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**REPUBLIC MULTIFAMILY
COMPREHENSIVE PLAN AMENDMENT APPLICATION**

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EXHIBIT A
APPLICATION FORM

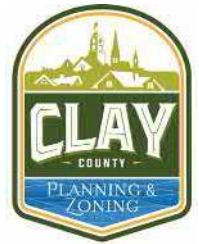


**Department of Economic and Development Services
Planning & Zoning Division**

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



Pre-Application Meeting Date:		CAC Meeting Date (if applicable):
Date Rec:	Received By:	IMS #:

Amendment to the Comprehensive Plan Application

Owner's Name: YL21, LLC		If the property is under more than one ownership please use multiple sheets.
Owner's Address: 141 Atlantic Avenue		
City: Boothbay Harbor	State: ME	Zip Code: 04538
Phone:	Email:	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 008040-001-00		
Address: 0 Oak Ln		
City: Orange Park	State: FL	Zip Code: 32065
Current Land Use: UC-10	Proposed Land Use: UC-16	
Total Acreage: 21.74	Adjacent Land Use North: Commercial & Single-Family	
Adjacent Land Use South: Commercial	Adjacent Land Use East: Commercial	
Adjacent Land Use West: Single-Family & Government		

Required Attachments

<input checked="" type="checkbox"/> Agents Authorization Attachment A-1	<input checked="" type="checkbox"/> Owner's Affidavit Attachment A-2	<input checked="" type="checkbox"/> Legal Description Attachment A-3
<input checked="" type="checkbox"/> Aerial Photograph (folded to 8 1/2" x 11")	<input checked="" type="checkbox"/> Property Deed(s)	<input checked="" type="checkbox"/> Survey

Statement of Purpose, Scope and Justification (at a minimum) statements and supporting material of the following:

- Proposed Density and/or Intensity of Use
- Urban Sprawl
- Site Suitability
- Recreation Impacts and Improvements**
- Traffic Impacts and Improvements**
- Stormwater / Drainage Impacts and Improvements**
- Solid Waste Impacts and Improvements**
- Water and Wastewater Impacts and Improvements**

**Please include description of improvements necessary to accommodate the proposed changes, as well as supporting data and proposed funding sources.

Fees: Large Scale Amendment: \$2500.00 + \$5.00 per acre or fraction thereof
 Text Amendment: \$2,500.00 Small Scale Amendment \$1,500.00

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 15 days in advance of the date of the first required public hearing. The sign(s) may be removed only after final action of the Board of County Commissioners and must be removed within ten (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 10 DAYS IN ADVANCE OF THE PUBLIC HEARING. Advertising costs are paid by the applicant directly to the newspaper and the applicant must furnish PROOF OF PUBLICATION to the Planning and Zoning Division, prior to the public hearing.

Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent **must be present**. If there are members of the public who wish to testify regarding your petition, they are normally allowed three (3) minutes.

If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your comprehensive plan amendment hearing, you will need a record of the proceedings at your expense, and for such purpose you should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your comprehensive plan amendment legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.

Owner(s) / Authorized Agent Signature

[Handwritten Signature]

Owner(s) / Authorized Agent Signature

State of Florida
County of ~~Clay~~ DUVAL

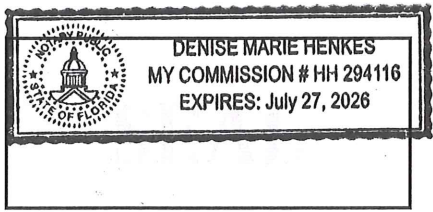
The foregoing affidavit was sworn and subscribed before me this 1st day of NOVEMBER

(month), 2022 (year) by MARK SHELTON, who is personally known to me

or has produced _____ as identification.

[Handwritten Signature: Denise Marie Henkes]

Notary Signature



Clay County Comprehensive Plan Amendment Agent Authorization Affidavit – Attachment A-1

Date: 11/01/2022

Clay County Board of County Commissioners

Division of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

To Whom it May Concern:

Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. As the Owner, I hereby authorize and empower

whose address is:

Phone:

Email:

to act as agent for a comprehensive plan amendment for the property located at (address or Parcel ID):

and in connection with such authorization to file such applications, papers, documents, requests, and other matters necessary for such requested change.

Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

See Attached Agent Authorization

Signature of Owner:

Date:

Printed Name of Owner:

Sworn to and subscribed before me this ____ day of _____ A.D. 20 _____

Personally known _____ or produced identification.

Type of identification produced _____ and number (#): _____

Signature of Notary

Date:

SEAL

Clay County Comprehensive Plan Amendment Property Ownership Affidavit – Attachment A-2

Date: 11/01/2022

Clay County Board of County Commissioners

Division of Planning & Zoning

Attn: Zoning Chief

P.O. Box 1366

Green Cove Springs, FL 32043

To Whom it May Concern:

Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. I give full consent to process the application for comprehensive plan amendment.

Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

See Attached Agent Authorization

Signature of Owner:

Date:

Printed Name of Owner:

Sworn to and subscribed before me this ____ day of _____ A.D. 20____

Personally known _____ or produced identification.

Type of identification produced _____ and number (#): _____

Signature of Notary

Date:

SEAL



**Department of Economic and Development Services
Planning & Zoning Division**

P.O. Box 1366, Green Cove Springs, FL 32043

Phone: (904) 284-6300

www.claycountygov.com



Pre-Application Meeting Date:		CAC Meeting Date (if applicable):
Date Rec:	Received By:	IMS #:

Amendment to the Comprehensive Plan Application

Owner's Name: William Larry Carter		If the property is under more than one ownership please use multiple sheets.
Owner's Address: 560 Clinton Dr		
City: Orange Park	State: FL	Zip Code: 32073
Phone:	Email:	

Parcel Information

Parcel Identification Number Including Section, Township and Range: 008040-004-00		
Address: Fountain Dr.		
City: Orange Park	State: FL	Zip Code: 32065
Current Land Use: UC-10	Proposed Land Use: UC-16	
Total Acreage: 2 acres (+/- 23.75 acres total)	Adjacent Land Use North: Commercial & Single-Family	
Adjacent Land Use South: Commercial	Adjacent Land Use East: Commercial	
Adjacent Land Use West: Single-family & Government		

Required Attachments

<input checked="" type="checkbox"/> Agents Authorization Attachment A-1	<input checked="" type="checkbox"/> Owner's Affidavit Attachment A-2	<input checked="" type="checkbox"/> Legal Description Attachment A-3
<input checked="" type="checkbox"/> Aerial Photograph (folded to 8 1/2" x 11")	<input checked="" type="checkbox"/> Property Deed(s)	<input checked="" type="checkbox"/> Survey

Statement of Purpose, Scope and Justification (at a minimum) statements and supporting material of the following:

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- Traffic Impacts and Improvements**
- Stormwater / Drainage Impacts and Improvements**
- Solid Waste Impacts and Improvements**
- Water and Wastewater Impacts and Improvements**

**Please include description of improvements necessary to accommodate the proposed changes, as well as supporting data and proposed funding sources.

Fees: Large Scale Amendment: \$2500.00 + \$5.00 per acre or fraction thereof

Text Amendment: \$2,500.00 Small Scale Amendment \$1,500.00

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If you decide to appeal any decision made by the Board of County Commissioners with respect to any matter considered at your comprehensive plan amendment hearing, you will need a record of the proceedings at your expense, and for such purpose you should ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The Florida Times Union will be publishing your comprehensive plan amendment legal notices. You must pre-pay your legal advertisement fees. An affidavit must be paid before receiving proof of publication. Should a petition be withdrawn, legal advertising already published will not be refunded.

Owner(s) / Authorized Agent Signature

[Handwritten Signature]

Owner(s) / Authorized Agent Signature

State of Florida

County of ~~Clay~~ DUVAL

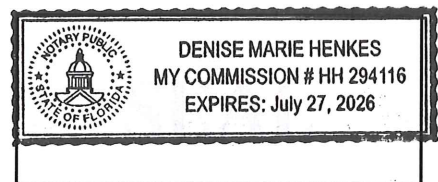
The foregoing affidavit was sworn and subscribed before me this 1st day of NOVEMBER

(month), 2022 (year) by MARK SHELTON, who is personally known to me

or has produced _____ as identification.

[Handwritten Signature]

Notary Signature



Clay County Comprehensive Plan Amendment Agent Authorization Affidavit – Attachment A-1

Date: 11/01/2022

Clay County Board of County Commissioners

Division of Planning & Zoning
Attn: Zoning Chief
P.O. Box 1366
Green Cove Springs, FL 32043

To Whom it May Concern:

Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. As the Owner, I hereby authorize and empower

whose address is:

Phone:

Email:

to act as agent for a comprehensive plan amendment for the property located at (address or Parcel ID):

and in connection with such authorization to file such applications, papers, documents, requests, and other matters necessary for such requested change.

Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

See Attached Agent Authorization

Signature of Owner:

Date:

Printed Name of Owner:

Sworn to and subscribed before me this ____ day of _____ A.D. 20 _____

Personally known _____ or produced identification.

Type of identification produced _____ and number (#): _____

Signature of Notary

Date:

SEAL

Clay County Comprehensive Plan Amendment Property Ownership Affidavit – Attachment A-2

Date: 11/01/2022

Clay County Board of County Commissioners

Division of Planning & Zoning

Attn: Zoning Chief

P.O. Box 1366

Green Cove Springs, FL 32043

To Whom it May Concern:

Be advised that I am the lawful Owner of the property described in the provided legal description attached hereto. I give full consent to process the application for comprehensive plan amendment.

Owner's Electronic Submission Statement: Under the penalty or perjury, I declare that all information contained in this affidavit is true and correct.

I hereby certify that I have read and examined this affidavit and know the same to be complete and correct.

See Attached Agent Authorization

Signature of Owner:

Date:

Printed Name of Owner:

Sworn to and subscribed before me this ____ day of _____ A.D. 20____

Personally known _____ or produced identification.

Type of identification produced _____ and number (#): _____

Signature of Notary

Date:

SEAL

EXHIBIT A1

AGENT AUTHORIZATION

Authorization Letter

Date: August 15, 2022

Clay County Board of County Commissioners

Division of Planning and Zoning
P.O. Box 1366
Green Cove Springs, FL 32043

Re: Comprehensive Plan Amendment, Rezoning and associated land use applications and permits for Parcel 28-04-25-008040-001-00

To Whom It May Concern,

Be advised that I am the lawful owner of the property described in the enclosed application with Parcel ID 28-04-25-008040-001-00 (the "Property"). As the owner, I hereby consent, authorize and empower Kimley-Horn and Associates, Inc. and Driver, McAfee, Hawthorne and Diebenow, PLLC to act as agents to file application(s) and permit(s), including, but not limited to, for comprehensive plan amendment(s), rezoning, etc. with Clay County, to act on my behalf for any and all entitlement and permitting applications associated with the Property and with such authorization to file applications, papers, documents, requests and other matters necessary.

YL21, LLC, a Florida limited liability company

By: Vanda L. Yonge

Print: Vanda L Yonge

Date: August 15, 2022

State of Maine
County of Lincoln

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of August, 2022, by Vanda L. Yonge, the _____ of YL21, LLC, a Florida limited liability company on behalf of the company.

Sarah J. Winchenbach
(Print Name _____)
NOTARY PUBLIC
State of ~~Florida~~ Maine at Large
Commission # _____ SARAH J. WINCHENBACH
My Commission Expires: _____ Notary Public, Maine
He/she is [check one]: My Commission Expires December 13, 2022
 Personally Known _____
 OR Produced I.D. 5607361
Type of Identification Produced
Maine Drivers license



Authorization Letter

Date: 9-22-22

Clay County Board of County Commissioners
Division of Planning and Zoning
P.O. Box 1366
Green Cove Springs, FL 32043

Re: Comprehensive Plan Amendment, Rezoning and associated land use applications and permits for Parcel 28-04-25-008040-004-00

To Whom It May Concern,

Be advised that I am the lawful owner of the property described in the enclosed application with Parcel ID 28-04-25-008040-004-00 (the "Property"). As the owner, I hereby consent, authorize and empower Kimley-Horn and Associates, Inc. and Driver, McAfee, Hawthorne and Diebenow, PLLC to act as agents to file application(s) and permit(s), including, but not limited to, for comprehensive plan amendment(s), rezoning, etc. with Clay County, to act on my behalf for any and all entitlement and permitting applications associated with the Property and with such authorization to file applications, papers, documents, requests and other matters necessary.

William Larry Carter (a/k/a Larry Carter)

By: [Signature]
Print: WILLIAM LARRY CARTER
Date: 9-22-22

State of FLORIDA
County of CLAY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 day of SEPT., 2022, by William Larry Carter (a/k/a Larry Carter).

[Signature]
(Print Name Pamela S. Minnick)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____
He/~~she~~ is [check one]:
Personally Known
~~OR Produced I.D.~~ _____
Type of Identification Produced _____

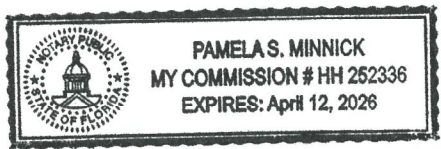


EXHIBIT A2
LEGAL DESCRIPTION

LEGAL DESCRIPTION

LEGAL DESCRIPTION #1 (TITLE COMMITMENT # FL252202155JC/DC2200544):

A PARCEL OF LAND SITUATE IN THE S.E. 1/4 OF N.E. 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE N.E. CORNER OF S.E. 1/4 OF N.E. 1/4 OF SAID SECTION 28; THENCE ON THE N. LINE THEREOF RUN S. 89°59' W., 217.0 FEET; THENCE S. 21°39'49"W., 250.34 FEET; THENCE N. 62°06'45" W., 398.96 FEET; THENCE N. 00°07'40" W., 46.00 FEET TO THE N. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE S. 89°59' W, 662.19 FEET TO THE W. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE S. 00°08'30" E., 1340.76 FEET TO THE S. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE N. 89°49' E., 455.53 FEET TO THE NORTHWESTERLY LINE OF STATE ROAD NO. 21; THENCE ON LAST SAID LINE N. 55°12' E., 1055.83 FEET TO THE E. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE N. 00°07' W., 737.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 508, PAGE 205, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 639, PAGE 533, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 639, PAGE 534, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 702, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1101, PAGE 590, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1531, PAGE 1042, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. (PARCEL NUMBER 104)
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1675, PAGE 31, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 4, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3057, PAGE 1482, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. (PARCEL NUMBER 102)
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3733, PAGE 328, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- ANY LAND LYING WEST OF BEAR RUN BOULEVARD.

LEGAL DESCRIPTION

TOGETHER WITH:

LEGAL DESCRIPTION #2 (TITLE COMMITMENT # FL252209143JC/DC2202399):

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 01 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 28, 1336.85 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 217.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 39 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE LANDS CONVEYED IN OFFICIAL RECORD BOOK 244, PAGE 424, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, 250.34 FEET; THENCE NORTH 62 DEGREES 06 MINUTES 45 SECONDS WEST, ALONG THE SAID NORTHERLY LINE, 398.96 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS WEST ALONG SAID NORTHERLY LINE AND THE NORTHERLY PROLONGATION THEREOF 76.04 FEET; THENCE NORTH 78 DEGREES 44 MINUTES 23 SECONDS EAST, 264.70 FEET; THENCE SOUTH 80 DEGREES 22 MINUTES 00 SECONDS EAST, 207.23 FEET; THENCE SOUTH 21 DEGREES 39 MINUTES 49 SECONDS WEST, 50.66 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 28, 1336.85 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28, 217.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 21 DEGREES, 39 MINUTES 49 SECONDS EAST, 32.28 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 00 SECONDS EAST, 190.02 FEET TO THE WEST RIGHT OF WAY LINE OF OAK DRIVE (A 40.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 30.03 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, 202.00 FEET TO THE POINT OF BEGINNING

EXHIBIT A3

JUSTIFICATION FOR LAND USE AMENDMENT

Justification for the Land Use Amendment

Overview

This small-scale land use amendment is requesting the modification of approximately 23.74 acres (PINs: 28-04-25-008040-001-00 and 28-04-25-008040-004-00) from the Urban Core-10 (UC-10) land use category to the Urban Core-16 (UC-16) land use category. This Future Land Use map amendment from UC-10 to UC-16 will allow the property to be utilized at a marketable density for a multi-family residential development, thereby increasing the limited amount of existing market-rate multi-family housing in this area of Clay County.

Both the Clay County UC-10 and UC-16 land use designations are intended for land within the core of urban service areas and areas accessible to employment centers. The subject property is located as such. However, the UC-16 designation has a higher permitted density at 16 units/net acre. Because UC-10 has a maximum density of 10 units/net acre, the proposed land use amendment is required to allow the best use of the property as multi-family residential.

The subject parcels are bounded by UC-10 (currently used as commercial, government uses, and single-family residential) to the north and west, with Commercial (COM) land use to the south and east. With these land use designations surrounding the parcel, the proposed amendment will allow the property to serve as a higher density residential buffer between the COM parcels and the UC-10 parcels. As such, the land use intensity from south to north would progressively decrease, going from commercial uses fronting Blanding Boulevard to the proposed multi-family development, to the existing single-family residential uses. This will not only be compatible but will also provide a transition to the existing single-family residential from the higher, more intense commercial land uses along Blanding Boulevard.

According to the Clay County 2040 Comprehensive Plan Future Land Use Element's definitions, infill development is defined as "the development of vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place". The proposed project is located within a developed portion of the County and surrounded by existing developments and within the Urban Service Area, thereby meeting the definition of infill. Given this the urban sprawl analysis in Section 163.3177(6)(a), Florida Statutes, is not necessary as the land use amendment will not result in urban sprawl. Many of the policies in the Clay County 2040 Comprehensive Plan encourage infill development as will further be shown below.

Density

This application proposes to amend the land use designation of the property from UC-10 to UC-16. The UC-16 land use designation allows multi-family uses at a base

maximum density of 16 units/net acre provided a parcel is served by central water and sewer and located within ¼ mile of a transit route. Clay County Utility Authority will provide central water and sewer service to the property and the property is approximately 0.20 miles from the Clay County Red Line transit route along Blanding Boulevard and Knight Boxx Drive at the Winn Dixie anchored shopping center. The property is proposed to be developed with 270 multi-family units on 23.74 acres at a density of 12.9 units/net acre (23.74 acres minus 2.77 acres of wetlands). This location is optimal for the proposed multi-family use.

One of the intents of the Clay County 2040 Comprehensive Plan is for developments, such as the proposed, to be located at higher densities in locations that promote infill development, thereby preventing urban sprawl. This intent is captured by the Future Land Use Element Policies 1.4.3 and 1.4.5 and Clay County Land Development Code Section 3-10(d), which strategically incentivizes developments to have higher densities based upon site location and criteria. Although the points are not applicable to this project, it is worth noting that the proposed project qualifies for 130 points which is the minimum number of points for the maximum base density of 16 units/net acre in the UC-16 land use category. The incentive criteria are based on the location of the property relative to emergency services, utilities and other similar services. The site qualifies for points due to the proximity to fire protection (± 1.66 miles), emergency medical services (± 2.12 miles), schools (±1 mile), and mass transit route (±0.2 miles), as well as providing central water and sewer, and having paved access to Blanding Boulevard, a minor arterial. This further proves the optimal location of the site and the project’s ability to meet the intent of the Clay County 2040 Comprehensive Plan. In addition, multi-family infill development in this area is becoming increasingly needed, as demonstrated by the approval of the nearby Avanta Orange Park PUD.

<u>Criteria</u>	<u>Points</u>
Proximity to fire protection	
0 to 3 miles	20
3.1 to 6 miles	10

Density Points Achieved: 20 Points. The property is located approximately 1.66 miles from Fire Station 17 as depicted on the Proximity to Public Services Map attached as Exhibit G.

Proximity to emergency medical services	
<u>0 to 3 miles</u>	<u>20</u>
<u>3.1 to 6 miles</u>	<u>10</u>

Density Points Achieved: 20 Points. The property is located approximately 2.12 miles

from St. Vincent’s Medical Center (Clay County) as depicted on the Proximity to Public Services Map attached as Exhibit G.

Paved access to arterial or collector roads that
Meet or exceed LOS standards

Nearest LOS road is arterial	10
Nearest LOS is collector	5

Density Points Achieved: 10 Points. The project will have access from Oak Lane to Blanding Boulevard, which is an arterial road.

Central water and sewer facilities provided

Central water and sewer	50
Central sewer only	20
Central water only	20

Density Points Achieved: 50 Points. Clay County Utility Authority will provide central water and sewer services to the property.

Proximity to schools

Within 1.5 miles of nearest school (requiring no busing)	20
Over 1.51 miles from nearest school (requiring busing)	1-

Density Points Achieved: 20 Points. The project is approximately 1 mile from Ridgeview High School and Ridgeview Elementary School. According to the Clay County School Board website, the students within this project will not be eligible for transportation as shown on Exhibit H. Note that the property does not currently have a 911 address and as such the property to the north located at 37 Fountain Drive was used for the busing distance determination.

Additional reservation of open space above minimums Max 25
(One point for every one percent of land placed in open space above minimums up to 25 points).

Density Points Achieved: N/A.

Proximity to mass transit route

Within ¼ mile	10
Within ½ mile	5

Density Points Achieved: 10 Points. The project is approximately 0.20 miles from the mass transit route located at the Winn Dixie Shopping Center along the Clay County Red Line at Blanding Boulevard and Knight Boxx Road.

Total possible points	145
Total project points	130

Traffic Impact Analysis:

Based on the Trip Generation, 11th Edition, published by the Institute of Transportation Engineers, the proposed 270 apartment units are anticipated to generate 1,806 Daily trips, 107 AM peak hour trips (26 inbound trips, 81 outbound trips), and 137 PM peak hour trips (86 inbound trips, 51 outbound trips). Based on the FDOT 2020 Quality / Level of Service Handbook, Oak Lane’s two-way peak hour level of service D capacity would be approximately 1,200 vehicles per hour (Class II, 2 lanes undivided, non-state roadway adjustment). A turning movement count at the Blanding Boulevard / Oak Lane / Knight Boxx Road intersection was conducted on Tuesday, August 16, 2022 from 4:00 PM to 6:00 PM. Based on the turning movement count, the highest existing two-way hourly volume counted on Oak Lane between 4:00 PM and 6:00 PM was 249 vehicles per hour. Therefore, Oak Lane currently operates at approximately 21 percent of its level of service D capacity (249/1200 = 21%). With the addition of the project traffic (137 PM peak hour trips), the projected two-way PM peak hour volume on Oak Lane would be 386 vehicles per hour, which would occupy approximately 32 percent of Oak Lane’s level of service D capacity.

This project is consistent with the following Comprehensive Plan Policies and Objectives:

Future Land Use Element Objective 1.1

The County shall protect its natural resources and agricultural lands by encouraging new development to locate as “in-fill development” in existing urbanized areas.

The proposed development is surrounded by existing development in a designated urban service area. As the parcels are vacant (except for a barn), the proposed development meets this objective through the proposed multi-family development.

Future Land Use Element Objective 1.5

The County shall discourage urban sprawl by directing urban growth to the Urban Service Area (USA) where public facilities and services are available or are anticipated to be available within the horizon of this Plan.

The proposed development meets this objective by avoiding urban sprawl through in-fill development within the Urban Service Area. The proposed parcels are in close proximity to schools, fire protection, emergency medical and transit facilities, and therefore are in

an ideal location for the requested development. In addition, the Clay County Utility Authority will provide central water and sewer to the proposed development.

Future Land Use Element Policy 1.5.4

Future urban intensity development requiring access to public facilities shall be located within or near areas where public facilities and services are available. New residential developments at gross densities less than three units per acre shall be discouraged in the Urban Service Area except for those areas designated Rural Fringe wherein a minimum density of one unit per net acre is allowed.

The proposed project has access to existing public facilities and is over 3 units/acre therefore it meets this policy. Please also see response to Future Land Use Element Objective 1.5.

Future Land Use Element Policy 1.5.13

Clay County shall acquire or require dedication of adequate lands for parks and recreation to meet the existing and future recreational needs, as identified in the Recreation and Open Space Element of the Plan.

The proposed project meets this policy by proposing to preserve approximately 2.77 Acres (12% of gross acres) of wetlands, exceeding the required 10% open space, and adding additional amenity and recreation space, which may include a clubhouse, dog park, pool, etc., as detailed on the conceptual site plan submitted with the companion PUD rezoning application.

Future Land Use Element Objective 1.6

Clay County shall permit land use strategies to encourage preservation/conservation of natural resources, to protect healthy agricultural lands, to manage sustainable urban growth, and to assure protection of continuous growth in land values.

The proposed project meets this objective by exceeding the required provision of open space by preserving 2.77 acres of wetlands, providing approximately 3.06 acres of storm water ponds, and providing an amenity and recreation spaces. Said improvements to the property will result in conservation of natural resources; and through infill development, urban sprawl and the associated negative impacts are prevented. This is an accepted and fundamental way to manage sustainable urban growth.

Future Land Use Element Policy 1.6.1

Clay County shall encourage Urban Infill and/or Redevelopment.

And

Housing Element Policy 1.1.1

The County shall provide incentives for “in-fill” developments in existing urbanized areas in order to discourage unwarranted urban sprawl.

The subject parcels are currently vacant and located north of Blanding Blvd and west of Oak Lane. To the north of the parcels is existing single-family residential, to the south is commercial, and to the east and west is additional existing commercial and single-family residential and government uses, respectively. As the property is bounded by existing development, it is considered infill development. As such, the proposed project fulfills Clay County 2040 Comprehensive Plan Future Land Use Element Policy 1.6.1 and Housing Element Policy 1.1.1.

Future Land Use Element Policy 1.6.2

Infill sites with plans of appropriate density and amenities are encouraged to be developed.

The proposed project qualifies as an infill development. In the UC-16 land use designation, the maximum base density is 16 units/acre. The proposed project will be less than this maximum at an appropriate density of 270 multi-family units, proposed as 9 residential buildings. At this density, the proposed project can serve as a buffer and transitional use from the existing commercial use to the south and single-family to the north. Additionally, the proximal location to amenities and urban services confirms the optimal location of this project.

Transportation Element Policy 6.1.5

Clay County shall encourage mixed-use, walkable, location-efficient developments that balance the need for sufficient density to support convenient transit service with the scale of the adjacent community.

The proposed project meets this policy in that the development site is located ±1 mile from Ridgeview High School, Ridgeview Elementary School, a US Post Office location, and additional public services. The site's proximity to employment centers, schools, public transportation, and additional public services provides for an ideal example of vehicular trip reduction through a location-efficient development.

Housing Element Policy 1.1.3

The County shall review all proposed developments to ensure compatible buffering between single-family neighborhoods and higher density development, including commercial and industrial and multi-family development.

Adequate buffering will be provided between the proposed development (multi-family) and the neighboring single-family residential. Additionally, this development will create a gradual reduction in density from single-family to multi-family to commercial—further buffering the existing single-family residential from the existing commercial uses on Blanding Blvd.

Recreation and Open Space Element Policy 1.2.1

New Planned Unit Developments (PUDs) shall provide a system of bikeways, footpaths, or nature trails linking recreational facilities and open space within residential areas.

The proposed project includes sidewalk connectivity within and throughout the site and to the existing off-site sidewalk network. The proposed sidewalks will connect the residential buildings, amenity center, open space, and recreation space. Thereby, the proposed project meets the intent of this policy.

EXHIBIT B

AERIAL PHOTOGRAPH



**REPUBLIC MULTI-FAMILY
SITE AERIAL MAP**

Legend
Project Site




EXHIBIT C
PROPERTY DEED

RETURN TO:

Prepared by and return to
Kenneth M. Keefe, Jr.
McGuire Woods LLP
50 N. Laura Street, Suite 3300
Jacksonville, Florida 32202

JAMES YONGE
3948 3RD STREET S. #351
JACKSONVILLE BEACH, FL 32250

Taxpayer I.D. No. N/A
Parcel ID No. 16-05-24-005954-146
Parcel ID No. 16-05-24-005954-147
Parcel ID No. 28-04-25-008040-001-00
Parcel ID No. 28-04-025-008053-003-00

NOTE: This deed is subject only \$0.70 of deed transfer taxes as the entire ownership interest of the Grantee is owned by the Grantor, and no consideration is being paid to Grantor. See Crescent Miami Center, LLC v FL DOR, SC03-2063, May 19, 2005

QUIT CLAIM DEED

THIS INDENTURE, made as of ~~November 18~~ ^{MARCH} 18, 2008, is by and between **JAMES E. YONGE**, individually and as trustee, whose address is 3948 Third Street South, Jacksonville Beach, Florida 32250, herein called the Grantor, and **YL21, LLC**, whose address is 3948 Third Street South, Jacksonville Beach, Florida 32250, herein called the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying and being in the County of Clay, State of Florida:

Parcels One and Two: Lots 11 and 12, Block 58, according to the plat of JACKSONVILLE SOUTH, UNIT II, as recorded in Plat Book 11, pages 1-13, in the public records of Clay County, Florida.

Parcel Three: A parcel of land situate in the S.E. ¼ of N.E. ¼ of Section 28, Township 4 South, Range 25 East, Clay County, Florida, and being more particularly described as follows: Begin at the N.E. corner of S.E. ¼ of N.E. ¼ of said Section 28; thence on the N. line thereof run S. 89°59' W., 217.0 feet; thence S. 21°39'49" W., 250.34 feet; thence N. 62°06'45" W., 398.96 feet; thence N. 00°07'40" W., 46.00 feet to the N. line of said S.E. ¼ of N.E. ¼; thence on last said line S. 89°59' W, 662.19 feet to the W. line of said S.E. ¼ of N.E. ¼; thence on last said line S. 00°08'30" E., 1340.76 feet to the S. line of said S.E. ¼ of N.E. ¼; thence on last said line N. 89°49' E., 455.53 feet to the Northwesterly line of State Road No. 21; thence on last said line N. 55°12' E., 1055.83 feet to the E. line of said S.E. ¼ of N.E. ¼; thence on last said line N. 00°07' W., 737.03 feet to the point of beginning.

[DESCRIPTION CONTINUES ON FOLLOWING PAGE]

LESS AND EXCEPTING from such Parcel Three all those lands previously conveyed by Grantor (or taken in condemnation) as described in instruments recorded in the following book and page of the public records of Clay County, Florida:

<u>Book</u>	<u>Page</u>	<u>Date</u>	<u>Grantee</u>
508	205	Oct. 30, 1978	FDOT
639	534	Sept. 10, 1981	Coleman & Associates
769	702	Sept. 10, 1981	Bogin
1101	590	Sept. 10, 1981	Bogin
1531	1042	Nov. 28, 1994	FDOT
1675	31	July 11, 1997	Oak Lane Equities
1784	4	Nov. 26, 1998	Clay County
3057	1482	Feb. 25, 2008	FDOT

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

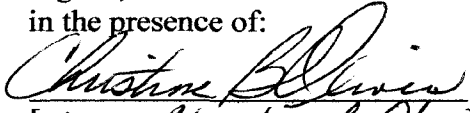
TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor represents and warrants the property conveyed hereby is vacant and unoccupied, and does not constitute the homestead of the Grantor.

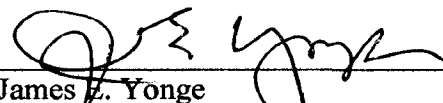
(When used herein the terms "Grantor" and Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


[print name Christine B. Oliver]


[print name Stephanie Spinelli]


James E. Yonge
individually and as trustee

STATE OF FLORIDA
COUNTY OF UVAL

~~November, 2008~~ ^{March 2010} The foregoing instrument was acknowledged before me this 18 day of ~~November, 2008~~, by JAMES E. YONGE, individually and as trustee, who is personally known to me or has produced Drivers License as identification.



Christine S. Oliver

Notary Public, State of Florida
[please print] _____

My Commission Expires:
Serial No. _____

(NOTARIAL SEAL)

ENLEDEED1ld
HWY17DEEDskd

RETURN TO/Prepared by:
David A. King, Attorney
1416 Kingsley Avenue
Orange Park, FL 32073

WARRANTY DEED

THIS DEED, made this 12th day of November, 2021 BY AND BETWEEN

William Larry Carter, AKA Larry Carter, a single man
560 Clinton Drive
Orange Park, Florida 32073

hereinafter "GRANTOR", and

William Larry Carter, AKA Larry Carter, a single man
560 Clinton Drive
Orange Park, Florida 32073

hereby reserving and retaining a LIFE ESTATE with full power and authority to grant, sell, convey, reconvey, mortgage, encumber, lease, renounce, divest, transfer, assign, gift, hypothecate or otherwise dispose of the caption property, in fee simple, with or without consideration, without joinder of any Remainderperson, with full power and authority to retain any and all proceeds therefrom, without any liability to any Remainderperson for waste; reserving and retaining full power and authority for the Life Tenant to divest any Remainderperson of their Remainder Interest and to reconvey the Remainder Interest to the Life Tenant, and/or to any successor Remainderperson, with or without consideration, and without joinder of any Remainderperson; and upon the death of the Life Tenant, the REMAINDER INTEREST, if any, to:

Corey G. Aaron, a single man ("Remainderperson")
560 Clinton Drive
Orange Park, Florida 32073

In the event that the Remainderperson, Corey G. Aaron, has not survived the Life Tenant, the REMAINDER INTEREST, if any, to:

Raynell S. Aaron, a single woman ("Successor Remainderperson")
560 Clinton Drive
Orange Park, Florida 32073

hereinafter collectively "GRANTEE",

D.O.R. EXAMINER/CLERK OF THE COURT

This Deed represents a gift conveyance from an individual to his friend's son of the Remainder Interest in the caption Property. The caption Property has no outstanding mortgage; therefore, pursuant to Florida Department of Revenue T.A.A. No. 20B4-004 (2020), this conveyance is subject to the minimum Florida documentary stamp tax in the amount of \$0.70.

WITNESSETH, That said Grantor has gifted, granted, and conveyed to the Grantee and Grantee's heirs, successors and assigns forever, without consideration, the following described caption lands (the "Property") located in the County of Clay, State of Florida:

Blocks 28 and 29, WALKILL GARDENS S/D
Deed Book 30, page 34

PARCEL NO. 03-07-26-015807-000-00

The Grantor and the Grantee have not provided or requested the benefit of a current survey or evidence of good title in the preparation of this Deed. The Preparer makes no representations or warranties as to the status or the condition of the title conveyed or to matters that may be ascertained from an accurate current survey.

Together with and subject to covenants, restrictions, reservations and easements of record, if any, and taxes for the current year.

Together with all tenements, improvements, incorporeal rights and appurtenances thereto; to have and to hold same in fee simple forever.

Said Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, has hereunto set Grantor's hand this day and year first above written.

WITNESSED BY:

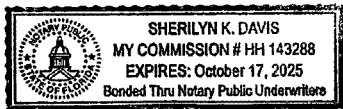
David A. King
Witness
Print DAVID A. KING

William Larry Carter
Name: William Larry Carter
AKA Larry Carter
Address: 560 Clinton Drive
Orange Park, FL 32073

Paige L. Agnew
Witness
Print Paige L. Agnew

STATE of FLORIDA
COUNTY of CLAY

Before me, a notary public authorized to take acknowledgements in the state and county set forth above, appeared Larry Carter, by means of **physical presence**, who is personally known to me to be the person who executed the foregoing instrument and who acknowledged before me that he executed same, on this 12th day of November, 2021.



Sherilyn K. Davis
Print Name Sherilyn K. Davis
Notary Public

EXHIBIT D
SURVEY

A PARCEL OF LAND SITUATE IN THE S.E. 1/4 OF N.E. 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE N.E. CORNER OF S.E. 1/4 OF N.E. 1/4 OF SAID SECTION 28; THENCE ON THE N. LINE THEREOF RUN S. 89°59' W., 217.0 FEET; THENCE S. 21°39'49" W., 250.34 FEET; THENCE N. 62°06'45" W., 398.96 FEET; THENCE N. 00°07'40" W., 46.00 FEET TO THE N. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE S. 89°59' W., 662.19 FEET TO THE W. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE S. 00°08'30" E., 1340.76 FEET TO THE S. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE N. 89°49' E., 455.53 FEET TO THE NORTHWESTERLY LINE OF STATE ROAD NO. 21; THENCE ON LAST SAID LINE N. 55°12' E., 1055.83 FEET TO THE E. LINE OF SAID S.E. 1/4 OF N.E. 1/4; THENCE ON LAST SAID LINE N. 00°07' W., 737.03 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 508, PAGE 205, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 639, PAGE 533, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 639, PAGE 534, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 702, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1101, PAGE 590, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1531, PAGE 1042, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. (PARCEL NUMBER 104)
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1675, PAGE 31, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1784, PAGE 4, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 3057, PAGE 1482, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. (PARCEL NUMBER 102)
- THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 3733, PAGE 328, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
- ANY LAND LYING WEST OF BEAR RUN BOULEVARD.

TOGETHER WITH:

LEGAL DESCRIPTION #2 (TITLE COMMITMENT # FL252209143JDCD2202399):

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 01 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 28, 1336.85 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, 217.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21 DEGREES 39 MINUTES 49 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE LANDS CONVEYED IN OFFICIAL RECORD BOOK 244, PAGE 424, OF THE PUBLIC RECORDS OF SAID CLAY COUNTY, FLORIDA, 250.34 FEET; THENCE NORTH 62 DEGREES 06 MINUTES 45 SECONDS WEST, ALONG THE SAID NORTHERLY LINE, 398.96 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS WEST ALONG SAID NORTHERLY LINE AND THE NORTHERLY PROLONGATION THEREOF 76.04 FEET; THENCE NORTH 78 DEGREES 44 MINUTES 23 SECONDS EAST, 264.70 FEET; THENCE SOUTH 80 DEGREES 22 MINUTES 00 SECONDS EAST, 207.23 FEET; THENCE SOUTH 21 DEGREES 39 MINUTES 49 SECONDS WEST, 50.66 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PORTION OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 28, THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID SECTION 28, 1336.85 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID SECTION 28, 217.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE NORTH 21 DEGREES 39 MINUTES 49 SECONDS EAST, 32.28 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 190.02 FEET TO THE WEST RIGHT OF WAY LINE OF OAK DRIVE (A 40.0 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE 30.03 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, 202.00 FEET TO THE POINT OF BEGINNING.

AREA HATCH LEGEND:

- ORIGINAL PARENT METES AND BOUNDS DESCRIPTION LEGAL DESCRIPTION #1
- PARCELS LESS AND EXCEPTED OUT OF ORIGINAL METES AND BOUNDS PORTION OF LEGAL DESCRIPTION #1

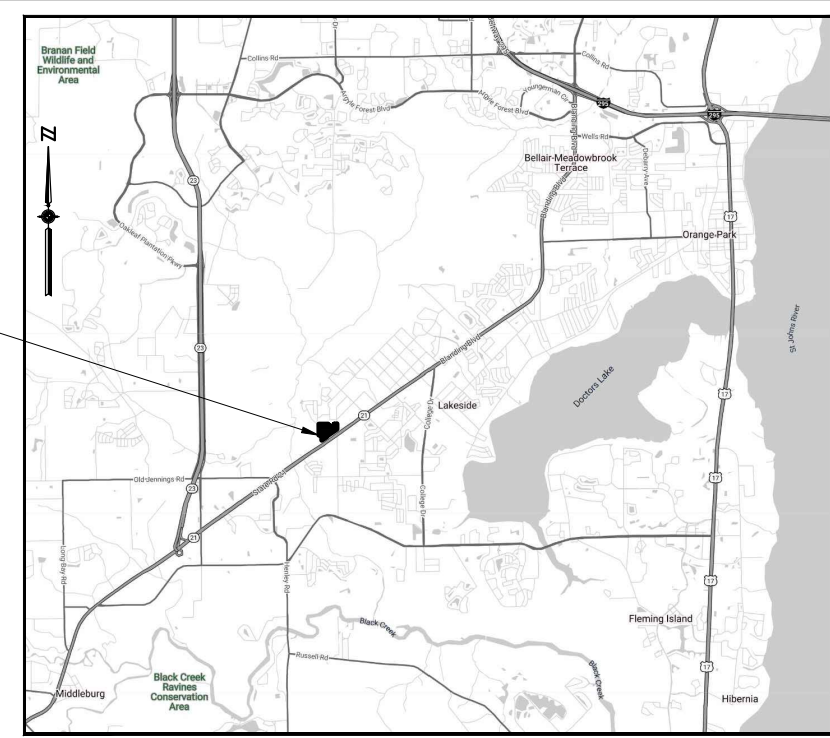
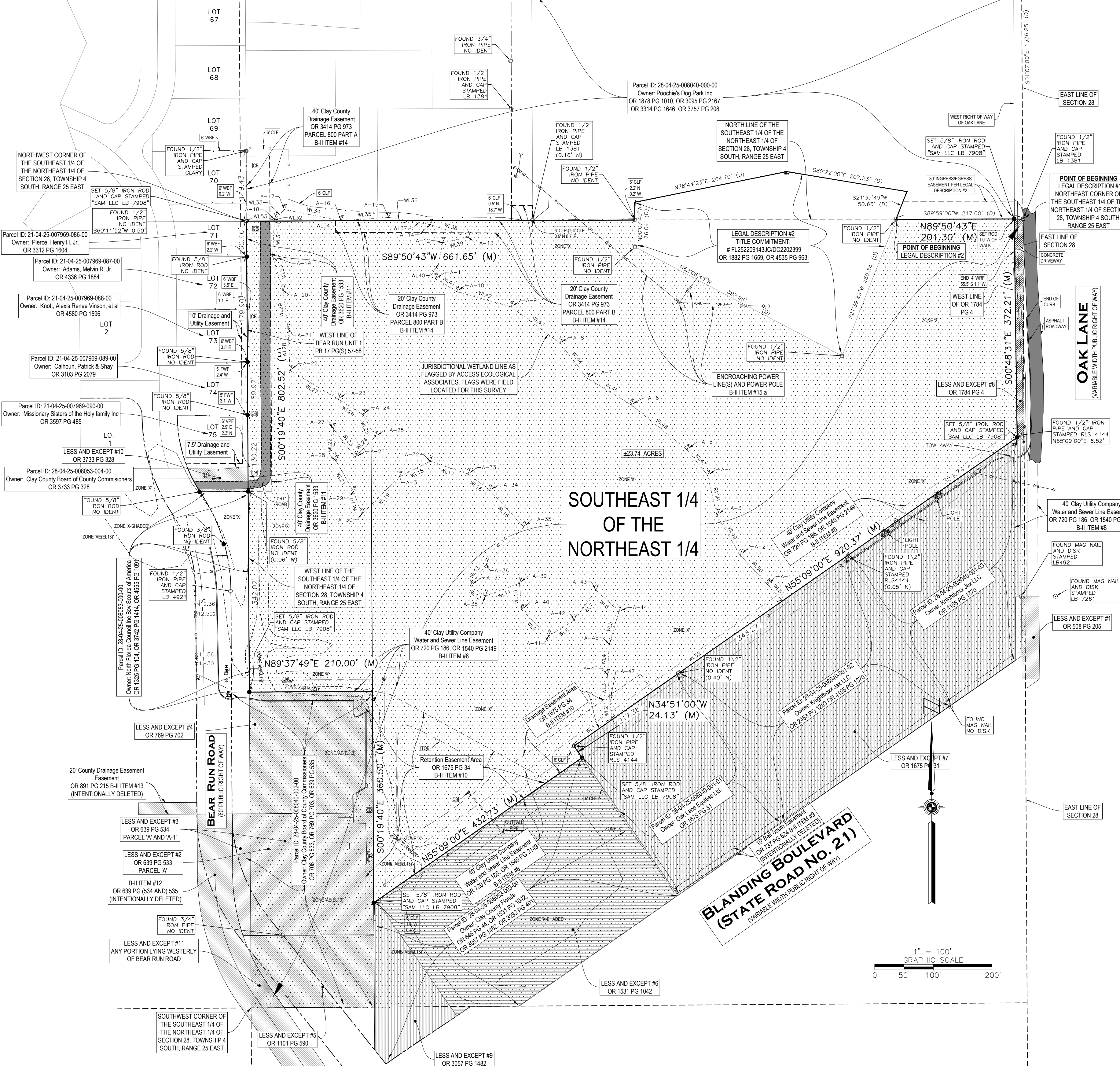
ABBREVIATION LEGEND:

- A-# WETLAND FLAG NUMBER
- CB CATCH BASIN
- CLF CHAINLINK FENCE
- FWF FIELD WIRE FENCE
- IDENT IDENTIFICATION
- LB LICENSED BUSINESS
- LLC LIMITED LIABILITY CORPORATION
- M MEASURED
- M-H OVERHEAD UTILITIES
- OR OFFICIAL RECORD BOOK
- PB PLAY BOOK
- PG PAGE
- TOB TOP OF BANK
- VPF VINYL PRIVACY FENCE
- WBW WOOD BOARD FENCE
- WRF WOOD RAIL FENCE
- WL-# WETLAND LINE TAG
- X- FENCE AS NOTED

SYMBOL LEGEND:

- Symbol: Denotes:
- AT&T HAND HOLE
- BACKFLOW PREVENTER
- DRAINAGE MANHOLE
- WETLAND FLAG
- POWER POLE GUY ANCHOR
- FOUND IRON PIPE AS NOTED
- SET OR FOUND IRON ROD AS NOTED
- LIGHT POLE
- MAIL BOX
- FOUND OR SET NAIL AND DISK AS NOTED
- UTILITY POLE
- SEWER MANHOLE
- TRAFFIC SIGN AS NOTED
- WATER METER
- WATER VALVE

ALTA/NSPS LAND TITLE SURVEY



SITE LOCATION

VICINITY MAP NOT TO SCALE

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) STATE PLANE COORDINATE VALUES FOR FLORIDA STATE PLANE ZONE EAST.
- IT IS THIS SURVEYOR'S OPINION THAT A NEW BLANKET LEGAL DESCRIPTION SHOULD BE CREATED FOR THE ENTIRETY OF THE CONTIGUOUS BOUNDARY.
- EASEMENTS OR RIGHTS OF WAY THAT WERE FURNISHED TO THIS SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
- ALL CORNERS DEFINING SURVEYED BOUNDARY WERE EITHER FOUND AND HELD, OR FOUND AND REJECTED IN WHICH CASE NEW CORNERS WERE PLACED. (TABLE 'A' ITEM #1)
- SURVEYED PROPERTY HAS NO ESTABLISHED ADDRESS AT TIME OF SURVEY. (TABLE 'A' ITEM #2)
- BY GRAPHIC PLOTTING ONLY, SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONES X, X-SHADED AND AE(I, 13) ACCORDING TO FLOOD INSURANCE RATE MAP# 12019C0160E AND MAP #12019C0070E BOTH WITH AN EFFECTIVE DATE OF MARCH 17, 2014. (TABLE 'A' ITEM #3)
- GROSS LAND AREA OF SURVEYED PROPERTY IS 23.74 ACRES, MORE OR LESS. (TABLE 'A' ITEM #4)
- FOR VERTICAL RELIEF AND BENCHMARK DATA SEE TOPOGRAPHIC SURVEY PREPARED BY THIS OFFICE. (TABLE 'A' ITEM #5)
- NO ZONING REPORT OR LETTER PROVIDED. (TABLE 'A' ITEMS #6A AND 6B)
- NO BUILDINGS EXISTING ON SURVEYED PROPERTY. (TABLE 'A' ITEMS #7A 7B1, 7B2, AND 7C)
- FOR THE DESCRIBED PROPERTY, THERE WAS NO OBSERVED EVIDENCE OF SIGNIFICANT ONGOING EARTH MOVING WORK. (TABLE 'A' ITEM #7)
- ALL SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK HAVE BEEN SHOWN AND DENOTED HEREON WITH THE EXCEPTION OF AREAS OF REFUSE. (TABLE 'A' ITEM #8)
- ALL ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN DOCUMENTED HEREON, NO PLANS OR AS-BUILT UTILITY REPORTS WERE PROVIDED AND NO UTILITY DESIGNATIONS WERE MARKED OR SURVEYED. (TABLE 'A' ITEM #11)
- NAMES AND PARCEL INFORMATION SHOW FOR ALL ADJOINING LAND OWNERS. (TABLE 'A' ITEM #13)
- NO INFORMATION REGARDING PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS PROVIDED AND NO EVIDENCE OF RECENT ROADWORK WERE OBSERVED DURING THE PROCESS OF CONDUCTING THIS SURVEY. (TABLE 'A' ITEM #17)
- ALL PLOTTABLE EASEMENTS DISCLOSED IN PROVIDED DOCUMENTATION HAVE BEEN DEPICTED AND DENOTED HEREON. (TABLE 'A' ITEM #18)
- THE DESCRIBED PROPERTY ABUTS AND HAS DIRECT ACCESS TO OAK LANE, A PUBLIC RIGHT OF WAY.
- THIS MAP WAS PREPARED BASE UPON TWO SEPARATE ALTA COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TO WIT: COMMITMENT NUMBER: FL252202155JDCD2200544, COMMITMENT DATE AUGUST 1, 2022 AT 08:00 AM, AND COMMITMENT NUMBER: FL252209143JDCD2202399, COMMITMENT DATE SEPTEMBER 26, 2022 AT 08:00 AM, THE DISPOSITION OF ALL SCHEDULE B, SECTION II EXCEPTIONS ARE AS FOLLOWS (EXCEPTION ITEM NUMBERS LISTED BELOW CORRESPOND DIRECTLY WITH THOSE IN SAID SCHEDULE B, SECTION II):

SCHEDULE B-II EXCEPTION NOTES (COMMITMENT NUMBER: FL252202155JDCD2200544):

- ITEMS #1-#7: ARE GENERAL NON-SURVEY RELATED EXCEPTIONS.
- ITEM #8: IS A WATER AND SEWER EASEMENT THAT BURDENS SUBJECT PROPERTY AS DELINEATED AND DENOTED HEREON.
- ITEM #9: INTENTIONALLY DELETED.
- ITEM #10: IS A PRIVATE DRAINAGE EASEMENT THAT BURDENS SUBJECT PROPERTY AS DELINEATED AND DENOTED HEREON.
- ITEM #11: IS A COUNTY DRAINAGE EASEMENT THAT BURDENS SUBJECT PROPERTY AS DELINEATED AND DENOTED HEREON.
- ITEM #12: INTENTIONALLY DELETED.
- ITEM #13: INTENTIONALLY DELETED.
- ITEM #14: IS 2 SEPARATE COUNTY DRAINAGE EASEMENTS IN DESCRIBED IN 2 PARCELS, 1) PARCEL 800-PART A IS A 40 FOOT DRAINAGE EASEMENT THAT IS LOCATED ENTIRELY OFF OF SUBJECT PARCEL, AND 2) PARCEL 800-PART B IS A 20 FOOT DRAINAGE EASEMENT THAT BURDENS SUBJECT PROPERTY. BOTH PARCELS AS DELINEATED AND DENOTED HEREON.
- ITEM #15: MATTERS SHOWN ON THIS SURVEY:
 - a) OVERHEAD POWER LINES AND POWER POLES ENCRACH INTO SUBJECT PROPERTY ALONG NORTH BOUNDARY.

SCHEDULE B-II EXCEPTION NOTES (COMMITMENT NUMBER: FL252209143JDCD2202399):

- ITEMS #1-#7: ARE GENERAL NON-SURVEY RELATED EXCEPTIONS.

SURVEYOR'S CERTIFICATE

AMERICAN LAND TITLE ASSOCIATION* (ALTA*) MINIMUM STANDARD DETAIL REQUIREMENTS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) FOR ALTA/NSPS LAND TITLE SURVEYS

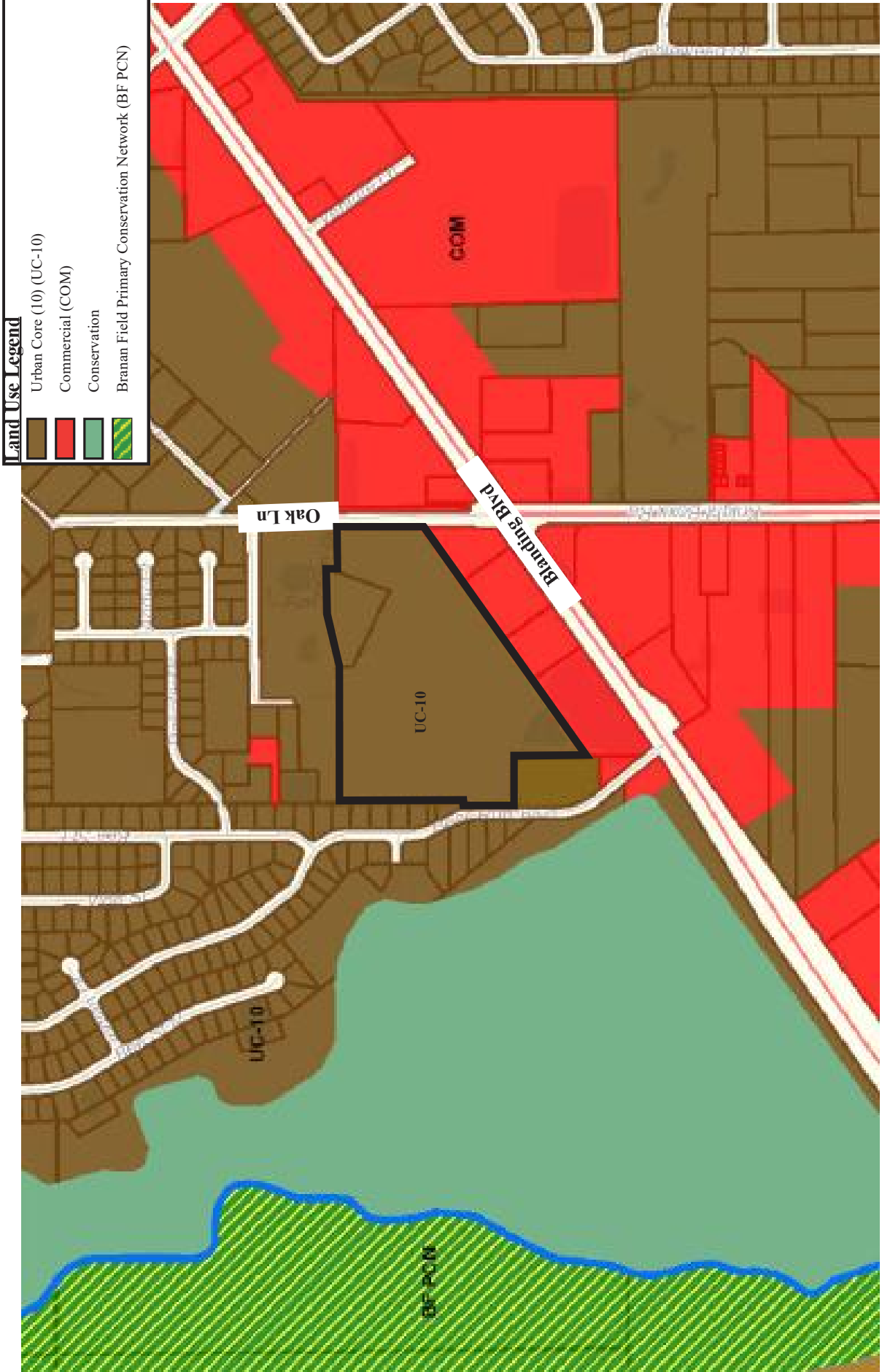
TO: YL21, LLC, A FLORIDA LIMITED LIABILITY COMPANY; REPUBLIC LAND, FIRST TITLE, LLC, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 8b, 7b, 7b1, 7b2, 7b, 8(b)(1) REFUSE AREAS, 11a, 11b, 13, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2022-09-08. DATE OF FLAT OR MAP: 2022-10-13.

JOHN S. THOMAS P.S.M. No. 6223
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
WL1	N55°32'18"E	78.28'	WL7	S35°48'47"W	63.27'	WL13	N36°50'42"E	45.15'	WL19	S45°27'45"W	90.86'	WL25	N29°03'50"W	42.64'	WL31	N02°43'12"E	59.81'	WL37	S80°04'20"E	39.66'	WL43	S53°23'48"E	104.03'	WL49	S30°05'40"E	78.89'	WL55	S42°57'37"E	69.05'	WL61	N47°23'56"W	53.35'	WL67	N45°28'33"W	63.87'	WL73	N05°35'00"W	45.36'	WL79	N45°28'33"W	63.87'	WL85	N45°28'33"W	63.87'	WL91	N45°28'33"W	63.87'	WL97	N45°28'33"W	63.87'	WL103	N45°28'33"W	63.87'	WL109	N45°28'33"W	63.87'	WL115	N45°28'33"W	63.87'	WL121	N45°28'33"W	63.87'	WL127	N45°28'33"W	63.87'	WL133	N45°28'33"W	63.87'	WL139	N45°28'33"W	63.87'	WL145	N45°28'33"W	63.87'	WL151	N45°28'33"W	63.87'	WL157	N45°28'33"W	63.87'	WL163	N45°28'33"W	63.87'	WL169	N45°28'33"W	63.87'	WL175	N45°28'33"W	63.87'	WL181	N45°28'33"W	63.87'	WL187	N45°28'33"W	63.87'	WL193	N45°28'33"W	63.87'	WL199	N45°28'33"W	63.87'	WL205	N45°28'33"W	63.87'	WL211	N45°28'33"W	63.87'	WL217	N45°28'33"W	63.87'	WL223	N45°28'33"W	63.87'	WL229	N45°28'33"W	63.87'	WL235	N45°28'33"W	63.87'	WL241	N45°28'33"W	63.87'	WL247	N45°28'33"W	63.87'	WL253	N45°28'33"W	63.87'	WL259	N45°28'33"W	63.87'	WL265	N45°28'33"W	63.87'	WL271	N45°28'33"W	63.87'	WL277	N45°28'33"W	63.87'	WL283	N45°28'33"W	63.87'	WL289	N45°28'33"W	63.87'	WL295	N45°28'33"W	63.87'	WL301	N45°28'33"W	63.87'	WL307	N45°28'33"W	63.87'	WL313	N45°28'33"W	63.87'	WL319	N45°28'33"W	63.87'	WL325	N45°28'33"W	63.87'	WL331	N45°28'33"W	63.87'	WL337	N45°28'33"W	63.87'	WL343	N45°28'33"W	63.87'	WL349	N45°28'33"W	63.87'	WL355	N45°28'33"W	63.87'	WL361	N45°28'33"W	63.87'	WL367	N45°28'33"W	63.87'	WL373	N45°28'33"W	63.87'	WL379	N45°28'33"W	63.87'	WL385	N45°28'33"W	63.87'	WL391	N45°28'33"W	63.87'	WL397	N45°28'33"W	63.87'	WL403	N45°28'33"W	63.87'	WL409	N45°28'33"W	63.87'	WL415	N45°28'33"W	63.87'	WL421	N45°28'33"W	63.87'	WL427	N45°28'33"W	63.87'	WL433	N45°28'33"W	63.87'	WL439	N45°28'33"W	63.87'	WL445	N45°28'33"W	63.87'	WL451	N45°28'33"W	63.87'	WL457	N45°28'33"W	63.87'	WL463	N45°28'33"W	63.87'	WL469	N45°28'33"W	63.87'	WL475	N45°28'33"W	63.87'	WL481	N45°28'33"W	63.87'	WL487	N45°28'33"W	63.87'	WL493	N45°28'33"W	63.87'	WL499	N45°28'33"W	63.87'	WL505	N45°28'33"W	63.87'	WL511	N45°28'33"W	63.87'	WL517	N45°28'33"W	63.87'	WL523	N45°28'33"W	63.87'	WL529	N45°28'33"W	63.87'	WL535	N45°28'33"W	63.87'	WL541	N45°28'33"W	63.87'	WL547	N45°28'33"W	63.87'	WL553	N45°28'33"W	63.87'	WL559	N45°28'33"W	63.87'	WL565	N45°28'33"W	63.87'	WL571	N45°28'33"W	63.87'	WL577	N45°28'33"W	63.87'	WL583	N45°28'33"W	63.87'	WL589	N45°28'33"W	63.87'	WL595	N45°28'33"W	63.87'	WL601	N45°28'33"W	63.87'	WL607	N45°28'33"W	63.87'	WL613	N45°28'33"W	63.87'	WL619	N45°28'33"W	63.87'	WL625	N45°28'33"W	63.87'	WL631	N45°28'33"W	63.87'	WL637	N45°28'33"W	63.87'	WL643	N45°28'33"W	63.87'	WL649	N45°28'33"W	63.87'	WL655	N45°28'33"W	63.87'	WL661	N45°28'33"W	63.87'	WL667	N45°28'33"W	63.87'	WL673	N45°28'33"W	63.87'	WL679	N45°28'33"W	63.87'	WL685	N45°28'33"W	63.87'	WL691	N45°28'33"W	63.87'	WL697	N45°28'33"W	63.87'	WL703	N45°28'33"W	63.87'	WL709	N45°28'33"W	63.87'	WL715	N45°28'33"W	63.87'	WL721	N45°28'33"W	63.87'	WL727	N45°28'33"W	63.87'	WL733	N45°28'33"W	63.87'	WL739	N45°28'33"W	63.87'	WL745	N45°28'33"W	63.87'	WL751	N45°28'33"W	63.87'	WL757	N45°28'33"W	63.87'	WL763	N45°28'33"W	63.87'	WL769	N45°28'33"W	63.87'	WL775	N45°28'33"W	63.87'	WL781	N45°28'33"W	63.87'	WL787	N45°28'33"W	63.87'	WL793	N45°28'33"W	63.87'	WL799	N45°28'33"W	63.87'	WL805	N45°28'33"W	63.87'	WL811	N45°28'33"W	63.87'	WL817	N45°28'33"W	63.87'	WL823	N45°28'33"W	63.87'	WL829	N45°28'33"W	63.87'	WL835	N45°28'33"W	63.87'	WL841	N45°28'33"W	63.87'	WL847	N45°28'33"W	63.87'	WL853	N45°28'33"W	63.87'	WL859	N45°28'33"W	63.87'	WL865	N45°28'33"W	63.87'	WL871	N45°28'33"W	63.87'	WL877	N45°28'33"W	63.87'	WL883	N45°28'33"W	63.87'	WL889	N45°28'33"W	63.87'	WL895	N45°28'33"W	63.87'	WL901	N45°28'33"W	63.87'	WL907	N45°28'33"W	63.87'	WL913	N45°28'33"W	63.87'	WL919	N45°28'33"W	63.87'	WL925	N45°28'33"W	63.87'	WL931	N45°28'33"W	63.87'	WL937	N45°28'33"W	63.87'	WL943	N45°28'33"W	63.87'	WL949	N45°28'33"W	63.87'	WL955	N45°28'33"W	63.87'	WL961	N45°28'33"W	63.87'	WL967	N45°28'33"W	63.87'	WL973	N45°28'33"W	63.87'	WL979	N45°28'33"W	63.87'	WL985	N45°28'33"W	63.87'	WL991	N45°28'33"W	63.87'	WL997	N45°28'33"W	63.87'	WL1003	N45°28'33"W	63.87'	WL1009	N45°28'33"W	63.87'	WL1015	N45°28'33"W	63.87'	WL1021	N45°28'33"W	63.87'	WL1027	N45°28'33"W	63.87'	WL1033	N45°28'33"W	63.87'	WL1039	N45°28'33"W	63.87'	WL1045	N45°28'33"W	63.87'	WL1051	N45°28'33"W	63.87'	WL1057	N45°28'33"W	63.87'	WL1063	N45°28'33"W	63.87'	WL1069	N45°28'33"W	63.87'	WL1075	N45°28'33"W	63.87'	WL1081	N45°28'33"W	63.87'	WL1087	N45°28'33"W	63.87'	WL1093	N45°28'33"W	63.87'	WL1099	N45°28'33"W	63.87'	WL1105	N45°28'33"W	63.87'	WL1111	N45°28'33"W	63.87'	WL1117	N45°28'3

EXHIBIT E
EXISTING LAND USE MAP



Land Use Legend

- Urban Core (10) (UC-10)
- Commercial (COM)
- Conservation
- Branan Field Primary Conservation Network (BF PCN)

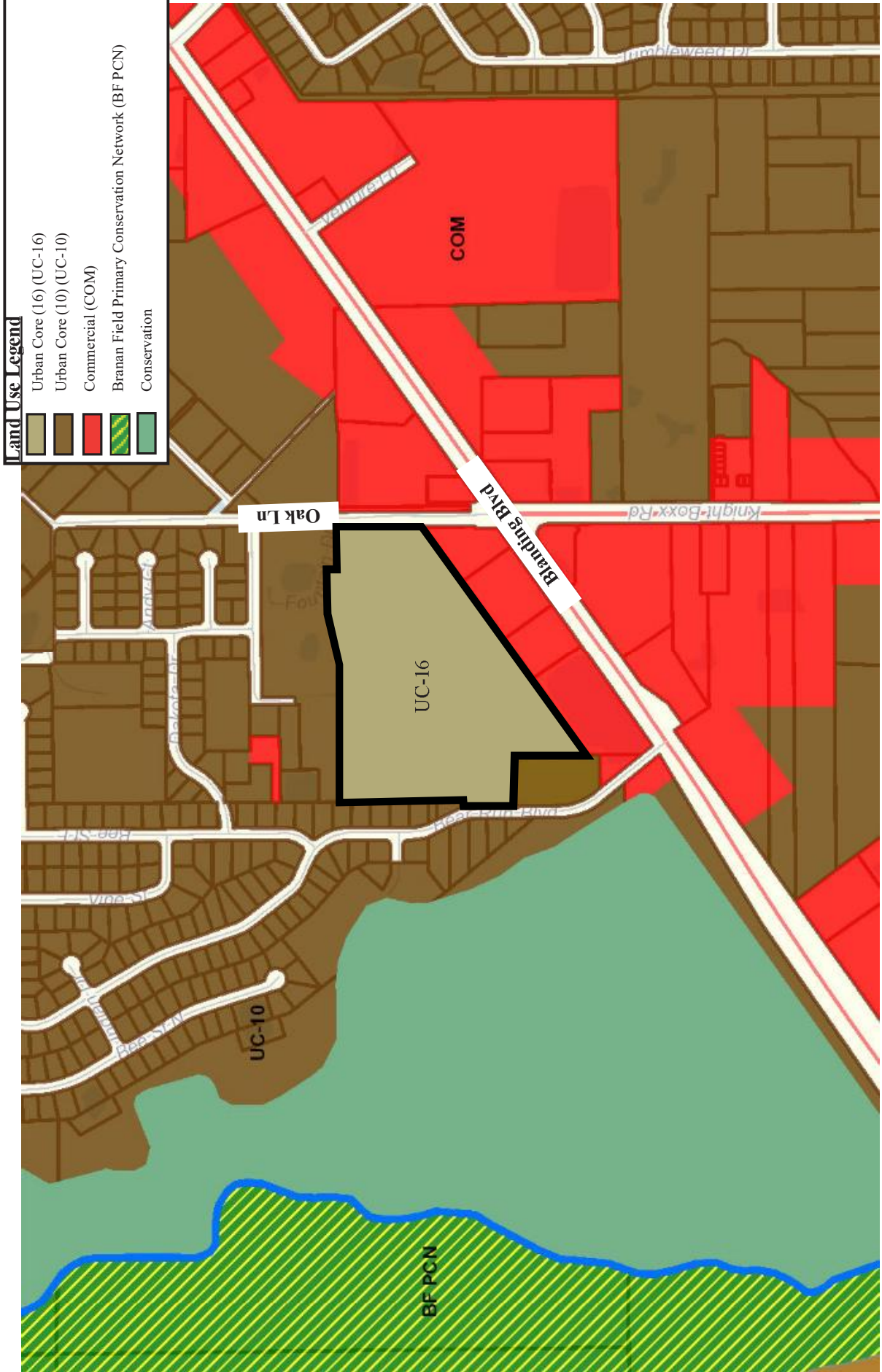
**REPUBLIC MULTI-FAMILY
EXISTING LAND USE MAP**

Legend
Project Site



EXHIBIT F

PROPOSED LAND USE MAP



Land Use Legend

- Urban Core (16) (UC-16)
- Urban Core (10) (UC-10)
- Commercial (COM)
- Branan Field Primary Conservation Network (BF PCN)
- Conservation

**REPUBLIC MULTI-FAMILY
PROPOSED LAND USE MAP**

Legend
Project Site



Kimley»Horn

Expect More. Experience Better.

EXHIBIT G

PROXIMITY TO PUBLIC SERVICES MAP

EXHIBIT H

CLAY COUNTY DISTRICT SCHOOLS TRANSPORTATION ELIGIBILITY LETTER



Can I Ride a Bus?

Street Number

Street Name

Municipality

Board

New Search

Submit

School

Ridgeview Elementary

You are NOT eligible for transportation

School

Orange Park Junior High

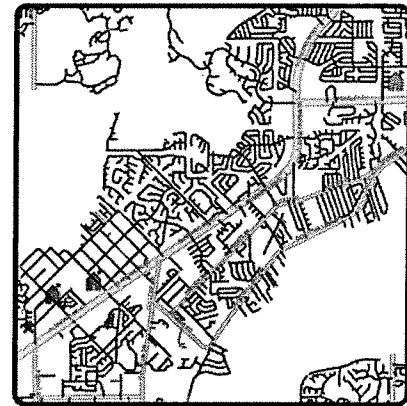
You are eligible for transportation

TravelCode All Other FEFP Transportation Funding Eligible Students, Unweighted

School

Ridgeview High

You are NOT eligible for transportation



[View larger map](#)

Which School do I Attend?

School Year 2022-2023

Language English (United States)

- [About](#)
- [Contact](#)
- [Parent Portal](#)
- [Professional Portal](#)

Efforts are made to ensure this information is accurate and up-to-date. Should there be any discrepancy, the transportation office has the final word. Due to the dynamic state of transportation during unprecedented circumstances, it is recommended that your student is at the stop 10 minutes prior to the scheduled stop time. Georef & BusPlanner Web are registered trademarks of Georef Systems Ltd.

