said east line, 152.48 feet to an Iron Rod; thence run N 80 deg 11 min 34 sec W, 1007.02 feet to a Iron Rod on the easterly right of way line of McClelland Road, a 60 foot county right of way; thence run S 32 deg 15 min 17 sec W, along said right of way line, 162.41 feet to an Iron Rod; thence leave said right of way line and run S 80 deg 11 min 34 sec E, 1095.88 feet to the Point of Beginning.

Said parcel containing 3.62 acres more or less.

**RE# 001271-3300**

**Actual acreage: 3.42**

**To: AGR**

**DESCRIPTION: Corner – Lot 1 (3.71 Ac)**

A Tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lot 9 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E, along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 1365.32 feet to a concrete monument on the Southerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records and the Point of Beginning; thence run S 62 deg 16 min 30 sec E, along said southerly right of way line, 460.05 feet to an Iron Rod; thence run S 27 deg 43 min 30 sec W, 489.0 feet to an Iron Rod; thence run N 62 deg 16 min 30 sec W, parallel to said Forest Trail Road No. 29, a distance of 200.29 feet to an Iron Rod on said East Right of Way Line; thence run N 00 deg 13 min 57 sec W, along said East right of way line, 553.61 feet to the Point of Beginning.. Said Tract containing 3.71 acres more or less.

**RE# 001291-3220**

**To: AGR**

**DESCRIPTION: (Booker 3.2 Ac – Lot 2)**

A Tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lots 9 and 10 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E, along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 1365.32 feet to a concrete monument on the Southerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records; thence run S 62 deg 16 min 30 sec E, along said right of way line, 460.05 feet to an Iron Rod and the Point of Beginning; thence continue S 62 deg 16 min 30 sec E, along said right of way line, 285.50 feet to an Iron Rod; thence run S 27 deg 43 min 30 sec W, 489.0 feet to an Iron Rod; thence run N 62 deg 16 min 30 sec W, parallel to said Forest Trail Road No. 29, a distance of 285.50 feet to an Iron Rod; thence run N 27 deg 43 min 30 sec E, 489.0 feet to the Point of Beginning.. Said Tract containing 3.20 acres more or less.

**RE# 001291-3210**

**To: AGR**

**DESCRIPTION: (Booker 2.5 Ac – Lot 3)**

A Tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lots 9 and 10 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E, along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 1365.32 feet to a concrete monument on the Southerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records; thence run S 62 deg 16 min 30 sec E, along said right of way line, 745.55 feet to an Iron Rod and the Point of Beginning; thence continue S 62 deg 16 min 30 sec E, along said right of way line, 222.70 feet to an Iron Rod; thence run S 27 deg 43 min 30 sec W, 489.0 feet to an Iron Rod; thence run N 62 deg 16 min 30 sec W, parallel to said Forest Trail Road No. 29, a distance of 222.70 feet to an Iron Rod; thence run N 27 deg 43 min 30 sec E, 489.0 feet to the Point of Beginning.. Said Tract containing 2.50 acres more or less.

**RE# 001291-3240**

**To: AGR**

**DESCRIPTION: (Johnson 2.5 Ac – Lot 4)**

A Tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lots 9 and 10 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E, along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 1365.32 feet to a concrete monument on the Southerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records; thence run S 62 deg 16 min 30 sec E, along said right of way line, 968.25 feet to an Iron Rod and the Point of Beginning; thence continue S 62 deg 16 min 30 sec E, along said right of way line, 222.70 feet to an Iron Rod; thence run S 27 deg 43 min 30 sec W, 489.0 feet to an Iron Rod; thence run N 62 deg 16 min 30 sec W, parallel to said Forest Trail Road No. 29, a distance of 222.70 feet to an Iron Rod; thence run N 27 deg 43 min 30 sec E, 489.0 feet to the Point of Beginning.. Said Tract containing 2.50 acres more or less.

**RE# 001291-3230**

**To: AGR**



**DESCRIPTION: LOT 5 (2.5 Ac)**

A Tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lot 10 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E, along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 1365.32 feet to a concrete monument on the Southerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records; thence run S 62 deg 16 min 30 sec E , along said right of way line, 1190.95 feet to an Iron Rod and the Point of Beginning; thence continue S 62 deg 16 min 30 sec E, along said right of way line, 222.70 feet to an Iron Rod; thence run S 27 deg 43 min 30 sec W, 489.0 feet to an Iron Rod; thence run N 62 deg 16 min 30 sec W, parallel to said Forest Trail Road No. 29, a distance of 222.70 feet to an Iron Rod; thence run N 27 deg 43 min 30 sec E, 489.0 feet to the Point of Beginning.. Said Tract containing 2.50 acres more or less.

**RE# 001291-3250**

**To: AGR**

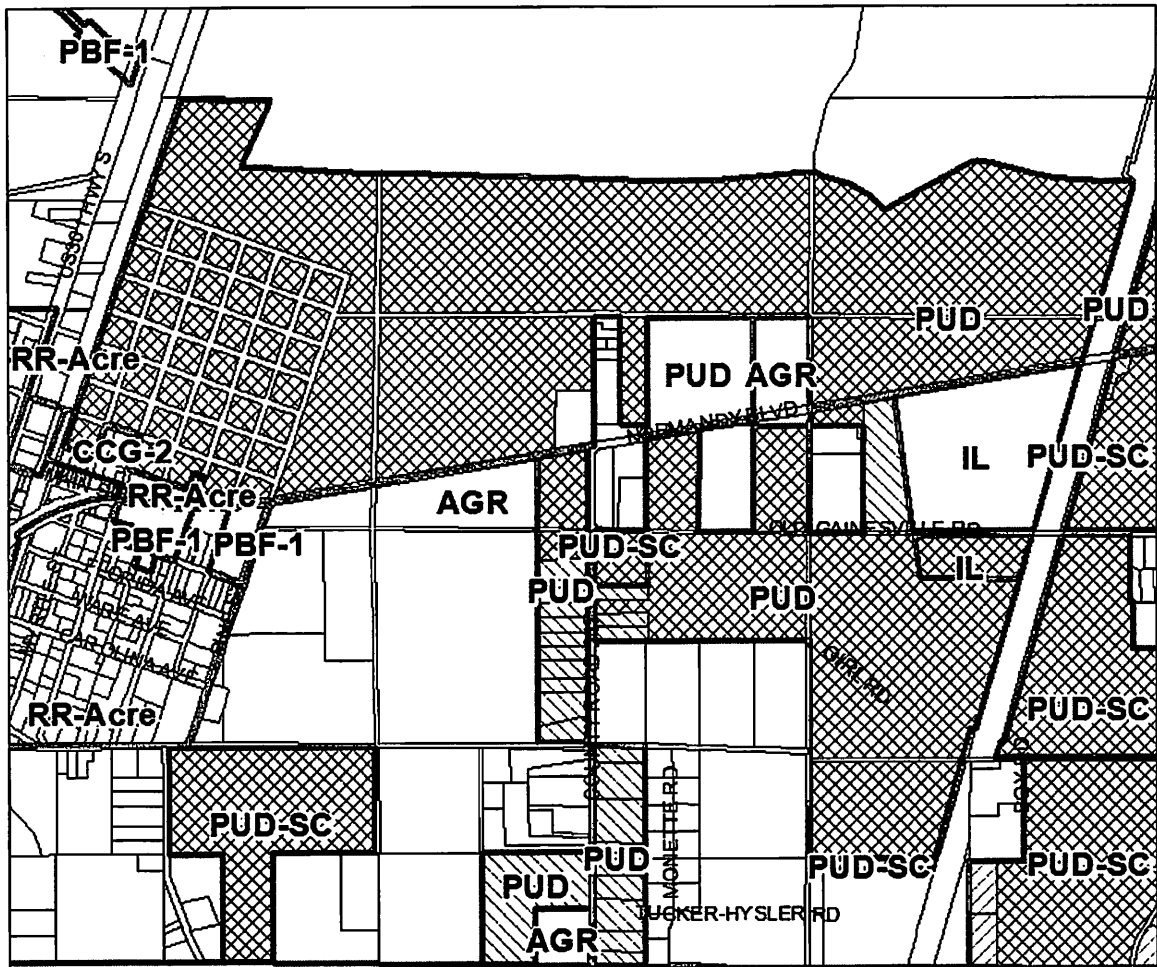
**DESCRIPTION: TRACT 6 (4.2 Ac)**

A tract of land situated in Section 36, Township 3 South, Range 23 East, as shown on Plat of "Maxville Farms" recorded in Plat Book 3 on page 94 of the Public Records of Duval County, Florida; Said Tract being a portion of Farm Lot 10 of Section 36 as shown on said plat and more particularly described as follows:

Commence at the Northwest Corner of Section 36 and run S 88 deg 00 min 19 sec E, along the North line of said Section 36, a distance of 30.02 feet to a concrete monument on the East Line of McClellan Road, a county right of way; thence run S 00 deg 13 min 57 sec E, along said right of way line, 1365.32 feet to a concrete monument on the Southerly line of Forest Trail Road No. 29, a county right of way as described in Official Records Book 5432, Page 235 of said public records; thence run S 62 deg 16 min 30 sec E, along said right of way line, 1413.65 to an Iron Rod and the Point of Beginning: thence run S 00 deg 04 min 18 sec W, a distance of 551.87 feet; thence run N 62 deg 16 min 30 sec W, parallel to said Forest Trail Road No. 29, a distance of 257.39 feet to an Iron Rod; thence run N 27 deg 43 min 30 sec E, 489.0 feet to the Point of Beginning. Said tract containing 1.44 acres more or less




**RE# 001291 3200 (partial)**

**To: AGR**

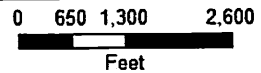
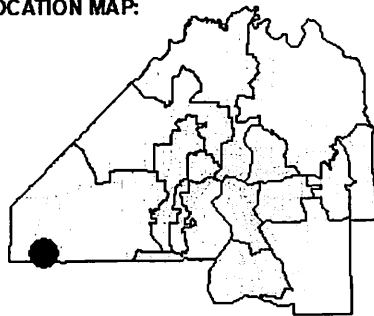


LONG BRANCH RD

**REQUEST SOUGHT:**

-  TO AGR
-  TO PUD
-  TO RR

**LOCATION MAP:**



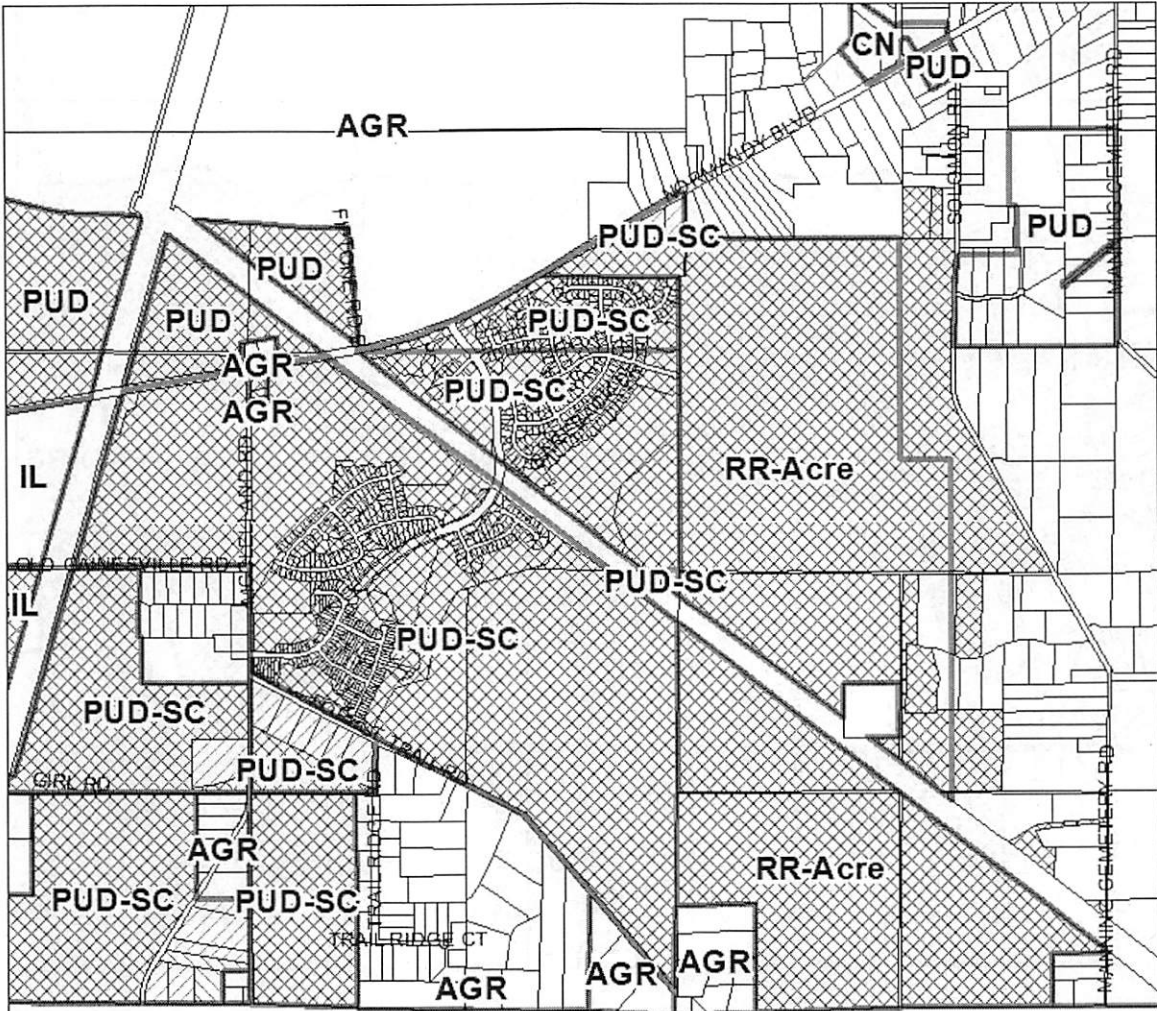
**COUNCIL DISTRICT:**

**12**




**TRACKING NUMBER**

**T-2020-3295**

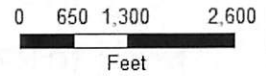
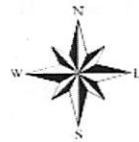
**EXHIBIT 2  
PAGE 1 OF 2**



REQUEST SOUGHT:

-  TO AGR
-  TO PUD
-  TO RR

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2020-3295

**EXHIBIT 2**  
**PAGE 2 OF 2**

**WRITTEN DESCRIPTION**  
**THE TRAILS PLANNED COMMUNITY PUD**

**April 9, 2021**

**I. PROJECT DESCRIPTION**

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses:

Applicant seeks to rezone more than three thousand (3,000) acres of property from PUD and PUD-SC to PUD located north and south of Normandy Boulevard between Maxville Middleburg Road and Soloman Road north of the Duval County line (the "Property"). The Property currently has a range of use designations including RR, AGR-II, AGR-III and AGR-IV and zoning including PUD-SC (The Trails Rural Village, Ordinance 2004-318), PUD (Trails Annex Rural Village, Ordinance 2006-774), and PUD (Diamond Timber PUD, Ordinance 2007-363). Land use amendments to CSV, RR and CGC and this PUD rezoning are requested to unify the Property under a common use and zoning scheme to permit development of a single family community with a range of residential densities and lot sizes, integrated commercial and recreational areas designed to serve the community, and to preserve land for conservation and wetland mitigation.

The community development project will be constructed in multiple phases over a period expected to be ten (10) to fifteen (15) years from the date of approval. Actual buildout pace will be determined by market forces, regional housing demand and availability of municipal infrastructure such as water, sewer and roadway capacity. A typical phase is anticipated to be from 100 to 400 residential units (lots), but individual neighborhoods (subdivisions) could vary above or below that range.

Wetlands and floodplains are present on the property, which make the clustering of development, and a mix of variable lot sizes and diverse housing forms appropriate as conceptually depicted on the attached site plan (the "Site Plan"). Lot sizes will range from rural-estates as to first-buyer homes for young families. Conservation, open space and recreation areas will be provided throughout the project to create a variety of passive and active recreation opportunities for residents. As shown on the Site Plan, development plans for the area have been tailored to minimize impacts on wetland areas as most recently estimated.

A combination of natural buffers, ornamental landscaping and architectural controls will be provided through deed restrictions by the master developer and individual neighborhood developers to create a visually-integrated community and to blend the proposed development into the surrounding areas and neighborhoods.

The surrounding area that is developed consists of a mix of low density residential, commercial, and a large industrial use. The primary land use categories are LI, RR,

AGR-II, AGR-III and AGR-IV. The surrounding zoning districts are RR-Acre, IL and AGR. A few uses have been established such as Hal's Nursery & Pest Control, the Keeler Property, and Eagle LNG Plant exist along Normandy Boulevard as well as some single family residences and the Winchester Ridge and LGI subdivisions. There are also extensive park and conservation lands in the immediately surrounding area. Maxville Regional Park (created under cooperative agreement with the Applicant in 2005) with 300 acres of recreation space is to the west, the Jennings State Forest spanning 25,300 acres is to the south, Taye Brown Regional Park including the Equestrian Center and Cecil Aquatic Center is to the east.

- B. Project name: The Trails Planned Community PUD
- C. Project planner: Black Dog Planning, Inc.
- D. Project engineer: Dunn & Associates, Inc.
- E. Project developer: Timber Forest Trail Investments, LLC.
- F. Project agent: Driver, McAfee, Hawthorne and Diebenow, PLLC.
- G. Current land use designation: RR, AGR-II, AGR-III and AGR-IV.
- H. Current zoning district: PUD-SC and PUD.
- I. Requested land use designation: RR and CGC.
- J. Requested zoning district: PUD.
- K. Real estate numbers: See attached list.

## **II. QUANTITATIVE DATA**

- A. Total acreage: 3,270 ± acres.
- B. Total number of dwelling units: 6,540 dwelling units. At the time of this filing, a total of 610 dwelling units have been allocated to the Winchester Ridge and Treeline Trails subdivisions, namely 278 units for Winchester Ridge Phase 1A, 90 units for Winchester Ridge Phase 2 Unit 1, 93 units for Winchester Ridge Phase 2 Unit 2 and 149 units for Treeline Trails as reflected in the March 10, 2021 platted parcel inventory provided to the Planning and Development Department. Any future platted lots not included in the counts listed above shall be deducted from the remaining 5,930 dwelling units to be developed.
- C. Total amount of non-residential acreage: 22.9 ± acres.

## **III. STATEMENTS**

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD allows for a variety of lot sizes throughout the project and establishes criteria for each. Certain uses specific to the established development pattern in the area are permitted such as keeping of horses and domestic and other livestock, and boat and recreational vehicle storage. Commercial areas along Normandy Boulevard have been established for which uses consistent with the CCG-1 zoning district have been adopted and modified to remove certain uses such as dancing and entertainment establishments. Uses such as silviculture, controlled burning, and burrow pits are permitted throughout the Property.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the city.

Areas and functions described herein which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner, a homeowners association, or community development district.

#### **IV. USES AND RESTRICTIONS**

A. Residential permitted uses:

1. Single family dwellings.
2. Attached single family (townhouse) only if located at future internal, nodal activity centers or in such locations as approved by the Planning and Development Department, and not to exceed twenty percent (20%) of total residential density.
3. Amenities/recreation facilities including, but not limited to, public and/or private parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses.
4. Off-street boat and recreational vehicle parking areas for resident use only.
5. Churches, including a rectory or similar use.
6. Schools meeting the performance standards and development criteria set forth in Part 4.
7. Animals, other than household pets, for personal use only, specifically including but not limited to horses, meeting the performance standards and development criteria set forth in Part 4. In addition, keeping of domestic and other livestock, but not beef cattle, buffalo or bison, shall be permitted on lots of at least one and one half (1.5) acre in size.
8. Home occupations meeting the performance standards and development criteria set forth in Part 4. In addition, equine barn or boarding facilities are permitted on lots of at least one and one half (1.5) acre in size and shall be allowed to charge a fee for such boarding and to conduct routine equine services, including equine veterinary services, for a fee.

9. Essential services including roads, water, sewer, gas, electric, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small private satellite dishes, and similar use, meeting the performance standards and development criteria set forth in Part 4.

**B. Commercial permitted uses:**

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
3. Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
4. Restaurants, including full service of beer, wine and liquor, with the outside sale and service and drive-through service.
5. Hotels and motels.
6. Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters, and similar uses.
7. Art galleries, museums, community centers, dance, art or music studios, and similar uses.
8. Vocational, trade or business schools and similar uses.
9. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
10. Off-street commercial parking lots meeting the performance standards and criteria set forth in Part 4.
11. Adult Congregate Living Facility (but not group care homes or residential treatment facilities).
12. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
13. Retail plant nurseries including outside display, but not on-site mulching or landscape contractors requiring heavy equipment or vehicles in excess of one-ton capacity.
14. Express or parcel delivery offices and similar uses (but not freight or truck terminals)
15. Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
16. Personal property storage establishments meeting the performance development criteria set forth in Part 4.



17. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
  18. Churches, including a rectory or similar use.
  19. Outside retail sales of holiday seasonal items, subject to the performance standards and development criteria set forth in Part 4.
  20. Wholesaling or distributorship businesses located within a retail shopping center (but not on an out-parcel or within a stand-alone structure), provided such use is limited to 30 percent of the total gross square footage of the retail shopping center of which the wholesaling use or activity is a part, and further provided there is no warehousing or storage of products not directly associated with the wholesaling or distributorship businesses located on the premises.
  21. Assembly of components and light manufacturing when in conjunction with a retail sales or service establishment, conducted without outside storage or display.
  22. Filling or gas stations meeting the performance standards and development criteria set forth in Part 4.
  23. Mobile Car Detailing Services and automated car wash facilities meeting the performance standards and development criteria set forth in Part 4.
  24. Textile Recycling Collection Bins meeting the development criteria and performance standards set forth in Part 4, Section 656.421 (Textile Recycling Bins).
  25. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.
  26. Medical, dental and chiropractic offices and clinics.
- C. Commercial permissible uses by exception:
1. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption or off-premises consumption or both.
  2. Permanent or restricted outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
  3. Crematories.
  4. Service garages for minor or major repairs provided all work is to be conducted indoors.
  5. Auto laundry or manual car wash.
  6. Recycling collection points meeting the performance standards and development criteria set forth in Part 4.
  7. Retail sales of new or used automobiles.
  8. Blood donor stations, plasma centers and similar uses.

9. Private clubs.
10. Billiard parlors.
11. Service and repair of general appliances and small engines (provided that no outside storage or display of products is allowed).
12. Schools meeting the performance standards and development criteria set forth in Part 4.
13. Indoor gun ranges meeting the performance standards and development criteria set forth in Part 4.
14. Sale of new or used tires, meeting the performance standards and development criteria set forth in Part 4.

D. Permitted uses throughout the Property:

1. Conservation and wetland mitigation.
2. Silviculture.
3. Controlled open burning for silvicultural or agricultural purposes.
4. Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Ordinance Code.
5. Excavations, lakes and borrow pits subject to the regulations contained in Part 9.
6. Outdoor storage of heavy equipment as required to facilitate the above uses, as well as general site maintenance.

E. Permitted accessory uses and structures: As permitted pursuant to Section 656.403.

F. Limitation on uses:

1. Notwithstanding anything contained herein to the contrary, the minimum lot size for parcels bordering Solomon Road shall be one (1) acre.
2. There shall be no connectivity permitting through traffic to access Solomon Road from the remainder of the development.
3. There shall be no individual lot access permitted along Forest Trail Road.

## V. DESIGN GUIDELINES

A. Residential lot requirements:

1. Single Family Lots – 90 feet and greater
  - a. Minimum lot area: 9,900 square feet
  - b. Minimum lot width: 90 feet

- c. Maximum lot coverage: 45 percent
2. Single Family Lots – 80 to 89 feet
  - a. Minimum lot area: 8,800 square feet
  - b. Minimum lot width: 80 feet
  - c. Maximum lot coverage: 45 percent
3. Single Family Lots – 70 to 79 feet
  - d. Minimum lot area: 7,200 square feet
  - e. Minimum lot width: 70 feet
  - f. Maximum lot coverage: 45 percent
4. Single Family Lots – 60 to 69 feet
  - a. Minimum lot area: 6,000 square feet
  - b. Minimum lot width: 60 feet
  - c. Maximum lot coverage: 50 percent
5. Single Family Lots – 50 to 59 feet
  - a. Minimum lot area: 5,000 square feet
  - b. Minimum lot width: 50 feet
  - c. Maximum lot coverage: 50 percent
6. Single Family Lots – 40 to 49 feet
  - a. Minimum lot area: 4,000 square feet
  - b. Minimum lot width: 40 feet
  - c. Minimum lot coverage: 50 percent
7. Attached Single Family/Townhome Lots
  - a. Minimum lot area: 1,500 square feet
  - b. Minimum lot width: 15 feet
  - c. Maximum lot coverage: 70 percent
8. Minimum front yard: 20 feet
9. Minimum side yard: 5 feet for single family, and 0 feet for single family attached except that 10 feet shall be provided for end units.
10. Minimum rear yard: 10 feet

11. Maximum height of structures: 35 feet
12. Maximum lot coverage: 70%
13. Front Yards: Each lot is intended to have one front yard. For double frontage/corner lots, the location of the front yard will be determined upon submission for a building permit or plat and will generally include the portion of the lot which includes the residential driveway.
14. Encroachments: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, landscaping and other similar improvements shall be permitted within the minimum building setbacks.

**B. Commercial lot requirements:**

1. Minimum lot area: None, except as otherwise required for certain uses.
2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Minimum front yard: None.
5. Minimum side yard: None.
6. Minimum rear yard: 10 feet.
7. Maximum height of structures: 60 feet.

**C. Ingress, egress and circulation:**

1. Parking requirements: The parking requirements for this development shall be as provided in the prevailing ITE parking standards at such time as a permit is required.
2. Vehicular access: Vehicular access to the Property shall be by way of Normandy Boulevard substantially as shown in the Site Plan. The final location of interior roads and access points is subject to the review and approval of the Development Services Division.
3. Pedestrian access: Pedestrian access within the Property shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.
4. Coordination with Florida Department of Transportation: The applicant has submitted a Traffic/Corridor Study to the Florida Department of Transportation (FDOT) and the Transportation Planning Division identifying intersection improvements, future signalization and traffic forecasts to Normandy Boulevard. Upon submittal of an application to the City for Substantial Verification of the PUD, the applicant will provide the City with confirmation from FDOT that they have been notified of the intent to proceed with the development subject to this agreement.

A traffic operational analysis (Special Purpose Corridor Study) of the adjacent roadway network shall be conducted by a licensed professional traffic engineer, to determine the impact to the external trips as a result of the land use change.

**D. Residential Use Signs:**

1. Residential subdivisions shall be permitted one double-faced or two single-faced, monument signs not to exceed twenty-four (24) square feet in area per sign face and twenty (20) feet in height at each primary entrance.
2. Directional signs shall be permitted throughout the Property. Vehicle oriented directional signs shall be a maximum of twenty (20) square feet per sign face. Pedestrian oriented signs shall be a maximum of sixteen (16) square feet per side.
3. Temporary construction signs and the like not to exceed twenty-four (24) square.
4. External illumination is permitted.

**E. Commercial/Institutional Use Signs:**

1. Commercial signage shall be subject to the regulations applicable to the CCG-1 zoning district except as modified and supplemented below herein.
2. One street frontage sign per lot not exceeding one square foot for each linear foot of street frontage, per street, to a maximum size of 300 square feet in area for every 300 linear feet of street frontage or portion thereof is permitted, provided they are located no closer than 200 feet apart.
3. Wall signs are permitted.
4. One under the canopy sign per occupancy not exceeding a maximum of eight square feet in area is permitted; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
5. In lieu of the street frontage sign permitted in subsection (i) above, a flag containing a business logo or other advertising is permitted; provided, the square footage of any such flag shall not exceed 100 square feet, or 35 percent of the allowable square footage of the street frontage sign permitted in subsection (i) above, whichever is smaller; and provided further that the pole upon which such flag is flown shall not exceed the height limitation set forth in subsection (h)(1), below. Only one flag containing a business logo or other advertising shall be permitted for a premises, regardless of any other factors such as number of tenants on the premises or total amount of street frontage. Further, any flag allowed pursuant to this subsection shall not be illuminated by any means, with the exception of lighting associated with an American flag being flown on the same flag pole.
6. External and internal illumination is permitted.

7. Changing message devices are permitted.
  - a. The entire portion of the sign that can change shall be static and unchanging for at least eight seconds.
  - b. The time to completely change the entire portion of the sign that can change is a maximum of one second.
  - c. The change shall occur simultaneously for the entire portion of the sign that can change; and
  - d. There shall be a default design that will ensure no flashing, intermittent message or any other apparent movement that is displayed should a malfunction occur.
- F. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that a minimum forty (40) foot on average landscaped and/or screened buffer shall be provided for residential development along Normandy Boulevard.
- G. Recreation and open space: Recreation and Open Space shall be provided as required by the 2030 Comprehensive Plan. Private and semi-private amenities/recreation facilities including, but not limited to, parks, playgrounds, recreational fields or structures, equestrian facilities, swimming pools, community centers, residential amenity centers, and similar uses shall count toward recreation space requirements. Representative park areas are depicted on the conceptual site plan; however, the final size and location for such spaces are subject to change.
- H. Utilities: Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- I. Stormwater: Developers will coordinate with the City of Jacksonville Public Works department at the time of permitting to meet or exceed City and State requirements for stormwater management. All storm runoff in the development must ultimately be disposed of in a manner which will not cause damage to upstream or downstream property owners. Developers shall respect the rights of adjacent property owners with regard to overloading the stream or creating an excessive rise in water level in the receiving body of water.
- J. Wetlands: Wetland preservation, mitigation, and restoration will be allowable, as permitted by the applicable regulatory agencies. Class II (Riverine/Estuarine) wetlands as defined by the City of Jacksonville 2030 Comprehensive Plan will be preserved. From time to time governmental agencies may require work within wetlands for stormwater management purposes, emergency preparedness, and the like. Such work, with appropriate permits from cognizant agencies shall be permissible under this PUD.

- K. Conservation Land: The portion of the Property north of Normandy Boulevard is being converted to CSV land use by companion application and set aside for wetland mitigation.

## **VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD meets the following zoning and land use initiatives:

- A. Is more efficient than would be possible through strict application of the Zoning Code:
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area:
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan:

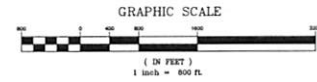
The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and

design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.
6. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
7. Goal 3 of the Future Land Use Element of the 2030 Comprehensive Plan – 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.
8. Objective 3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single- family residential neighborhoods by requiring that any other land uses within single family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.





- LEGEND**
- = RESIDENTIAL
  - = COMMERCIAL
  - = RECREATION
  - = MITIGATION
- ACREAGES ARE NOT SURVEY ACCURATE

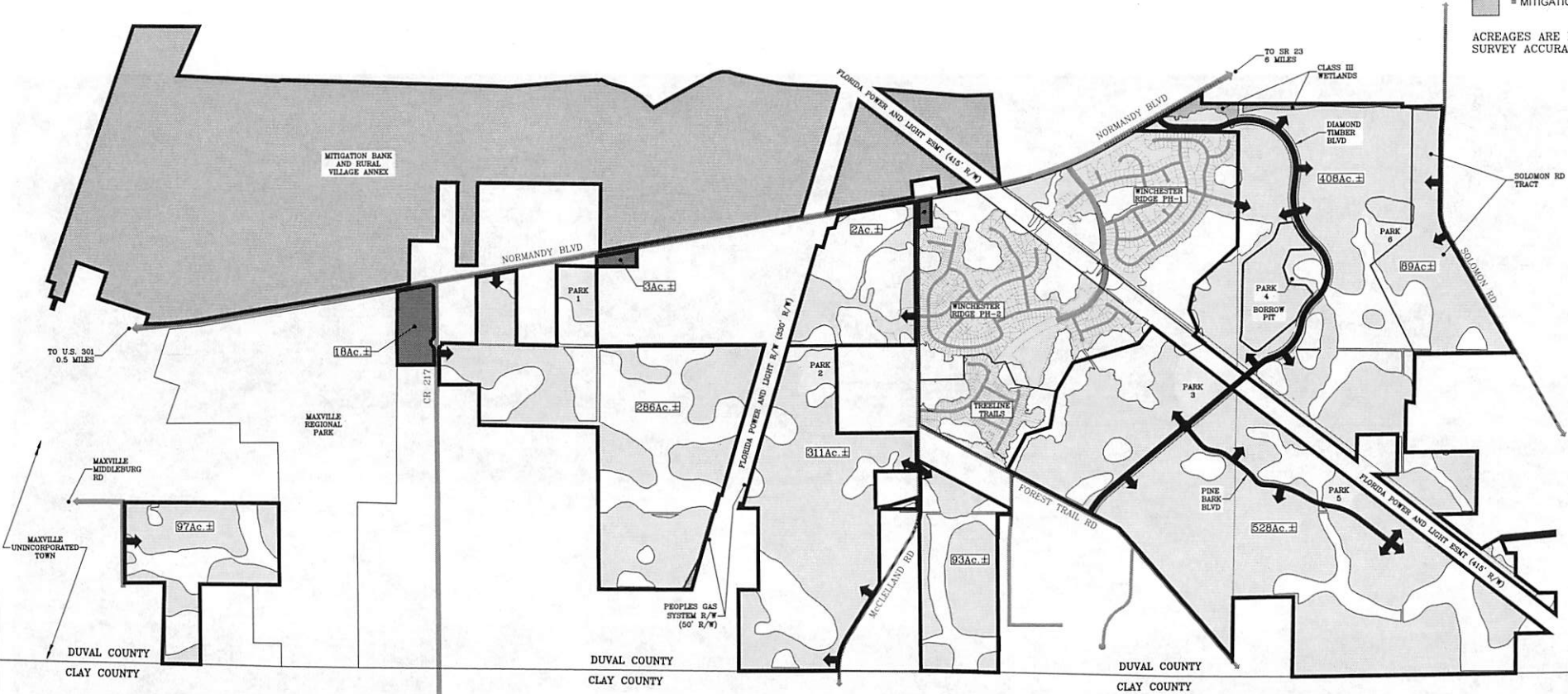


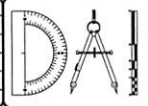
Exhibit 4  
Page 1 of 1

THE PUD SKETCH PLAN IS CONCEPTUAL IN NATURE AND IS NON-BINDING. THE CURRENT RECORDED PUD TEXT SHALL GOVERN ALLOWED USES AND THEIR ALLOWED LOCATIONS.

P:\1509-430 NORMANDY BLVD PROPERTY EXHIBITS\430 COLOR OVERALL MAP DWG2/17/2021 4:57 PM\dwg Reilly

REVISIONS		DESIGNED BY:
NO	DATE	DESCRIPTION

BY:	DAI
DRAWN BY:	MR/SM/SS/NS
CHECKED BY:	DMT
SCALE:	1" = 800'
DATE:	February 17, 2021
PROJ. NO.:	1509-430



**Dunn & Associates, Inc.**  
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 8647 Bayline Road, Suite 200  
 Jacksonville, Florida 32256  
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 www.dunneng.com

**DIAMOND TIMBER TRAILS**  
 FOR:  
**TIMBER FOREST TRAILS, LLC**  
 DUVAL COUNTY, FLORIDA  
 PUD SKETCH PLAN

Sheet No. 1 of 2  
**PSP-1**  
 DWG. NO.  
VINCENT J. DUNN ENGINEER NO. 28456  
 DAVID M. TAYLOR ENGINEER NO. 44434  
 GLEN E. WIEGERS ENGINEER NO. 82419  
 CERTIFICATE OF AUTHORIZATION NO. 2712

**EXHIBIT H**  
**Aerial Photograph**

