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**REPUBLIC MULTIFAMILY PUD
REZONING 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 #:

REZONING 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: Mark.Shelton@Kimley-horn.com	

Parcel & Rezoning Information

Parcel Identification Number: 008040-001-00		
Address: 0 Oak Ln		
City: Orange Park	State: FL	Zip Code: 32065
Number of Acres being Rezoned: 21.74	Current Zoning: AR	Current Land Use: UC-10
Proposed Zoning: PUD	I am seeking a: Permitted Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/>	
Property Will be Used as:	Multi-family Residential	

Required Attachments

<input checked="" type="checkbox"/> Deed	<input checked="" type="checkbox"/> Survey	<input checked="" type="checkbox"/> Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5
<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"/> Supplemental Development Questions if Rezoning to PUD PCD PID Attachment A-4		

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 21 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 7 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.

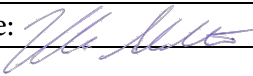
Hearings are held in the County Commission Chambers on the Fourth Floor of the Clay County Administration Building, 477 Houston Street, Green Cove Springs, Florida. You or your authorized agent **must be present**. If there are members of the public who wish to testify regarding your petition, they are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

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 by my signature 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. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article(s) I, III, and XII of the Clay County Code.

Owner's Signature: 

Date: 11/01/2022

Printed Name: Mark Shelton

The rest of this space is intentionally left blank

Clay County Rezoning 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 rezoning 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.

Please 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 Rezoning 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 rezoning.

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.

Please 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

Legal Description – Attachment A-3

See attached.



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 #:

REZONING 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 & Rezoning Information

Parcel Identification Number: 008040-004-00		
Address: Fountain Dr		
City: Orange Park	State: FL	Zip Code: 32065
Number of Acres being Rezoned: 2 acres	Current Zoning: AR	Current Land Use: UC-10
Proposed Zoning: PUD	I am seeking a: Permitted Use <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/>	
Property Will be Used as:	Multi-family residential	

Required Attachments

- Deed Survey Site Plan & Written Statement if Rezoning to PUD PCD PID BSC and PS-5
- Agents Authorization Attachment A-1 Owner's Affidavit Attachment A-2 Legal Description Attachment A-3
- Supplemental Development Questions if Rezoning to PUD PCD PID Attachment A-4

Notices

The required SIGN(S) must be POSTED on the property BY THE APPLICANT 21 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 7 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.


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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 rezoning 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 rezoning 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.

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 by my signature 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. I hereby acknowledge that the zoning requested is my choice and have reviewed and agreed to all conditions listed in this application and the requirements in Article(s) I, III, and XII of the Clay County Code.

Owner's Signature: 	Date: 11/01/2022	Printed Name: Mark Shelton
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The rest of this space is intentionally left blank

Clay County Rezoning 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 rezoning 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.

Please 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 Rezoning 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 rezoning.

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.

Please 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

Legal Description – Attachment A-3

See attached.

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

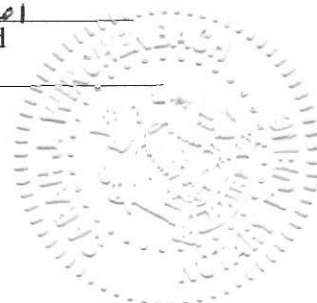
Commission # _____ SARAH J. WINCHENBACH

My Commission Expires: _____ Notary Public, Maine
My Commission Expires December 13, 2022

He/she is [check one]:
 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 _____

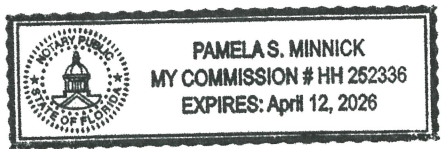


EXHIBIT A2
LEGAL DESCRIPTION

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 B

WRITTEN DESCRIPTION FOR PUD

EXHIBIT B

**WRITTEN DESCRIPTION
For
Republic Multi-Family PUD
November 1, 2022**

I. PROJECT DESCRIPTION

A. This application seeks the approval of a proposed multi-family development north of Blanding Boulevard between Oak Lane and Bear Run Boulevard. The site is directly north of a commercial strip mall and ±0.5 miles from Ridgeview High School in Clay County, Florida. The subject parcels (PINs: 28-04-25-008040-001-00 and 28-04-25-008040-004-00) total approximately 23.75 acres located at 0 Oak Drive and 0 Fountain Drive in Orange Park, Florida. The parcels are currently vacant, except for a barn on the northern parcel.

The proposed project includes 270 multi-family residential units with a companion land use amendment for a proposed maximum density of 16 units per net acre. Other site improvements include ingress/egress on Oak Lane, 2.77 acres of wetland preservation, project recreation and amenity space which may include a clubhouse, pool, dog walk area, interconnected sidewalk, stormwater ponds, recreation space (connected sidewalks), and open space, as defined in the LDC. The proposed development would provide market-rate multi-family housing in a compatible location that has single-family development to the north (Bear Run Subdivision) and east (Tanglewood Village and Ridgewood Subdivisions), and commercial development to the south, immediate east, and immediate north of the parcels (Poochie’s Dog Park) and government uses southwest of the parcels.

In addition to the requested rezoning from Agriculture/Residential (AR) to PUD, this project includes a companion land use amendment from Urban Core (UC-10) to Urban Core (UC-16).

Project Team

Owner	Engineer	Planning & Traffic
-------	----------	--------------------

Republic Properties Corporation 1201 Maryland Avenue, SW, #850 Washington, DC 20024	Skiles Engineering, LLC 217 County Club Park, #306 Birmingham, AL 35213	Kimley-Horn & Associates, Inc. 12740 Gran Bay Pkwy W, Ste 2350 Jacksonville, FL 32258
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- A. Current Zoning District: Agriculture/Residential District (AR)
- B. Requested Zoning District: Planned Unit Development (PUD)
- C. Current Land Use Category: Urban Core-10 (UC-10)

- D. Requested Land Use Category: Urban Core (UC-16)
- E. Parcel Identification Numbers (PINs): 28-04-25-008040-001-00, 28-04-25-008040-004-00

II. QUANTITATIVE DATA

- A. Total Acreage: ±23.75
- B. Total number of proposed dwelling units: 270 units
- C. Max Density Allowed in UC-16: 16 units per net acre
(Net acreage = gross acreage minus preserved wetlands)
- D. Required open space: 10% of gross acreage
- E. Required recreation space: 4% of the 10% open space
- F. Total amount of land coverage of all buildings and structures: ±2.63 Acres
- G. Phase schedule of construction (include initiation dates and completion dates):
Notwithstanding the time limitations in Section 3-33 of the LDC, construction will commence within five (5) years and be completed within ten (10) years of the approval of this PUD

III. STATEMENTS

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

The Proposed PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The proposed PUD differs from the usual application of the Zoning Code in that it binds the Applicant and successors to the PUD Written Description and Site Plan.

- 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 County.

All facilities on this site will be privately owned, operated and managed.

IV. USES AND RESTRICTIONS

- A. Permitted Uses:

All permitted uses and conditional uses shall be consistent with Article III Section 3-19 of the Clay County Land Development Code Multi-Family Residential Zoning District (RD) or as otherwise provided in this PUD.

1. Single-family attached or detached dwellings, multiple-family dwellings, dormitories, rooming houses, and accessory buildings incidental thereto, subject to the following:
 - a. On lots of more than one acre:
 - i. No accessory structure shall exceed the height of the primary structure; and,
 - ii. All other lot requirements must be met as established within this Article.
 2. No accessory structure or use may be constructed or established on any lot prior to the issuance of a building permit for the principal structure. Accessory structures are prohibited within the side and front yards.
 3. Satellite dish receivers to serve the development in which located.
 4. On-premises consumption of alcoholic beverages within recreation- and clubhouse type facilities developed as part of a unified plan of development and only for use by the residents and their guests and licensed under Chapter 11-C of the Florida Division of Alcoholic Beverage and Tobacco.
 5. Recreational facilities and areas, which may include a swimming pool (subject to LDC Section 3-5(bp)), dog park (not subject to LDC Section 3-5(u)), clubhouse and other similar-uses.
 6. Washing facilities for use by residents.
 7. Storage of travel trailers, recreational vehicles and boats provided such units are stored in a separate area, landscaped, and maintained. Storage of these units shall not be permitted on individual lots.
 8. Garage sales will be allowed up to a maximum of two garage sales within any calendar year. The duration of each garage sale shall be a maximum of 72 hours and may be conducted only within daylight hours. No sign advertising a garage sale may be placed on any public right-of-way.
 9. Community mailboxes
- B. Conditional Uses. The following uses are permitted subject to the conditions provided in Sec. 20.3-5.
1. Home occupations.
 2. Public and private water and sewer facilities.
 3. Temporary buildings or structures.
 4. Public Educational Facilities.
 5. Portable Storage Structures.
 6. Chickens, Backyard Residential.
 7. Residential Group Homes of six or fewer individuals.
 8. Residential Group Homes of seven to fourteen individuals.

C. Permitted Accessory Uses and Structures:

Permitted accessory uses and structures shall be consistent with Article III Section 3.19 of the Clay County Land Development Code.

V. DESIGN GUIDELINES**A. Lot Requirements:**

1. Minimum width and area.
 - a. Width—60 feet.
 - b. Area—10,000 square feet.
2. Maximum lot coverage by all buildings and structures.
 - a. 30%
3. Minimum yard requirements (as measured from the overall property boundary)
 - a. Front (East along Oak Ln.)—20 feet
 - b. Side (North) —20 feet
 - c. Side (South) —20 feet
 - d. Rear (West along Bear Run)—25 feet
4. Maximum height of structures
 - a. 45 feet
5. Minimum Distance between buildings
 - a. Front/Front—60 ft.
 - b. Front/Side—40 ft.
 - c. Front/Rear—60 ft.
 - d. Rear/Rear—40 ft.
 - e. Rear/Side—30 ft.
 - f. Side: Side—20 ft.

B. Ingress, Egress and Circulation:**1. Parking Requirements.**

The vehicle parking requirement shall be consistent with the current Clay County Land Development Code requirements of 1.5 spaces per 1 bedroom Unit and 2 spaces per 2 or 3 bedroom Unit.

2. Vehicular Access.

- a. The project shall provide vehicular access to the Property from Oak Lane as conceptually shown on the site plan. No other access points are required in this PUD. In the event the developer acquires property adjacent to Bear Run Boulevard and the property meets the County's access management standards, the developer may obtain an additional secondary access in the future from Bear Run Boulevard. This future access location shall be reviewed and approved through an administrative modification by the Clay County Planning and Development Department.

3. Pedestrian Access.

Pedestrian access shall be provided by sidewalks installed throughout the development and connected to Oak Lane.

C. Signs:

All signs will comply with Article VII of the Clay County Land Development Code (LDC).

D. Landscaping:

Landscaping, buffers, and screening shall be consistent with LDC perimeter buffer requirements as currently stated in Article VI Section 6-8 and Article III, Sec 3.33.(j).

E. Recreation and Open Space:

The Property shall be developed in accordance with Clay County 2040 Comprehensive Plan Recreation and Open Space Element (Exhibit I) and Article III, Sec 3.33.(d.2.iii.) of the current Clay County Land Development Code (Planned Unit Developments (PUD) Zoning).

LDC Article III, Sec 3.33(d.2.iii): Recreation space must be equal to or greater than 10 percent of the gross acreage. Of this 10 percent, 4 percent must be for usable recreation purposes as defined by the growth management plan and shown on the conceptual site plan.

F. Utilities:

Water, Sanitary Sewer and Electric will all be provided by the Clay County Utility Authority (CCUA).

G. Wetlands:

The proposed development includes approximately 2.77 acres of wetland preservation with approximately 4.32 acres of impacted wetlands.

H. Stormwater:

The project will follow the requirements of the St Johns River Water Management District's permitting process and requirements set forth during the permitting process.

VI. 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.

VII. DEVELOPMENT PLAN APPROVAL

The development plan approval process of this project will be consistent with the Clay County LDC Section 2-9 Planned Development Review Process.

VIII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the Clay County 2040 Comprehensive Plan and Land Development Code. The proposed project will be beneficial to and compatible with the surrounding community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;

The existing Agriculture/Residential District (AR) zoning designation is incompatible to the surrounding uses and is limiting for complimentary use. As a result of the low density and intent of AR zoning, as well as the location of existing surrounding development, it is more efficient to rezone the parcels to PUD, thereby providing appropriate and compatible lot and other design standards.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;

The proposed project will provide a gradual transition between the single-family residential use to the north, and the commercial use to the south/south-east of the subject Properties. With proper screening and creative design and development demonstrated by the conceptual site plan, the proposed land use amendment and re-zoning will provide a compatible transition from commercial to single-family.

- C. Will promote the purposes of the Clay County 2040 Comprehensive Plan and Land Development Code.

The proposed project promotes the purposes of the Clay County 2040 Comprehensive Plan and Land Development Code in numerous ways. The most predominant way is how the site location is optimal for the proposed use. When drafting the Clay County 2040 Comprehensive Plan, the intent was for developments, such as the one proposed, to develop at higher densities if in optimal locations that promote infill development, thereby preventing urban sprawl. This intent is captured by the Future Land Use Element Policies 1.4.3, 1.4.5, and LDC section 3-10(d) which strategically incentivizes developments to have higher densities based on site location score and criteria. Although the points are not applicable to this project, it is worth noting the proposed project qualifies for 130 points. 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.

The proposed PUD rezoning and companion land use amendment will promote the Clay County 2040 Comprehensive Plan and Land Development Code by meeting the following goals, objectives, and policies:

Clay County Land Development Code Section 3-33

- (a) Intent and Purpose. It is the purpose of this Section to permit Planned Unit Developments which are intended to encourage the development of land as planned communities; encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open area; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of this Regulation; provide for the efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs; and provide a stable environment character compatible with surrounding areas.

The proposed PUD meets the intent and purpose of the PUD zoning as stated in the Clay County Land Development Code. As demonstrated in the conceptual site plan, an approved rezoning of the subject parcel to PUD will create a more desirable, compatible, and efficient residential development.

Clay County Land Development Code Section 12-9

In reviewing the proposed PUD, the following criteria may be considered along with such other matters as may be appropriate in this application:

- (a) Whether the proposed change will create an isolated district unrelated to or incompatible with adjacent and nearby districts;

The PUD will not create an isolated district unrelated or incompatible to nearby zoning districts. The Property is adjacent to residential, commercial and institutional type districts. The PUD will provide a much needed multi-family transitional use between the commercial adjacent to Blanding Boulevard and the single-family uses north and west of the Property.

- (b) Whether the district boundaries are illogically drawn in relation to the existing conditions on the real property proposed for change;

Not applicable.

- (c) Whether the conditions which existed at the time the real property was originally zoned have changed or are changing, and, to maintain consistency with the [Comprehensive] Plan, favor the adoption of the proposed Rezoning;

The conditions around the Property have changed and continue to change. Blanding Boulevard has historically been a busy commercial corridor from I-295 to the Orange Park Mall. The road west of the Mall continues to be developed as an intensive commercial corridor. The current Agricultural/Residential zoning designation for the Property is no longer appropriate and development of the Property with multi-family uses will provide a transitional use between the commercial area along Blanding Boulevard and the single family residential uses north and west of the Property. The PUD will also prevent additional commercial development from encroaching on the

surrounding single family uses to the north and west.

- (d) Whether the affected real property cannot be used in accordance with existing zoning;

See response above.

- (e) Whether the proposed Rezoning application is compatible with and furthers the County's stated objectives and policies of the Plan;

The PUD is compatible with the County Comprehensive Plan as set forth herein and, in the companion, comprehensive plan amendment.

- (f) Whether maintenance of the existing zoning classification for the proposed Rezoning serves a legitimate public purpose;

Maintaining the current zoning designation of the Property does not serve a legitimate public purpose. The PUD will allow for mainly vacant land to be rezoned in order to provide much needed multi-family development in this area of the County.

- (g) Whether maintenance of the status quo is no longer reasonable when the proposed Rezoning is inconsistent with surrounding land use;

As demonstrated in this PUD the rezoning is consistent with the surrounding land use and will provide a transitional use between the commercial uses adjacent to Blanding Boulevard and the single family residential north of the Property.

- (h) Whether there is an adequate supply of sites in the County for the proposed intensity or density within the district already permitting such intensity or density.

The County does not have much if any land in the UC-16 land use designation. This PUD will allow much needed multi-family uses in Clay County at a density compatible with the surrounding properties. The companion land use amendment to UC-16 will permit the multi-family use at a density that allows preservation of approximately 2.77 acres of wetlands that may not otherwise be able to be preserved.

Future Land Use Element Goal 1:

To effectively manage growth and development by designating areas for anticipated future development which satisfy market demand in a cost-efficient and environmentally acceptable matter.

The proposed development will meet this goal by providing market driven multi-family housing in a location prime for development.

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 within a designated urban service area. As the parcels are currently vacant (except for a barn) the proposed development meets this objective through the intended 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. The proposed parcels are situated between existing development in proximity to schools, fire protection, emergency medical and transit facilities, therefore they are ideal for the requested 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.

Future Land Use 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 open space through preserving 2.77 acres of wetlands, including 3.06 acres of storm water pond, and providing amenity and recreation space. 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 a 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.

As defined by the Clay County 2040 Comprehensive Plan Land Use Element, infill is “the development of mostly vacant parcels in otherwise built-up areas where public facilities such as sewer systems, roads, schools, and recreation areas are already in place”. 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, 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 adhere to 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 transition buffer from the existing commercial use to the south and single-family to the north. Additionally, the location to surrounding amenities confirms that this is the optimal location for this project.

Transportation Element Policy 1.9.3

Within the Urban Service Area, all development proposed adjacent to existing roads shall provide a five-foot sidewalk from lot line to lot line as part of the development plans.

The proposed project meets this policy as there is an existing sidewalk along Oak Lane, and the proposed project will have a sidewalk network throughout the site that connects to this existing sidewalk.

Transportation Element Policy 1.9.5

Where intersection construction or improvements are performed, or new driveway connections are made, the County shall require curb-cut ramps where one or more of the rights-of-way contain sidewalks.

The proposed project will include new driveway connections that will comply with this policy.

Transportation Element Objective 1.11

Driveways and areas for the internal circulation of vehicles shall be located, designed, and controlled so as to provide for safe and convenient circulation within the site and convenient access from adjoining streets.

And

Transportation Element Policy 1.11.2

Parking areas for non-residential development in which paved parking is required shall be designed to provide for safe on-site traffic flow. Traffic control signs shall be provided at all unsignalized entrances and exits where appropriate. All landscape islands located in paved or unpaved parking areas shall be protected by appropriate curbing materials.

This objective and policy are met in that the internal circulation will be provided as indicated on the conceptual site plan. Parking areas are designed to control and provide safe on-site traffic flow.

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 and commercial uses. 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.

Buffering consistent with the Clay County Land Development Code will be provided between the proposed development (multi-family) and the neighboring single-family residential. Additionally, this development will create a gradual density reduction from single-family to multi-family to commercial—further buffering the single-family residential from the existing commercial use on Blanding Blvd.

Recreation and Open Space Element Policy 1.2.1

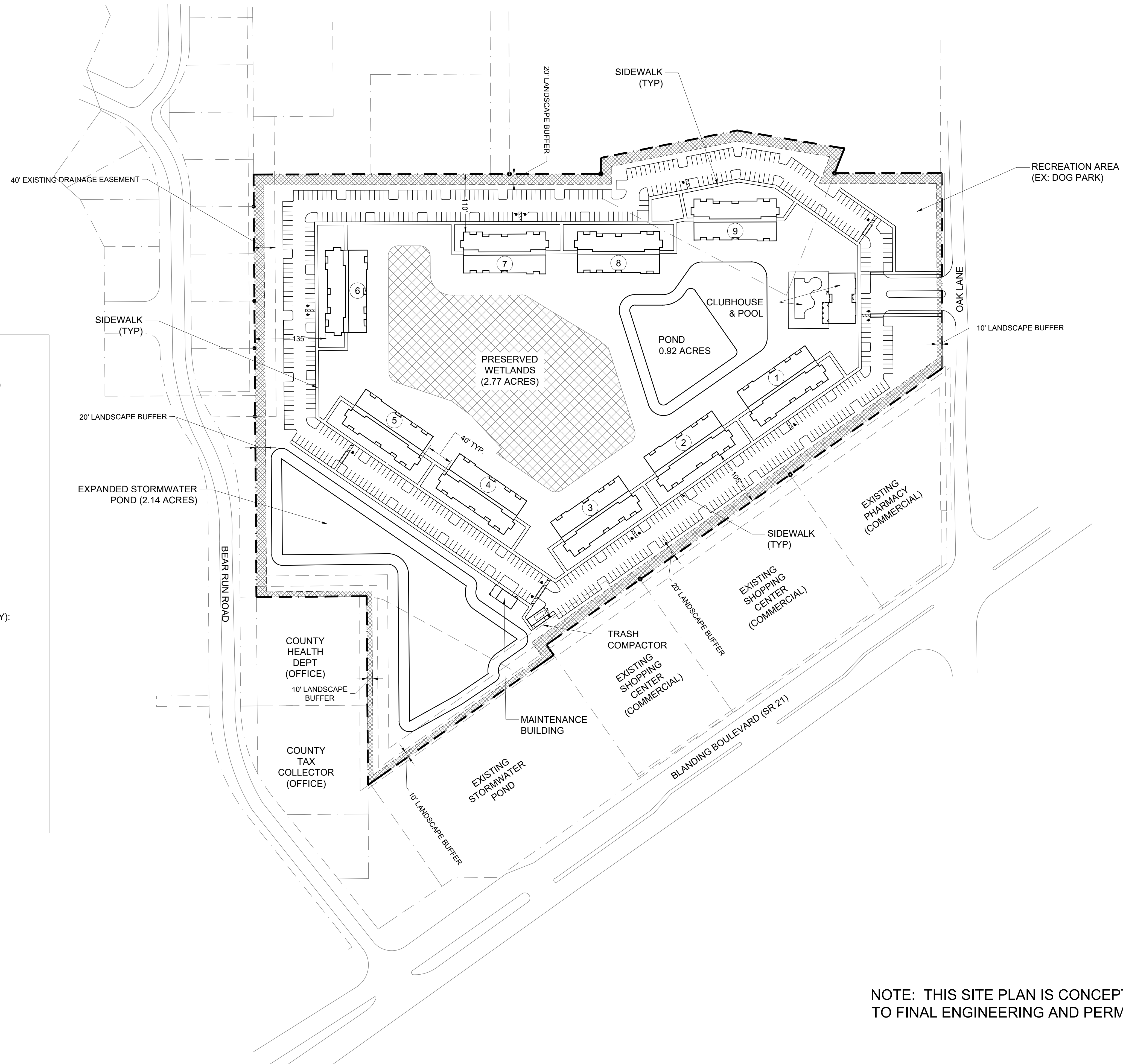
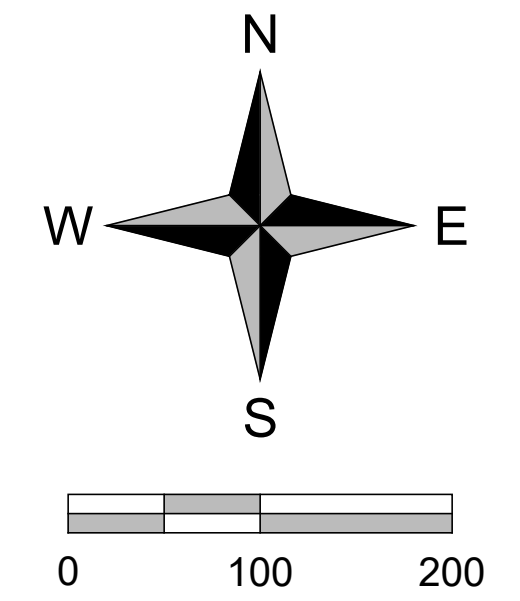
New Planned Unit Developments (PUDs) shall provide a system of bikeways, footpaths, or nature trails linking recreational facilities and open space within residential areas.

The proposed project includes sidewalk connectivity within and throughout the site and to the existing sidewalks along Oak Lane. The proposed sidewalks will connect the residential buildings, with the recreation and amenity facilities and areas. Therefore, the proposed project meets the intent of this policy.

D. The project will have internal and external compatibility.

All proposed uses within the PUD will be compatible internally and externally. The proposed site plan includes internal vehicle access throughout the site. In addition, it provides access through Oak Lane, a local road feeding into Blanding Boulevard.

EXHIBIT C
SITE PLAN



SITE DEVELOPMENT SUMMARY:	
ADDRESS:	0 OAK LANE & 0 FOUNTAIN DRIVE
PARCEL NUMBER:	28-04-25-008040-001-00 & 28-04-25-008040-004-00
TOTAL SITE AREA =	23.74 ACRES
NO. OF RESIDENTIAL BUILDINGS =	9
270 MULTI-FAMILY UNITS	
EXISTING ZONING =	AR
PROPOSED ZONING =	PUD
EXISTING FLUM =	UC-10
PROPOSED FLUM =	UC-16 (16 UNITS/ACRE)
ADJACENT USE:	
NORTH =	COM & SF
EAST =	COM
SOUTH =	COM
WEST =	GOVERNMENT & SF
MAXIMUM BUILDING HEIGHT =	45 FEET
SETBACKS (AS MEASURED FROM THE OVERALL PROPERTY BOUNDARY):	
FRONT (EAST ALONG OAK LANE) =	20 FT
SIDE (NORTH) =	20 FT
SIDE (SOUTH) =	20 FT
REAR (WEST ALONG BEAR RUN ROAD) =	25 FT
PARKING TO BE PROVIDED PER STANDARD CODE	
OPEN SPACE =	MINIMUM 10%
STORMWATER POND =	±3.06 ACRES (13%)
ACTIVE RECREATION =	±1.15 ACRES (5%)
WETLANDS PRESERVED =	±2.77 ACRES (12%)
WETLANDS IMPACTED =	±4.32 ACRES (18%)
BUILDING COVERAGE =	±2.63 ACRES (11%)
LANDSCAPE BUFFERS	
SINGLE FAMILY RESIDENTIAL =	20 FT.
COMMERCIAL =	20 FT.
OFFICE =	10 FT.
PUBLIC R.O.W. =	10 FT.

NOTE: THIS SITE PLAN IS CONCEPTUAL AND SUBJECT TO FINAL ENGINEERING AND PERMITTING.

Republic Multifamily PUD

Clay County, Florida

ISSUE/DESCRIPTION DATE
Application 11/01/2022

Overall Site Plan

EXHIBIT D
SURVEY

LEGAL DESCRIPTION #1 (TITLE COMMITMENT # FL252202155J/CDC2200544):

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.

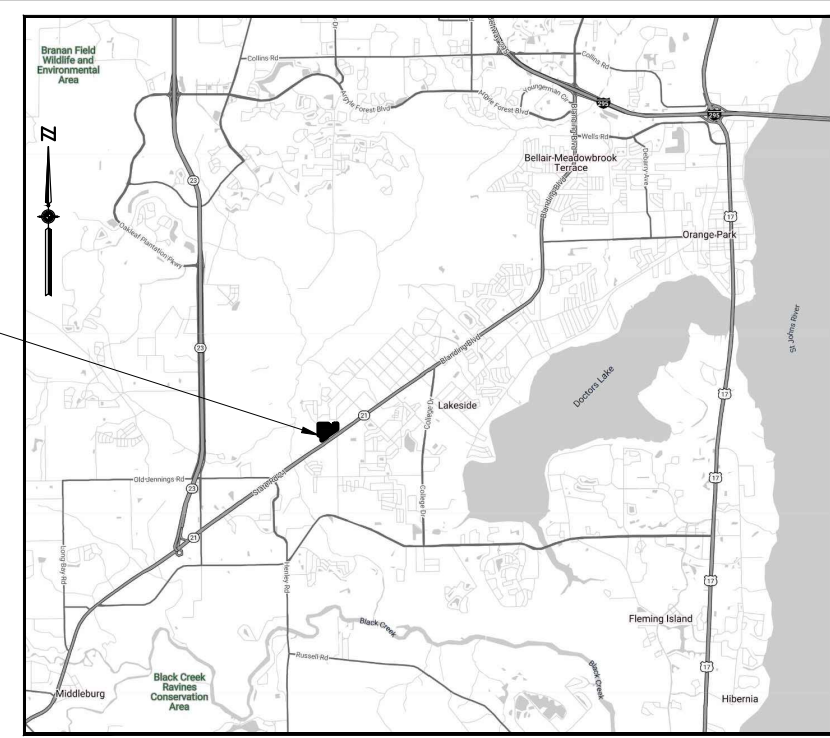
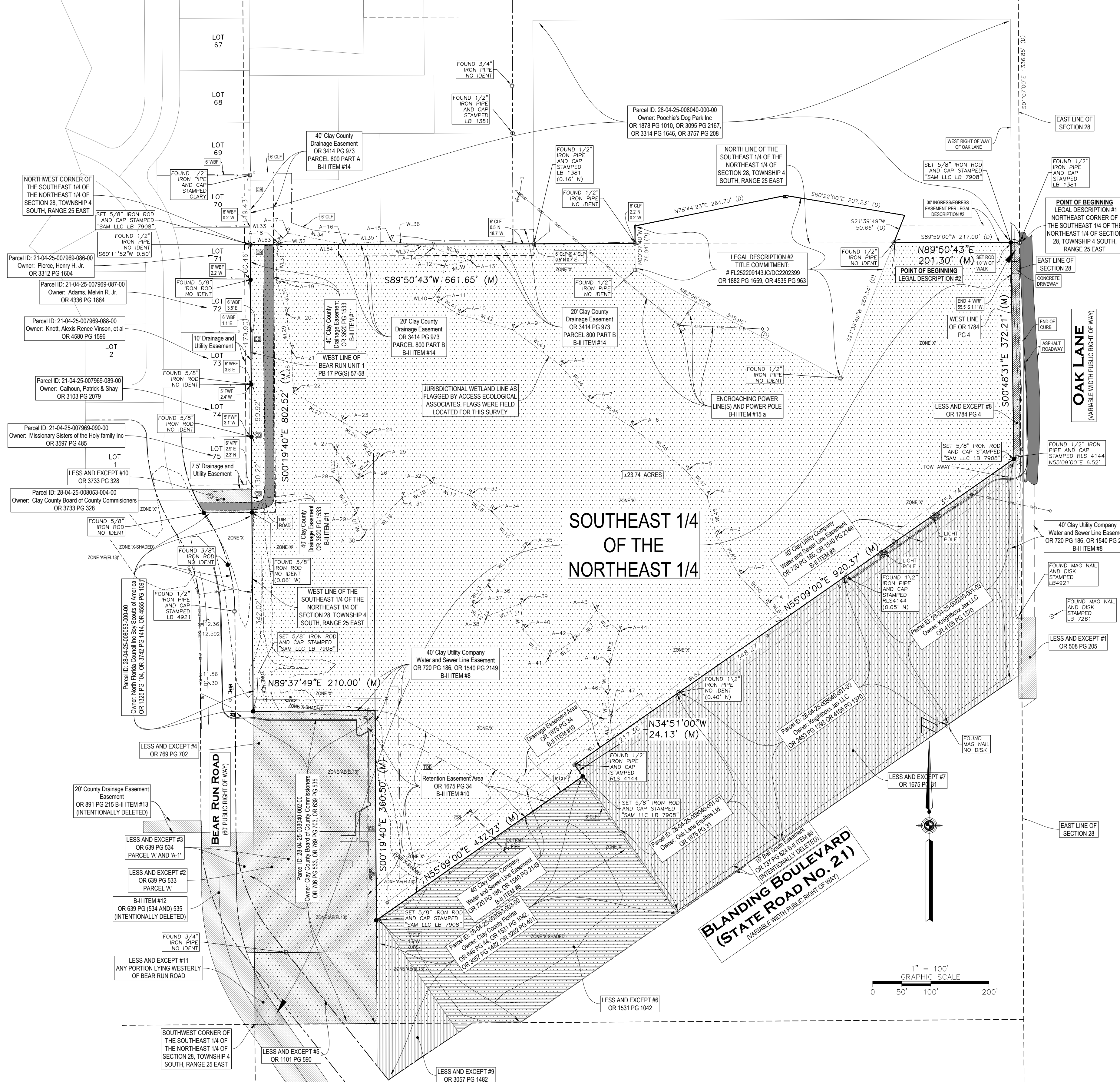
LESS AND EXCEPT THE FOLLOWING:
• THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 508, PAGE 205, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
• THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 539, PAGE 533, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
• THE LANDS SET FORTH AND DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 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 1531, PAGE 1042, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA.
• 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.
• 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 # FL252209143J/CDC2202399):

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
MEAS MEASURED
OHU- OVERHEAD UTILITIES
OR OFFICIAL RECORD BOOK
PB PLAY BOOK
PG PAGE
TOB TOP OF BANK
VPF VINYL PRIVACY FENCE
WBF WOOD BOARD FENCE
WRF WOOD RAIL FENCE
WL-# WETLAND LINE TAG
-X- FENCE AS NOTED
SYMBOL LEGEND:
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



GENERAL NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) STATE PLANE COORDINATE VALUES FOR FLORIDA STATE PLANE ZONE EAST.
2. IT IS THIS SURVEYOR'S OPINION THAT A NEW BLANKET LEGAL DESCRIPTION SHOULD BE CREATED FOR THE ENTIRETY OF THE CONTIGUOUS BOUNDARY.
3. 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.
4. 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)
5. SURVEYED PROPERTY HAS NO ESTABLISHED ADDRESS AT TIME OF SURVEY. (TABLE 'A' ITEM #2)
6. 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)
7. GROSS LAND AREA OF SURVEYED PROPERTY IS 23.74 ACRES, MORE OR LESS. (TABLE 'A' ITEM #4)
8. NO ZONING REPORT OR LETTER PROVIDED. (TABLE 'A' ITEMS #6A AND 6B)
9. NO BUILDINGS EXISTING ON SURVEYED PROPERTY. (TABLE 'A' ITEMS #7A 7B1, 7B2, AND 7C)
10. FOR THE DESCRIBED PROPERTY, THERE WAS NO OBSERVED EVIDENCE OF SIGNIFICANT ONGOING EARTH MOVING WORK. (TABLE 'A' ITEM #7)
11. 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)
12. 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 #1)
13. NAMES AND PARCEL INFORMATION SHOW FOR ALL ADJOINING LAND OWNERS. (TABLE 'A' ITEM #13)
14. 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)
15. ALL PLOTTABLE EASEMENTS DISCLOSED IN PROVIDED DOCUMENTATION HAVE BEEN DEPICTED AND DENOTED HEREON. (TABLE 'A' ITEM #18)
16. THE DESCRIBED PROPERTY ABUTS AND HAS DIRECT ACCESS TO OAK LANE, A PUBLIC RIGHT OF WAY.
17. THIS MAP WAS PREPARED BASE UPON TWO SEPARATE ALTA COMMITMENTS FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, TO WIT: COMMITMENT NUMBER: FL252202155J/CDC2200544, COMMITMENT DATE AUGUST 1, 2022 AT 08:00 AM, AND COMMITMENT NUMBER: FL252209143J/CDC2202399, 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: FL252202155J/CDC2200544):
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: FL252209143J/CDC2202399):
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, 7b3, 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.

Table with 12 columns: LINE #, BEARING, LENGTH. Contains survey data for various lines across the property.

Blending Oaks Clay County, Florida
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.

FILE NO. C-1155

EXHIBIT E

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~~ ^{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.

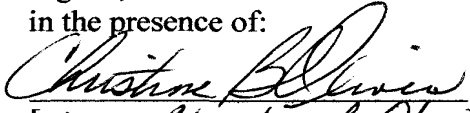
TO HAVE AND TO HOLD, the same in fee simple forever.

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

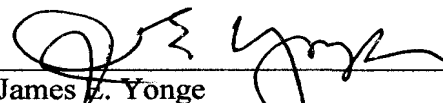
(When used herein the terms "Grantor" and Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

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 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 F
AERIAL PHOTOGRAPH

EXHIBIT G
SITE LOCATION MAPS

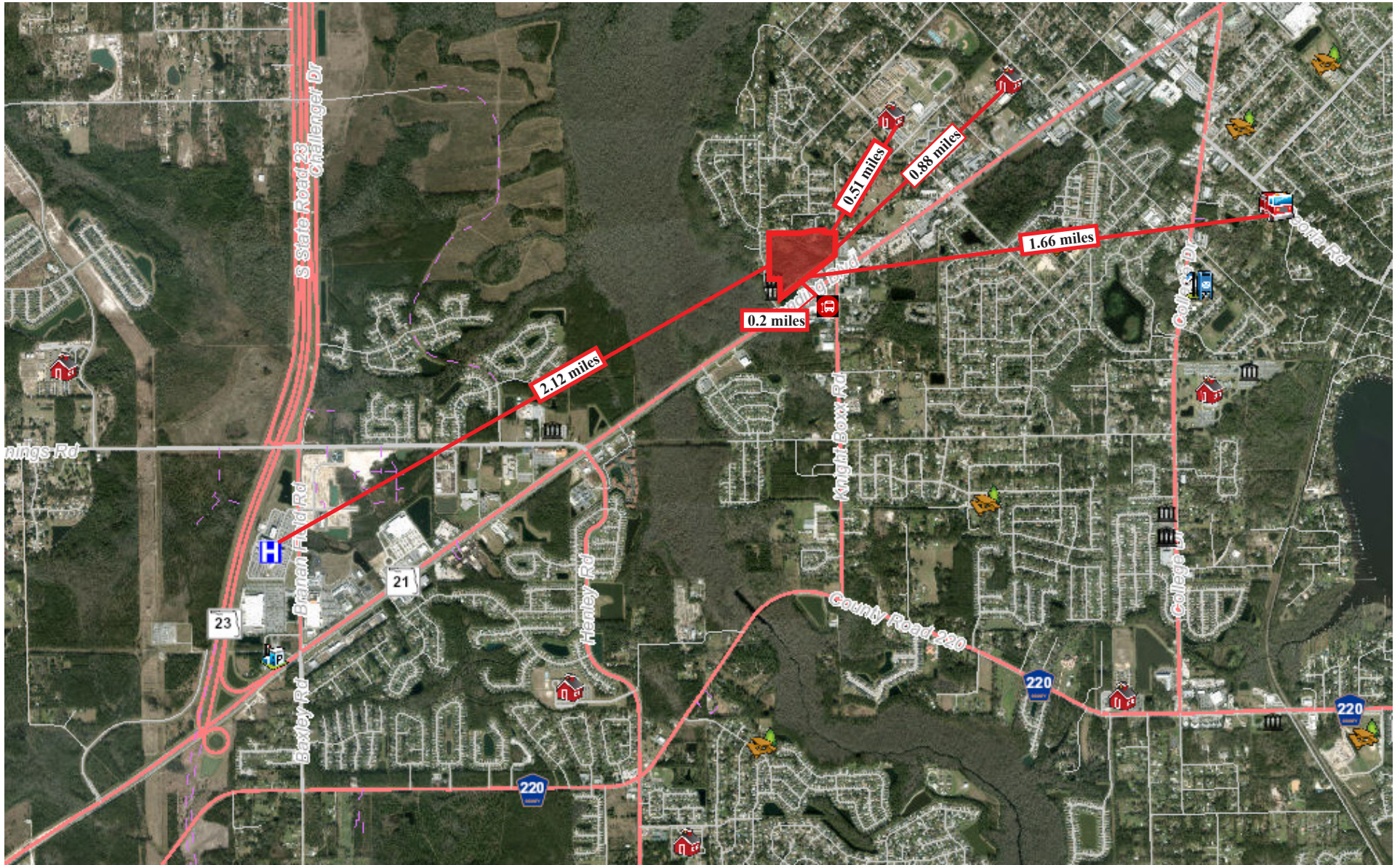


REPUBLIC MULTI-FAMILY
SURROUNDING LAND USE MAP

Legend
Project Site



Kimley»Horn
Expect More. Experience Better.



REPUBLIC MULTI-FAMILY
 PROXIMITY TO PUBLIC SERVICES

Legend

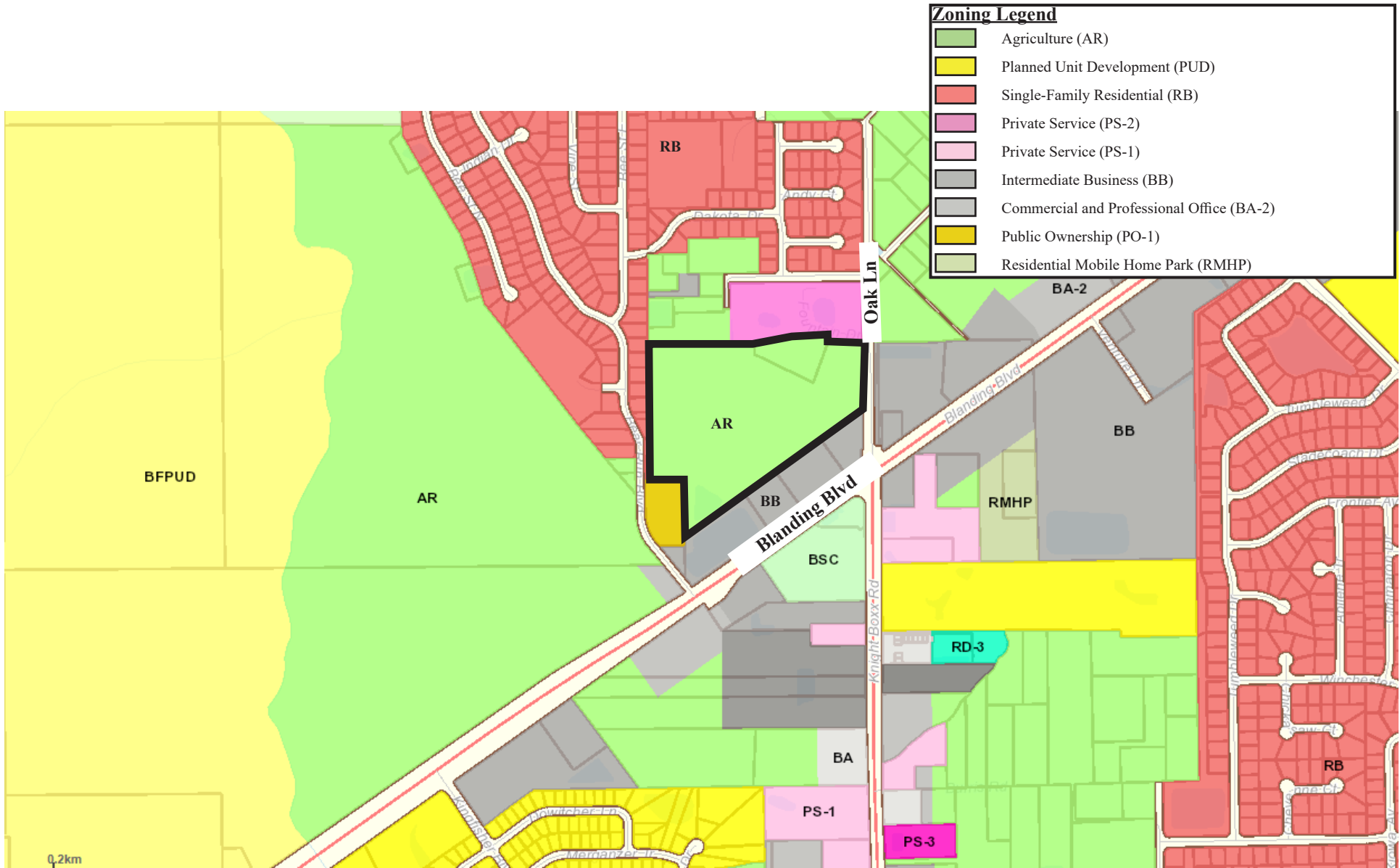
- Project Site
- Mass Transit Route
- Fire Station
- Hospital
- School



Kimley»Horn
 Expect More. Experience Better.

EXHIBIT H

EXISTING ZONING



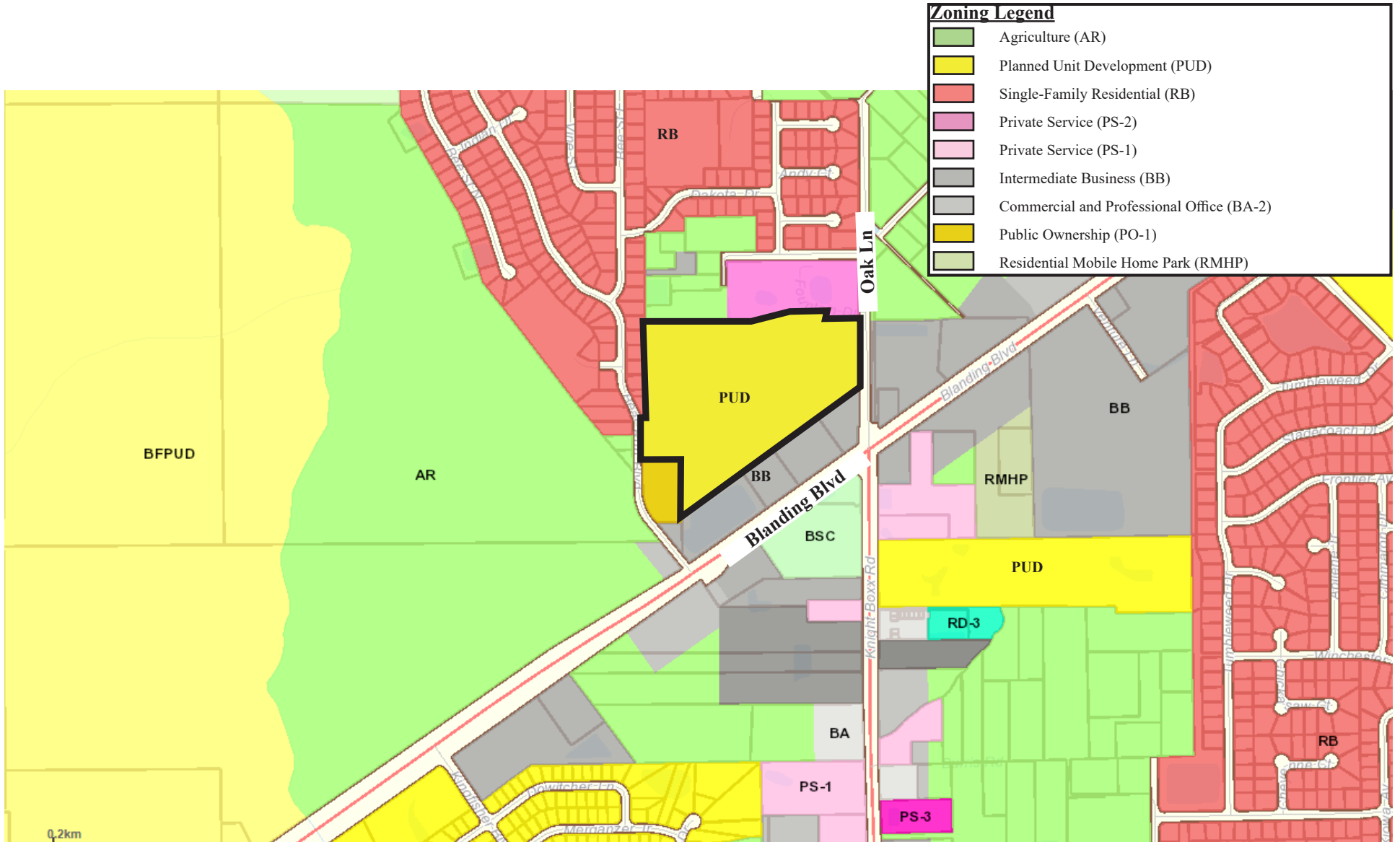
REPUBLIC MULTI-FAMILY
EXISTING ZONING MAP

Legend
Project Site



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EXHIBIT I
PROPOSED ZONING



REPUBLIC MULTI-FAMILY
PROPOSED ZONING MAP

Legend
Project Site



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