

1 Introduced by the Transportation, Energy & Utilities Committee:

3 **ORDINANCE 2019-599-E**

4 AN ORDINANCE AMENDING THE CYPRESS BLUFF  
5 COMMUNITY DEVELOPMENT DISTRICT'S BOUNDARY,  
6 PURSUANT TO SECTION 190.046, FLORIDA STATUTES,  
7 AND CHAPTER 92, ORDINANCE CODE, TO ADD  
8 APPROXIMATELY 24.19 ACRES TO THE CYPRESS BLUFF  
9 COMMUNITY DEVELOPMENT DISTRICT; AMENDING  
10 CHAPTER 92, SECTION 92.22 TO MEMORIALIZE THE  
11 INCREASE IN ACREAGE; PROVIDING FOR  
12 SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

13  
14 **WHEREAS**, the Cypress Bluff Community Development District  
15 ("District") was established by Ordinance 2018-335-  
16 E and amended by Ordinance 2019-434-E to add special powers; and

17 **WHEREAS**, pursuant to Chapter 92, Ordinance Code, and Sec.  
18 190.046, F.S., the Board of Supervisors of the District, has by  
19 District Board Resolution 2019-07, petitioned the City of  
20 Jacksonville to amend the District's boundaries to add approximately  
21 24.19 acres to the District and has paid the required fee to defray  
22 the City's cost of review and consideration related to the Petition  
23 to Amend the Boundary of the Cypress Bluff Community Development  
24 District (the "Petition"), a copy of which Petition together with  
25 its attendant attachments is On File with Legislative Services; and

26 **WHEREAS**, as required by Sec. 92.07(b), Ordinance Code, the  
27 Office of General Counsel prepared the Final Report of Counsel,  
28 attached hereto as **Exhibit 1**, which memorializes that in the opinion  
29 of Counsel the Petition is sufficient and complete to permit the  
30 fair and informed consideration of the matter by the City Council,  
31 and that all the statements contained in the Petition not intended

approximately 24.19 acres to the Cypress Bluff Community Development ("District") as set forth in the legal description incorporated in the Petition On File with Legislative Services Division. Exhibit 2 contains the metes and bounds description of the District boundary, as amended, as well as a general location map of the District, as amended.

Section 2. Amending Chapter 92 (Uniform Community Development Districts), Section 92.22 (Existing Community Development Districts), Ordinance Code. Section 92.22, Ordinance Code, is hereby amended to read as follows:

**Sec. 92.22. - Existing Community Development Districts.**

The following CDDs have been established in the City:

\* \* \*

(16) *Cypress Bluff Community Development District*. The Cypress Bluff Community Development District was established in Ordinance 2018-335. The City granted consent to the Cypress Bluff Community Development District in Ordinance 2019-434-E to exercise the following special powers to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain additional systems and facilities for:

- a. parks and facilities for indoor and outdoor recreational, cultural and educational uses; and
- b. security, including but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars.

The boundary was amended to add 24.19 acres pursuant to Ordinance 2019-599-E.

\* \* \*

Section 3. Severability. The provisions of this Ordinance are intended to be severable and if any provision is

OFFICE OF GENERAL COUNSEL  
CITY OF JACKSONVILLE

JASON R. GABRIEL\*  
GENERAL COUNSEL



CITY HALL, ST. JAMES BUILDING  
117 WEST DUVAL STREET, SUITE 480  
JACKSONVILLE, FLORIDA 32202

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STEPHEN M. DERDEN  
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CHRISTOPHER GARRITT  
KYLE GAVIN  
SEAN B. GRANAT  
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KATY A. HARRIS  
MIRIAM R. HILL  
LAWSKIA J. HODGES  
SONYA HARRILL HOENER  
PAIGE HOBBS JOHNSON  
EMERSON LOTYZIA  
RITA M. MAIRS

BRETT G. MEREMIS  
JAMES R. MCCAIN, JR.  
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KELLY H. PAPA  
KORI PARDE  
JACOB J. PAYNE  
TETINY DOUGLAS PINKSTAFF  
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KEALEY WEST  
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GABY YOUNG

\*BOARD CERTIFIED CITY, COUNTY  
AND LOCAL GOVERNMENT LAW

August 14, 2019

Katie S. Buchanan, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

RE: Office of General Counsel Final Report On the Petition to Amend the Boundaries of the Cypress Bluff Community Development District

Dear Ms. Buchanan:

The Office of General Counsel ("Counsel"), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Amended Petition to Amend the Boundaries of the Cypress Bluff Community Development District (the "Petition"), submitted August 1, 2019. Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department report and recommendation. All the statements contained in the Petition not intended to be disposed of by the Department report and recommendation are true and correct, and the Petition is not contrary to any provision of applicable general or special law or the City Charter.

We anticipate that the legislation to move this Petition forward will be introduced at the City Council meeting on August 27, 2019. In your notice regarding the Petition, the **public hearing** required before the full Council should be noticed as **September 24, 2019**, which, pursuant to Sec. 92.11, *Ordinance Code*, is the full Council meeting held after the Council committee(s) report their findings to the Council. Barring any deferrals or postponements, it is at this third reading of Council that the vote will be taken on the bill. As

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September 1, 2017  
E-Town  
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W.O. No.17-160.01  
File No. 124B-22.01A

## Cypress Bluff CDD Parcel

A portion of Sections 32 and 33, Township 3 South, Range 28 East, together with a portion of Sections 4, 5, 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North 88°37'28" East, along the Northerly line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 88°37'28" East, along said Northerly line of Section 33, a distance of 289.49 feet; thence South 07°44'34" East, departing said Northerly line, 1305.77 feet; thence South 13°31'53" East, 2389.14 feet; thence South 04°33'08" West, 1865.63 feet; thence South 18°03'25" West, 1232.39 feet; thence South 05°12'52" East, 2061.31 feet; thence South 19°40'49" West, 3784.88 feet; thence South 04°56'56" West, 366.20 feet; thence South 89°37'47" West, 431.01 feet to a point lying on the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South 14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 58.19 feet; thence South 15°39'26" West, 33.00 feet; thence



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**Cypress Bluff CDD Parcel (Continued)**

curvature of a curve concave Northeasterly having a radius of 600.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 25°15'01", an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 56°12'31" East, 262.29 feet; thence South 68°50'01" East, continuing along said Southwesterly right of way line, 263.07 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 14340, page 1809, of the current Public Records of said county; thence Southerly along said boundary line the following 62 courses: Course 1, thence South 56°47'19" West, departing said Southwesterly right of way line, 34.93 feet; Course 2, thence South 59°53'26" West, 60.77 feet; Course 3, thence South 28°07'37" West, 63.38 feet; Course 4, thence South 36°12'31" West, 52.77 feet; Course 5, thence South 44°25'16" West, 53.99 feet; Course 6, thence South 60°24'13" West, 59.40 feet; Course 7, thence South 37°46'20" West, 47.85 feet; Course 8, thence South 12°02'36" East, 52.58 feet; Course 9, thence South 13°05'33" East, 42.42 feet; Course 10, thence South 16°44'01" West, 33.11 feet; Course 11, thence South 18°07'14" West, 49.93 feet; Course 12, thence South 23°19'42" West, 58.13 feet; Course 13, thence North 84°25'00" West, 84.95 feet; Course 14, thence South 00°24'25" East, 68.26 feet; Course 15, thence South 81°52'44" East, 73.42 feet; Course 16, thence South 35°00'24" East, 50.94 feet; Course 17, thence South 42°29'27" East, 63.28 feet; Course 18, thence South 72°15'25" East, 65.91 feet; Course 19, thence North 73°27'14" East, 68.75 feet; Course 20, thence North 51°47'07" East, 59.88 feet; Course 21, thence North 65°14'07" East, 63.44 feet; Course 22, thence South 44°57'44" East, 51.37 feet; Course 23, thence South 41°27'00" East, 50.99 feet; Course 24, thence North 68°09'16" East, 90.76 feet; Course 25, thence North 00°26'34" West, 52.95 feet; Course 26, thence North 39°25'04" West, 59.68 feet; Course 27, thence North 46°31'57" East, 62.01 feet; Course 28, thence North 50°00'38" East, 57.16 feet; Course 29, thence North 88°38'44" East, 49.62 feet; Course 30, thence South 67°21'23" East, 54.16 feet; Course 31, thence South 14°50'50" East, 56.43 feet; Course 32, thence South 48°06'29" East, 55.42 feet; Course 33, thence South 04°06'11" East, 57.55 feet; Course 34, thence South 38°52'42" West, 48.46 feet; Course 35, thence South 08°09'16" West, 60.88 feet; Course 36, thence South 29°03'41" East, 51.97 feet; Course 37, thence South 07°41'54" East, 90.90 feet; Course 38, thence South 75°57'31" East, 33.30 feet; Course 39, thence South 80°17'39" East, 50.60 feet; Course 40, thence North 57°17'36" East, 58.75 feet; Course 41, thence North 17°44'41" East, 38.19 feet; Course 42, thence North 41°44'07" East, 55.91 feet; Course 43, thence South 78°01'28" East, 36.71 feet; Course 44, thence North 76°54'19" East, 50.12 feet; Course 45, thence South 78°17'09" East, 69.51 feet; Course 46, thence North 85°04'13" East, 33.16 feet; Course 47, thence North 35°50'17" East, 30.71 feet; Course 48, thence North 05°06'56" East, 69.39 feet; Course 49, thence North 25°14'24" East, 59.38 feet; Course 50, thence North 36°08'27" East, 68.81 feet; Course 51, thence North 42°18'11" West, 56.04 feet; Course 52, thence North 01°48'23" East, 43.34 feet; Course 53, thence South 71°57'16" East, 51.30 feet; Course 54, thence South 45°25'16" East, 54.76 feet; Course 55, thence South 19°52'56" West, 39.91 feet; Course 56, thence South 14°36'39" East, 42.26 feet; Course 57, thence South 40°20'23" East, 57.10 feet;

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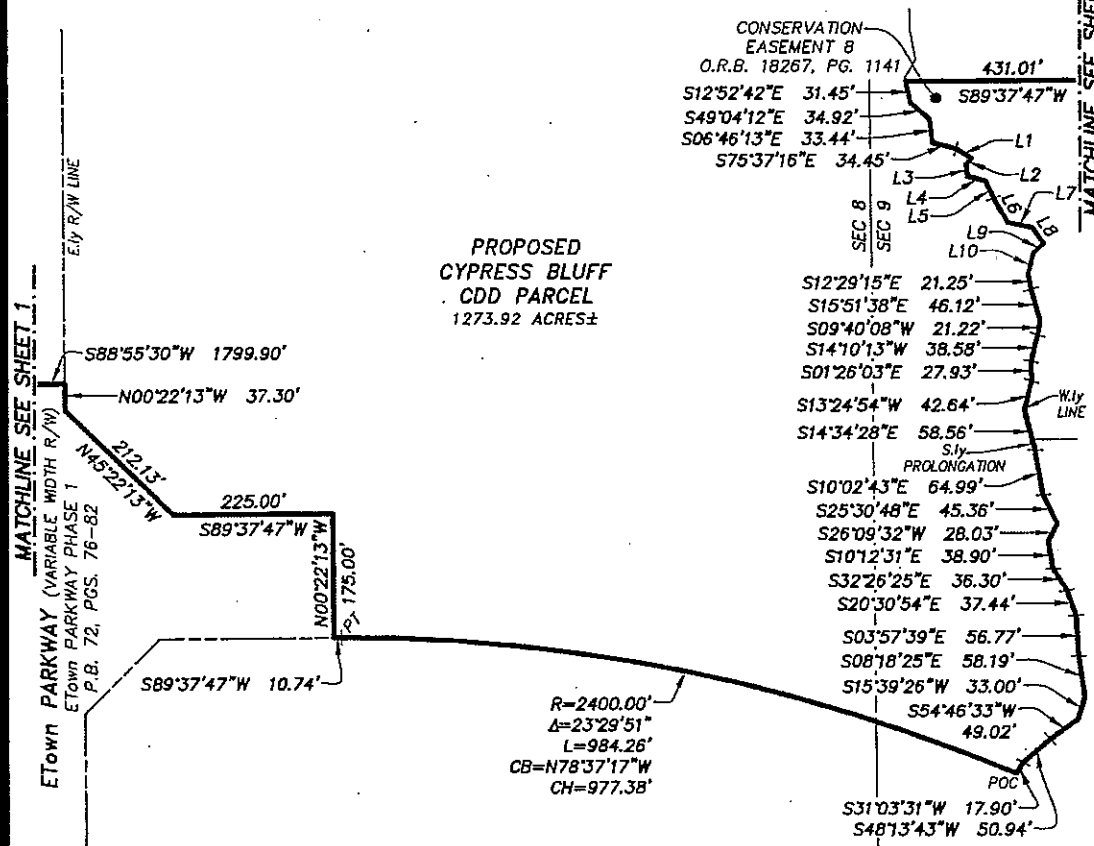
File No. 124B-22.01A

**Cypress Bluff CDD Parcel (Continued)**

thence North 05°05'30" East, 95.10 feet; Course 44, thence North 28°50'30" West, 58.14 feet; Course 45, thence North 48°55'53" West, 68.30 feet; Course 46, thence North 45°34'57" West, 74.88 feet; Course 47, thence North 29°56'25" West, 51.40 feet; Course 48, thence North 12°05'37" West, 72.07 feet; Course 49, thence North 31°46'26" East, 28.73 feet; Course 50, thence North 62°21'20" East, 59.52 feet; Course 51, thence North 89°26'28" East, 25.20 feet; Course 52, thence North 82°18'54" East, 55.94 feet; Course 53, thence South 65°50'59" East, 41.72 feet; Course 54, thence South 66°19'42" East, 49.58 feet; Course 55, thence North 47°17'56" East, 30.64 feet; Course 56, thence North 84°19'39" East, 48.59 feet; Course 57, thence South 67°19'52" East, 48.05 feet; Course 58, thence North 57°16'24" East, 26.00 feet; Course 59, thence North 89°32'02" East, 47.84 feet; Course 60, thence South 87°36'33" East, 51.75 feet; Course 61, thence North 85°07'24" East, 50.38 feet; Course 62, thence North 01°03'43" West, 115.11 feet to the Point of Beginning.

Containing 1273.92 acres, more or less.

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



PROPOSED  
CYPRESS BLUFF  
CDD PARCEL  
1273.92 ACRES±

CONSERVATION  
EASEMENT 8  
O.R.B. 18267, PG. 1141

431.01'

S12°52'42"E 31.45'

S49°04'12"E 34.92'

S06°46'13"E 33.44'

S75°37'16"E 34.45'

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

SEC 8

SEC 9

S12°29'15"E 21.25'

S15°51'38"E 46.12'

S09°40'08"W 21.22'

S14°10'13"W 38.58'

S01°26'03"E 27.93'

S13°24'54"W 42.64'

S14°34'28"E 58.56'

WLY LINE

PROLONGATION

S10°02'43"E 64.99'

S25°30'48"E 45.36'

S26°09'32"W 28.03'

S10°12'31"E 38.90'

S32°26'25"E 36.30'

S20°30'54"E 37.44'

S03°57'39"E 56.77'

S08°18'25"E 58.19'

S15°39'26"W 33.00'

S54°46'33"W 49.02'

POC

S31°03'31"W 17.90'

S48°13'43"W 50.94'

S58°55'30"W 1799.90'

N00°22'13"W 37.30'

212.13'

N45°22'13"W

225.00'

S89°37'47"W

N00°22'13"W

175.00'

S89°37'47"W 10.74'

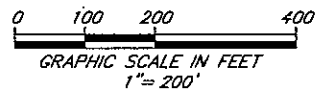
R=2400.00'

Δ=23°29'51"

L=984.26'

CB=N78°37'17"W

CH=977.38'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°37'04"E	24.93'
L2	S39°57'00"W	11.14'
L3	S07°06'04"E	16.65'
L4	S74°33'02"E	26.64'
L5	S24°21'19"E	26.32'
L6	S30°50'16"E	38.32'
L7	S78°17'35"E	35.22'
L8	S35°32'33"E	27.38'
L9	S48°04'33"W	19.58'
L10	S13°39'53"W	32.03'

LEGEND:

P.B. PLAT BOOK

O.R.B. OFFICIAL RECORDS BOOK

PG. PAGE

L.A.R.W. LIMITED ACCESS RIGHT OF WAY

SEC SECTION

PC POINT OF CURVATURE

PT POINT OF TANGENCY

POC POINT ON CURVE

R RADIUS

Δ CENTRAL ANGLE

L ARC LENGTH

CB CHORD BEARING

CH CHORD DISTANCE

L1 TABULATED LINE DATA

PREPARED BY:

ETM SURVEYING & MAPPING, INC.

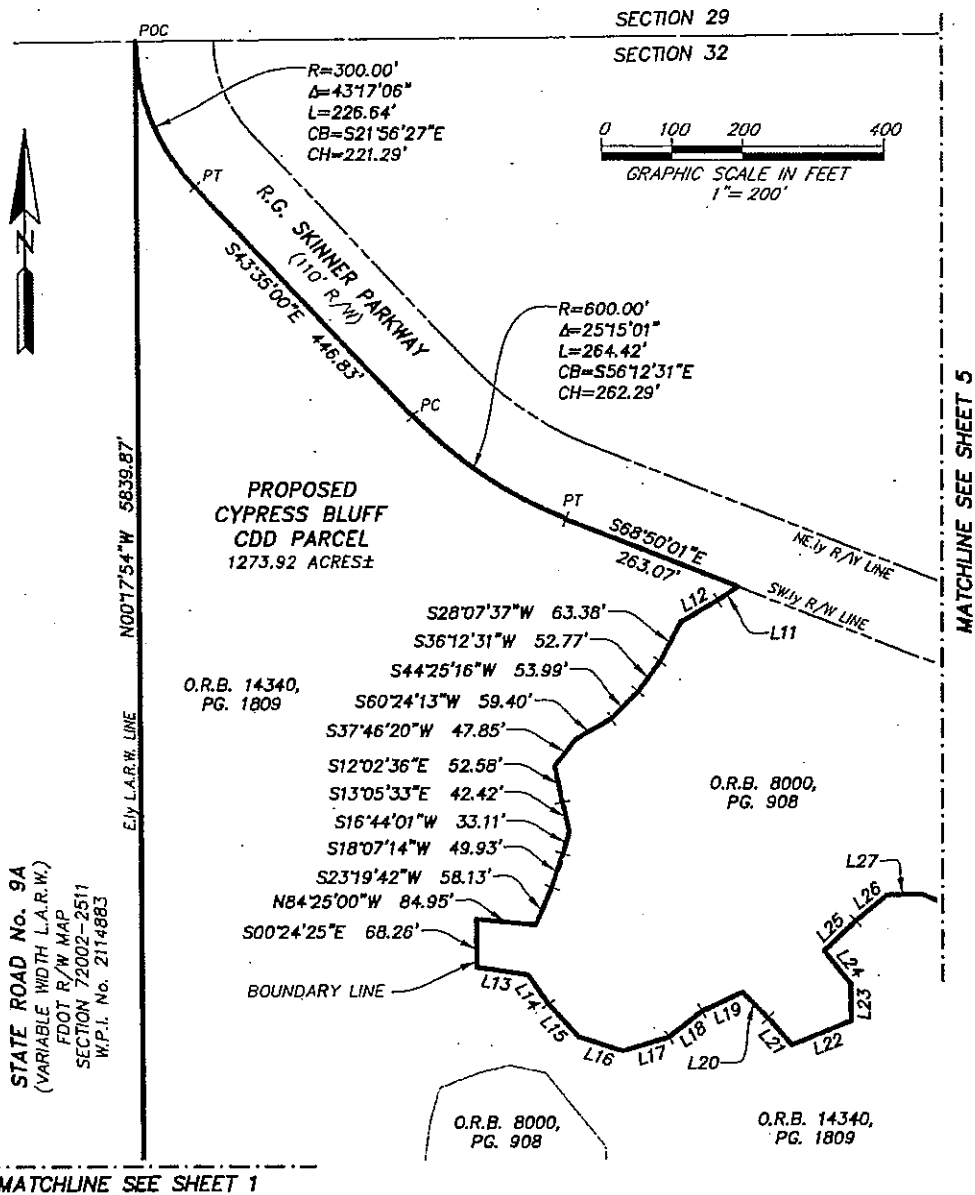
14775 OLD ST. AUGUSTINE ROAD

JACKSONVILLE, FL 32258 (904) 642-8550

CERTIFICATE OF AUTHORIZATION NO. LB 5624

SHEET 2 OF 6  
SEE SHEET 1 FOR NOTES.

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L11	S56°47'19"W	34.93'
L12	S59°53'26"W	60.77'
L13	S81°52'44"E	73.42'
L14	S35°00'24"E	50.94'
L15	S42°29'27"E	63.28'
L16	S72°15'25"E	65.91'
L17	N73°27'14"E	68.75'
L18	N51°47'07"E	59.88'
L19	N65°14'07"E	63.44'

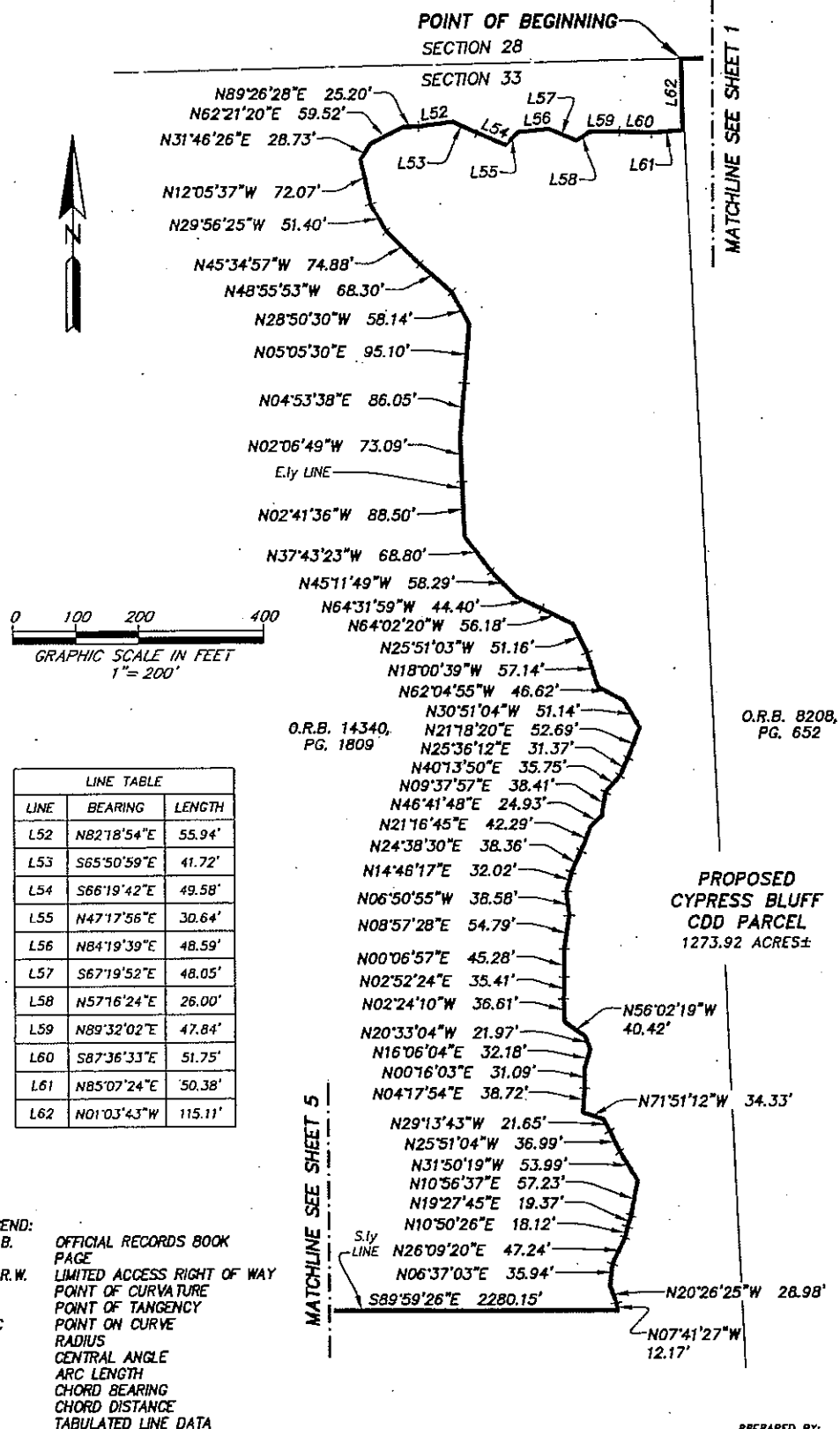
LINE TABLE		
LINE	BEARING	LENGTH
L20	S44°57'44"E	51.37'
L21	S41°27'00"E	50.99'
L22	N68°09'16"E	90.76'
L23	N00°26'34"W	52.95'
L24	N39°25'04"W	59.68'
L25	N46°31'57"E	62.01'
L26	N50°00'38"E	57.16'
L27	N88°38'44"E	49.62'

**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R/W RIGHT OF WAY  
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 L1 TABULATED LINE DATA

SHEET 4 OF 6  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
L.A.R.W.	LIMITED ACCESS RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
R	RADIUS
$\Delta$	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
LI	TABULATED LINE DATA

SHEET 6 OF 6  
SEE SHEET 1 FOR NOTES.

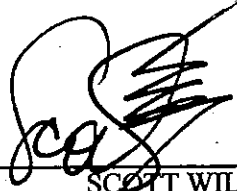
PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDINANCE 2019-599-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

October 22, 2019



SCOTT WILSON  
COUNCIL PRESIDENT

OCT 28 2019

ATTEST:



DR. CHERYL L. BROWN  
COUNCIL SECRETARY

APPROVED: \_\_\_\_\_



LENNY CURRY, MAYOR



CO  
2019-599  
10-22-19

17. 2019-0599 ORD Amend the Cypress Bluff Comm Dev District's Boundary, to Add Approx 24.19 Acres from said District; Amend Chapt 92 Sec 92.22 to Memorialize increase in acreage; Provide for Severability. (Grandin)(TEU)  
PH Approved

Yes **19** No **0** Abstain **0**

Danny Becton  
Aaron Bowman  
Michael Boylan  
Matt Carlucci  
LeAnna Cumber  
Randy DeFoor  
Garrett Dennis  
Rory Diamond  
Al Ferraro  
Terrance Freeman

Reggie Gaffney  
Tommy Hazouri  
Joyce Morgan  
Sam Newby  
Ju'Coby Pittman  
Brenda Priestly Jackson  
Ron Salem  
Randy White  
Scott Wilson

2019-599 ORD Amend the Cypress Bluff Comm Dev District's Boundary, to Add Approx 24.19 Acres from said District; Amend Chapt 92 Sec 92.22 to Memorialize increase in acreage; Provide for Severability. (Grandin)(TEU) 8/27/2019 CO Introduce... Approve

Yes

7

No

0

Abstain

0

Danny Becton  
Michael Boylan  
Garrett Dennis  
Al Ferraro

Reggie Gaffney  
Ju'Coby Pittman  
Randy White




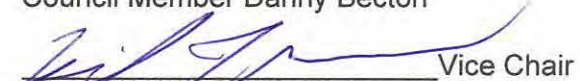
## Report of Committee


### On Land Use and Zoning

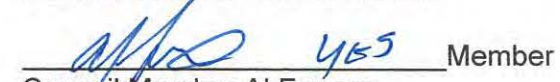
FILE NO. 2019-599  
DATE: 10/15/19

- ☒ Recommend to **APPROVE**
- ☐ Recommend **NOT TO APPROVE**
- ☐ Recommend to **WITHDRAW** from further consideration of the Council.
- ☐ Recommend that the attached Committee **SUBSTITUTE** be Substituted for and considered in lieu of the original, and further recommend to **APPROVE** said Committee Substitute.
- ☐ Recommend to **AMEND** in accordance with the Amendment(s) hereto attached, and further recommend to **APPROVE** as Amended.
- ☐ Recommend be read for the **SECOND** time and **REREFERRED** to this Committee.
- ☐ As an **EMERGENCY** measure.
- ☐ Re-referred to Committee

  
Chair  
Council Member Danny Becton


  
Vice Chair  
Council Member Michael Boylan

  
Member  
Council Member Garrett Dennis

  
YES  
Member  
Council Member Al Ferraro

  
yes  
Member  
Council Member Reggie Gaffney

  
yes  
Member  
Council Member Ju'Coby Pittman

  
Member  
Council Member Randy White

For Council Meeting 10 / 22 / 2019

TEU  
10/14/19

4. 2019-0599 ORD Amend the Cypress Bluff Comm Dev District's Boundary, to Add Approx 24.19 Acres from said District; Amend Chapt 92 Sec 92.22 to Memorialize increase in acreage; Provide for Severability. (Grandin)(TEU)  
Approve

Yes

6

No

0

Abstain

0

Terrance Freeman  
Ron Salem  
Danny Becton  
Aaron Bowman

LeAnna Cumber  
Al Ferraro

CO 10/22/19

NCSPHS  
10/14/2019

2. 2019-0599 ORD Amend the Cypress Bluff Comm Dev District's Boundary, to Add Approx 24.19 Acres from said District; Amend Chapt 92 Sec 92.22 to Memorialize increase in acreage; Provide for Severability. (Grandin)(TEU)

Approve

Yes

7

No

0

Abstain

0

Randy White  
Matt Carlucci  
Rory Diamond  
Reggie Gaffney

Brenda Priestly Jackson  
Joyce Morgan  
Sam Newby

CO 10/22/19



*Cheryl L. Brown*

Incorporated into and made a part  
of the Journal of the Council.

Introduced by the Transportation, Energy & Utilities Committee.

**ORDINANCE 2019-599**

AN ORDINANCE AMENDING THE CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT'S BOUNDARY,  
PURSUANT TO SECTION 190.046, FLORIDA STATUTES,  
AND CHAPTER 92, ORDINANCE CODE, TO ADD  
APPROXIMATELY 24.19 ACRES TO THE CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT; AMENDING  
CHAPTER 92, SECTION 92.22 TO MEMORIALIZE THE  
INCREASE IN ACREAGE; PROVIDING FOR  
SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Cypress Bluff Community Development District  
("District") was established by Ordinance 2018-335-  
E and amended by Ordinance 2019-434-E to add special powers; and

**WHEREAS**, pursuant to Chapter 92, Ordinance Code, and Sec.  
190.046, F.S., the Board of Supervisors of the District, has by  
District Board Resolution 2019-07, petitioned the City of  
Jacksonville to amend the District's boundaries to add approximately  
24.19 acres to the District and has paid the required fee to defray  
the City's cost of review and consideration related to the Petition  
to Amend the Boundary of the Cypress Bluff Community Development  
District (the "Petition"), a copy of which Petition together with  
its attendant attachments is **On File** with Legislative Services; and

**WHEREAS**, as required by Sec. 92.07(b), Ordinance Code, the  
Office of General Counsel prepared the Final Report of Counsel,  
attached hereto as **Exhibit 1**, which memorializes that in the opinion  
of Counsel the Petition is sufficient and complete to permit the  
fair and informed consideration of the matter by the City Council,  
and that all the statements contained in the Petition not intended



1 to be disposed of by the Planning and Development Department's  
2 report and recommendation, were true and correct; and

3 **WHEREAS**, the Planning and Development Department has provided  
4 its report and recommendation regarding the Petition to the  
5 Transportation, Energy and Utilities Committee; and

6 **WHEREAS**, the Council has determined the Petition adequately  
7 meets the requirements of Sec. 190.046, F.S. and is therefore  
8 complete and sufficient to permit fair and informed review thereof;

9 **WHEREAS**, all notice requirements of Ch. 190, F.S., Sec. 92.11,  
10 *Ordinance Code*, and other applicable law were complied with,  
11 complete notice was timely given, and a public hearing held on the  
12 date and time noticed and conducted thereafter in compliance with  
13 F.S. Ch. 190, Sec. 92.11, *Ordinance Code*, and all applicable law;  
14 and

15 **WHEREAS**, in making its fair and informed determination whether  
16 to grant or deny the Petition, the Council has considered the  
17 Petition in light of the record developed at the public hearing and  
18 in relation to the requirements of Sec. 190.046, F.S.; and

19 **WHEREAS**, no action taken by the District shall be inconsistent  
20 with applicable comprehensive plans, ordinances or regulations of  
21 the City, and whereas all governmental planning, environmental, and  
22 land development laws, regulations and ordinances apply to all  
23 development of land within, or as otherwise may be undertaken by,  
24 the District; and

25 **WHEREAS**, based upon the materials submitted by the District,  
26 the Council finds there is good reason to grant the request as  
27 petitioned therein;

28 **BE IT ORDAINED** by the Council of the City of Jacksonville:

29 **Section 1. Boundary.** In accordance with Sec. 190.046,  
30 F.S., the City hereby grants the Petition to Amend the Boundary of  
31 Cypress Bluff Community Development District (the "Petition") to add



1 approximately 24.19 acres to the Cypress Bluff Community Development  
2 ("District") as set forth in the legal description incorporated in  
3 the Petition **On File** with Legislative Services Division. **Exhibit 2**  
4 contains the metes and bounds description of the District boundary,  
5 as amended, as well as a general location map of the District, as  
6 amended.

7 **Section 2. Amending Chapter 92 (Uniform Community**  
8 **Development Districts), Section 92.22 (Existing Community**  
9 **Development Districts), Ordinance Code.** Section 92.22, Ordinance  
10 Code, is hereby amended to read as follows:

11 **Sec. 92.22. - Existing Community Development Districts.**

12 The following CDDs have been established in the City:

13 \* \* \*

14 (16) *Cypress Bluff Community Development District.* The Cypress  
15 Bluff Community Development District was established in  
16 Ordinance 2018-335. The City granted consent to the  
17 Cypress Bluff Community Development District in Ordinance  
18 2019-434-E to exercise the following special powers to  
19 plan, establish, acquire, construct or reconstruct,  
20 enlarge or extend, equip, operate and maintain additional  
21 systems and facilities for:

- 22 a. parks and facilities for indoor and outdoor  
23 recreational, cultural and educational uses; and  
24 b. security, including but not limited to, guardhouses,  
25 fences and gates, electronic intrusion detection  
26 systems, and patrol cars.

27 The boundary was amended to add 24.19 acres pursuant to  
28 Ordinance 2019-599-E.

29 \* \* \*

30 **Section 3. Severability.** The provisions of this  
31 Ordinance are intended to be severable and if any provision is

1 declared invalid or unenforceable by a court of competent  
2 jurisdiction, such provision shall be severed and the remainder  
3 shall continue in full force and effect with the Ordinance being  
4 deemed amended to the least degree legally permissible.

5       **Section 4.       Effective Date.**   This ordinance shall become  
6 effective upon signature by the Mayor or upon becoming law without  
7 the Mayor's signature.

8  
9 Form Approved:

10  
11 A handwritten signature in cursive script, appearing to read "Susan C. Grandin", is written over a horizontal line.

12 Office of General Counsel

13 Legislation Prepared By: Susan C. Grandin

14 GC-#1300361-v1-Cypress\_Bluff\_CDD\_expansion.doc



OFFICE OF GENERAL COUNSEL  
CITY OF JACKSONVILLE

JASON R. GABRIEL\*  
GENERAL COUNSEL



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PAIGE HOBBS JOHNSTON  
EMERSON LOTZIA  
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BRETT G. MERENESS  
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\*BOARD CERTIFIED CITY, COUNTY  
AND LOCAL GOVERNMENT LAW

August 14, 2019

Katie S. Buchanan, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

RE: Office of General Counsel Final Report On the Petition to Amend the Boundaries of the Cypress Bluff Community Development District

Dear Ms. Buchanan:

The Office of General Counsel ("Counsel"), pursuant to Section 92.07, *Ordinance Code*, has completed its review of the Amended Petition to Amend the Boundaries of the Cypress Bluff Community Development District (the "Petition"), submitted August 1, 2019. Counsel has determined that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council.

This Final Report will be forwarded to the Planning and Development Department for their use in drafting a Department report and recommendation. All the statements contained in the Petition not intended to be disposed of by the Department report and recommendation are true and correct, and the Petition is not contrary to any provision of applicable general or special law or the City Charter.

We anticipate that the legislation to move this Petition forward will be introduced at the City Council meeting on August 27, 2019. In your notice regarding the Petition, the **public hearing** required before the full Council should be noticed as **September 24, 2019**, which, pursuant to Sec. 92.11, *Ordinance Code*, is the full Council meeting held after the Council committee(s) report their findings to the Council. Barring any deferrals or postponements, it is at this third reading of Council that the vote will be taken on the bill. As



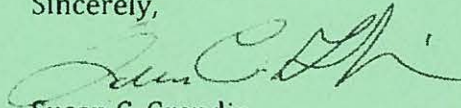
August 14, 2019

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this is a non-establishment petition, Sec. 92.11, *Ordinance Code*, requires only that the public hearing be held and noticed just as other ordinance amendments.

The committee of reference that will be introducing the bill is the Transportation, Energy & Utilities ("TEU") Committee which will take up the bill on September 16, 2019 as part of its public meeting. You are not required to include this committee public meeting in your notice, but you are encouraged to attend the meeting to answer any questions of the committee members. After reviewing and approving your form of notice, I can insert the ordinance number and provide the draft to the Legislative Services Division for publication. Please provide that office with the proof of publication.

Sincerely,



Susan C. Grandin  
Assistant General Counsel

cc: William Killingsworth, Director, Planning and Development Department  
Kristen Reed, Planning and Development Department  
Shannon K. Eller, Chief, Land Use Division  
Jason Teal, Deputy General Counsel

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W.O. No.17-160.01  
File No. 124B-22.01A

### **Cypress Bluff CDD Parcel**

A portion of Sections 32 and 33, Township 3 South, Range 28 East, together with a portion of Sections 4, 5, 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North 88°37'28" East, along the Northerly line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 88°37'28" East, along said Northerly line of Section 33, a distance of 289.49 feet; thence South 07°44'34" East, departing said Northerly line, 1305.77 feet; thence South 13°31'53" East, 2389.14 feet; thence South 04°33'08" West, 1865.63 feet; thence South 18°03'25" West, 1232.39 feet; thence South 05°12'52" East, 2061.31 feet; thence South 19°40'49" West, 3784.88 feet; thence South 04°56'56" West, 366.20 feet; thence South 89°37'47" West, 431.01 feet to a point lying on the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South 14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 58.19 feet; thence South 15°39'26" West, 33.00 feet; thence



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### **Cypress Bluff CDD Parcel (Continued)**

South 54°46'33" West, 49.02 feet; thence South 48°13'43" West, 50.94 feet; thence South 31°03'31" West, 17.90 feet to a point on a curve concave Southerly having a radius of 2400.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°29'51", an arc length of 984.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°37'17" West, 977.38 feet; thence South 89°37'47" West, 10.74 feet to a point lying on the Easterly right of way line of ETown Parkway, a variable width right of way as depicted on ETown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82, of said current Public Records; thence along said Easterly right of way line the following 4 courses: Course 1, thence North 00°22'13" West, 175.00 feet; Course 2, thence South 89°37'47" West, 225.00 feet; Course 3, thence North 45°22'13" West, 212.13 feet; Course 4, thence North 00°22'13" West, 37.30 feet; thence South 88°55'30" West, departing said Easterly right of way line, 1799.90 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1; thence Northerly along said Easterly limited access right of way line the following 3 courses: Course 1, thence North 14°27'30" West, 403.98 feet to the point of curvature of a curve concave Easterly having a radius of 5529.58 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 14°09'36", an arc length of 1366.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°22'42" West, 1363.10 feet; Course 3, thence North 00°17'54" West, 1535.00 feet to a point of intersection with the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation right of way map Section 72002-2511, Work Program Identification No. 2114883, said point also being on a non-tangent curve concave Westerly having a radius of 3000.00 feet; thence Northerly along said Easterly limited access right of way line the following 4 courses: Course 1, thence Northerly, departing said Easterly limited access right of way line of State Road No. 9B and along the arc of said curve, through a central angle of 29°31'23", an arc length of 1545.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°27'47" East, 1528.78 feet; Course 2, thence North 07°17'54" West, 984.62 feet to the point of curvature of a curve concave Easterly having a radius of 11600.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 07°00'00", an arc length of 1417.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°47'54" West, 1416.33 feet; Course 4, thence North 00°17'54" West, 5839.87 feet to its intersection with the Southwesterly right of way line of R.G. Skinner Parkway, a 110 foot right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 3 courses: Course 1, thence Southerly departing said Easterly limited access right of way line and along the arc of a curve concave Easterly having a radius of 300.00 feet, through a central angle of 43°17'06", an arc length of 226.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°56'27" East, 221.29 feet; Course 2, thence South 43°35'00" East, 446.83 feet to the point of



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### **Cypress Bluff CDD Parcel (Continued)**

curvature of a curve concave Northeasterly having a radius of 600.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of  $25^{\circ}15'01''$ , an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $56^{\circ}12'31''$  East, 262.29 feet; thence South  $68^{\circ}50'01''$  East, continuing along said Southwesterly right of way line, 263.07 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 14340, page 1809, of the current Public Records of said county; thence Southerly along said boundary line the following 62 courses: Course 1, thence South  $56^{\circ}47'19''$  West, departing said Southwesterly right of way line, 34.93 feet; Course 2, thence South  $59^{\circ}53'26''$  West, 60.77 feet; Course 3, thence South  $28^{\circ}07'37''$  West, 63.38 feet; Course 4, thence South  $36^{\circ}12'31''$  West, 52.77 feet; Course 5, thence South  $44^{\circ}25'16''$  West, 53.99 feet; Course 6, thence South  $60^{\circ}24'13''$  West, 59.40 feet; Course 7, thence South  $37^{\circ}46'20''$  West, 47.85 feet; Course 8, thence South  $12^{\circ}02'36''$  East, 52.58 feet; Course 9, thence South  $13^{\circ}05'33''$  East, 42.42 feet; Course 10, thence South  $16^{\circ}44'01''$  West, 33.11 feet; Course 11, thence South  $18^{\circ}07'14''$  West, 49.93 feet; Course 12, thence South  $23^{\circ}19'42''$  West, 58.13 feet; Course 13, thence North  $84^{\circ}25'00''$  West, 84.95 feet; Course 14, thence South  $00^{\circ}24'25''$  East, 68.26 feet; Course 15, thence South  $81^{\circ}52'44''$  East, 73.42 feet; Course 16, thence South  $35^{\circ}00'24''$  East, 50.94 feet; Course 17, thence South  $42^{\circ}29'27''$  East, 63.28 feet; Course 18, thence South  $72^{\circ}15'25''$  East, 65.91 feet; Course 19, thence North  $73^{\circ}27'14''$  East, 68.75 feet; Course 20, thence North  $51^{\circ}47'07''$  East, 59.88 feet; Course 21, thence North  $65^{\circ}14'07''$  East, 63.44 feet; Course 22, thence South  $44^{\circ}57'44''$  East, 51.37 feet; Course 23, thence South  $41^{\circ}27'00''$  East, 50.99 feet; Course 24, thence North  $68^{\circ}09'16''$  East, 90.76 feet; Course 25, thence North  $00^{\circ}26'34''$  West, 52.95 feet; Course 26, thence North  $39^{\circ}25'04''$  West, 59.68 feet; Course 27, thence North  $46^{\circ}31'57''$  East, 62.01 feet; Course 28, thence North  $50^{\circ}00'38''$  East, 57.16 feet; Course 29, thence North  $88^{\circ}38'44''$  East, 49.62 feet; Course 30, thence South  $67^{\circ}21'23''$  East, 54.16 feet; Course 31, thence South  $14^{\circ}50'50''$  East, 56.43 feet; Course 32, thence South  $48^{\circ}06'29''$  East, 55.42 feet; Course 33, thence South  $04^{\circ}06'11''$  East, 57.55 feet; Course 34, thence South  $38^{\circ}52'42''$  West, 48.46 feet; Course 35, thence South  $08^{\circ}09'16''$  West, 60.88 feet; Course 36, thence South  $29^{\circ}03'41''$  East, 51.97 feet; Course 37, thence South  $07^{\circ}41'54''$  East, 90.90 feet; Course 38, thence South  $75^{\circ}57'31''$  East, 33.30 feet; Course 39, thence South  $80^{\circ}17'39''$  East, 50.60 feet; Course 40, thence North  $57^{\circ}17'36''$  East, 58.75 feet; Course 41, thence North  $17^{\circ}44'41''$  East, 38.19 feet; Course 42, thence North  $41^{\circ}44'07''$  East, 55.91 feet; Course 43, thence South  $78^{\circ}01'28''$  East, 36.71 feet; Course 44, thence North  $76^{\circ}54'19''$  East, 50.12 feet; Course 45, thence South  $78^{\circ}17'09''$  East, 69.51 feet; Course 46, thence North  $85^{\circ}04'13''$  East, 33.16 feet; Course 47, thence North  $35^{\circ}50'17''$  East, 30.71 feet; Course 48, thence North  $05^{\circ}06'56''$  East, 69.39 feet; Course 49, thence North  $25^{\circ}14'24''$  East, 59.38 feet; Course 50, thence North  $36^{\circ}08'27''$  East, 68.81 feet; Course 51, thence North  $42^{\circ}18'11''$  West, 56.04 feet; Course 52, thence North  $01^{\circ}48'23''$  East, 43.34 feet; Course 53, thence South  $71^{\circ}57'16''$  East, 51.30 feet; Course 54, thence South  $45^{\circ}25'16''$  East, 54.76 feet; Course 55, thence South  $19^{\circ}52'56''$  West, 39.91 feet; Course 56, thence South  $14^{\circ}36'39''$  East, 42.26 feet; Course 57, thence South  $40^{\circ}20'23''$  East, 57.10 feet;



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### **Cypress Bluff CDD Parcel (Continued)**

Course 58, thence South 59°04'18" East, 52.23 feet; Course 59, thence South 13°07'44" East, 44.38 feet; Course 60, thence South 24°46'40" East, 56.39 feet; Course 61, thence South 26°06'15" East, 32.51 feet; Course 62, thence South 02°12'11" West, 41.80 feet; thence South 45°09'13" East, departing said boundary line, 35.48 feet to the Northeast corner of those lands described and recorded in Official Records Book 14863, page 469, of said current Public Records; thence North 89°59'26" West, along the Northerly line of said Official Records Book 14863, page 469, a distance of 70.00 feet to the Northwest corner thereof; thence South 00°00'34" West, along the Westerly line of last said lands, 65.00 feet to the Southwest corner thereof; thence South 89°59'26" East, along the Southerly line of said lands, 70.00 feet to the Southeast corner thereof, said corner lying on said Southwesterly right of way line of R.G. Skinner Parkway; thence South 00°00'34" West, along said Southwesterly right of way line, 107.34 feet to a point lying on the Southerly terminus of said R.G. Skinner Parkway; thence South 89°59'26" East, departing said Southwesterly right of way line and along said Southerly terminus, 110.00 feet to a point lying on the Southerly line of said Official Records Book 14340, page 1809; thence Easterly and Northerly along the Southerly and Easterly lines of last said lands the following 62 courses: Course 1, thence South 00°00'34" West, departing said Southerly terminus, 145.55 feet; Course 2, thence South 89°59'26" East, 2280.15 feet; Course 3, thence North 07°41'27" West, 12.17 feet; Course 4, thence North 20°26'25" West, 28.98 feet; Course 5, thence North 06°37'03" East, 35.94 feet; Course 6, thence North 26°09'20" East, 47.24 feet; Course 7, thence North 10°50'26" East, 18.12 feet; Course 8, thence North 19°27'45" East, 19.37 feet; Course 9, thence North 10°56'37" East, 57.23 feet; Course 10, thence North 31°50'19" West, 53.99 feet; Course 11, thence North 25°51'04" West, 36.99 feet; Course 12, thence North 29°13'43" West, 21.65 feet; Course 13, thence North 71°51'12" West, 34.33 feet; Course 14, thence North 04°17'54" East, 38.72 feet; Course 15, thence North 00°16'03" East, 31.09 feet; Course 16, thence North 16°06'04" East, 32.18 feet; Course 17, thence North 20°33'04" West, 21.97 feet; Course 18, thence North 56°02'19" West, 40.42 feet; Course 19, thence North 02°24'10" West, 36.61 feet; Course 20, thence North 02°52'24" East, 35.41 feet; Course 21, thence North 00°06'57" East, 45.28 feet; Course 22, thence North 08°57'28" East, 54.79 feet; Course 23, thence North 06°50'55" West, 38.58 feet; Course 24, thence North 14°46'17" East, 32.02 feet; Course 25, thence North 24°38'30" East, 38.36 feet; Course 26, thence North 21°16'45" East, 42.29 feet; Course 27, thence North 46°41'48" East, 24.93 feet; Course 28, thence North 09°37'57" East, 38.41 feet; Course 29, thence North 40°13'50" East, 35.75 feet; Course 30, thence North 25°36'12" East, 31.37 feet; Course 31, thence North 21°18'20" East, 52.69 feet; Course 32, thence North 30°51'04" West, 51.14 feet; Course 33, thence North 62°04'55" West, 46.62 feet; Course 34, thence North 18°00'39" West, 57.14 feet; Course 35, thence North 25°51'03" West, 51.16 feet; Course 36, thence North 64°02'20" West, 56.18 feet; Course 37, thence North 64°31'59" West, 44.40 feet; Course 38, thence North 45°11'49" West, 58.29 feet; Course 39, thence North 37°43'23" West, 68.80 feet; Course 40, thence North 02°41'36" West, 88.50 feet; Course 41, thence North 02°06'49" West, 73.09 feet; Course 42, thence North 04°53'38" East, 86.05 feet; Course 43,



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**Cypress Bluff CDD Parcel (Continued)**

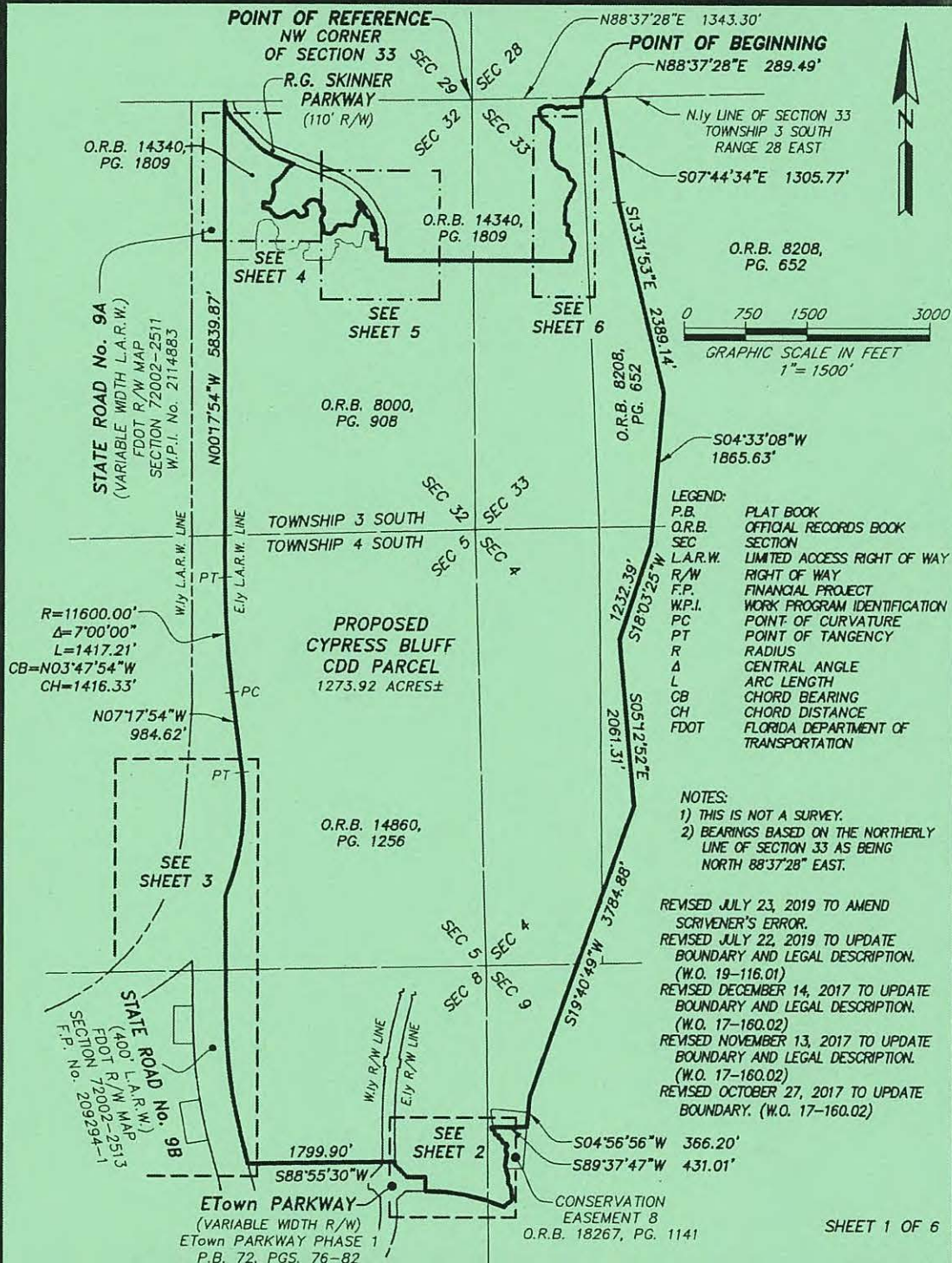
thence North 05°05'30" East, 95.10 feet; Course 44, thence North 28°50'30" West, 58.14 feet; Course 45, thence North 48°55'53" West, 68.30 feet; Course 46, thence North 45°34'57" West, 74.88 feet; Course 47, thence North 29°56'25" West, 51.40 feet; Course 48, thence North 12°05'37" West, 72.07 feet; Course 49, thence North 31°46'26" East, 28.73 feet; Course 50, thence North 62°21'20" East, 59.52 feet; Course 51, thence North 89°26'28" East, 25.20 feet; Course 52, thence North 82°18'54" East, 55.94 feet; Course 53, thence South 65°50'59" East, 41.72 feet; Course 54, thence South 66°19'42" East, 49.58 feet; Course 55, thence North 47°17'56" East, 30.64 feet; Course 56, thence North 84°19'39" East, 48.59 feet; Course 57, thence South 67°19'52" East, 48.05 feet; Course 58, thence North 57°16'24" East, 26.00 feet; Course 59, thence North 89°32'02" East, 47.84 feet; Course 60, thence South 87°36'33" East, 51.75 feet; Course 61, thence North 85°07'24" East, 50.38 feet; Course 62, thence North 01°03'43" West, 115.11 feet to the Point of Beginning.

Containing 1273.92 acres, more or less.



# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



# ETM

**Surveying & Mapping, Inc.**  
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1"=1500'

DATE: SEPTEMBER 1, 2017

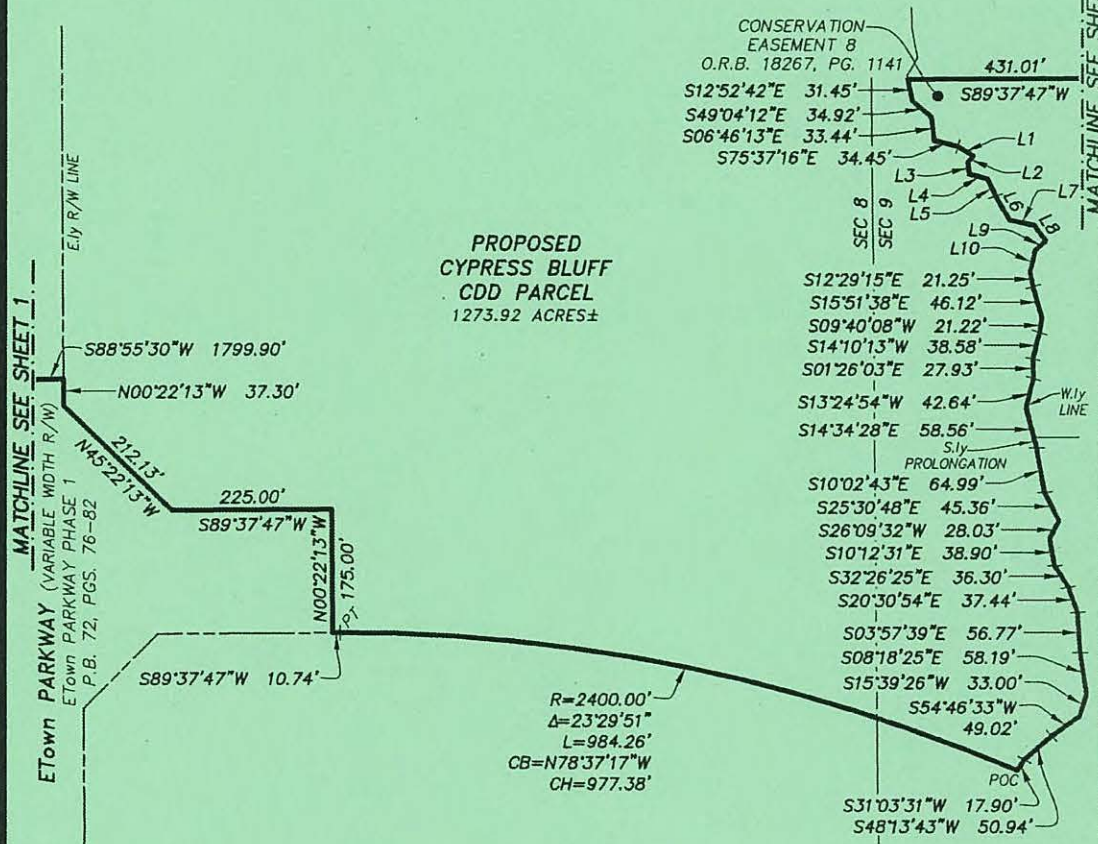


Digital Signature  
By: Damon J.  
Kelly, PSM

**DAMON J. KELLY**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6284



A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



SHEET 2 OF 6  
SEE SHEET 1 FOR NOTES.

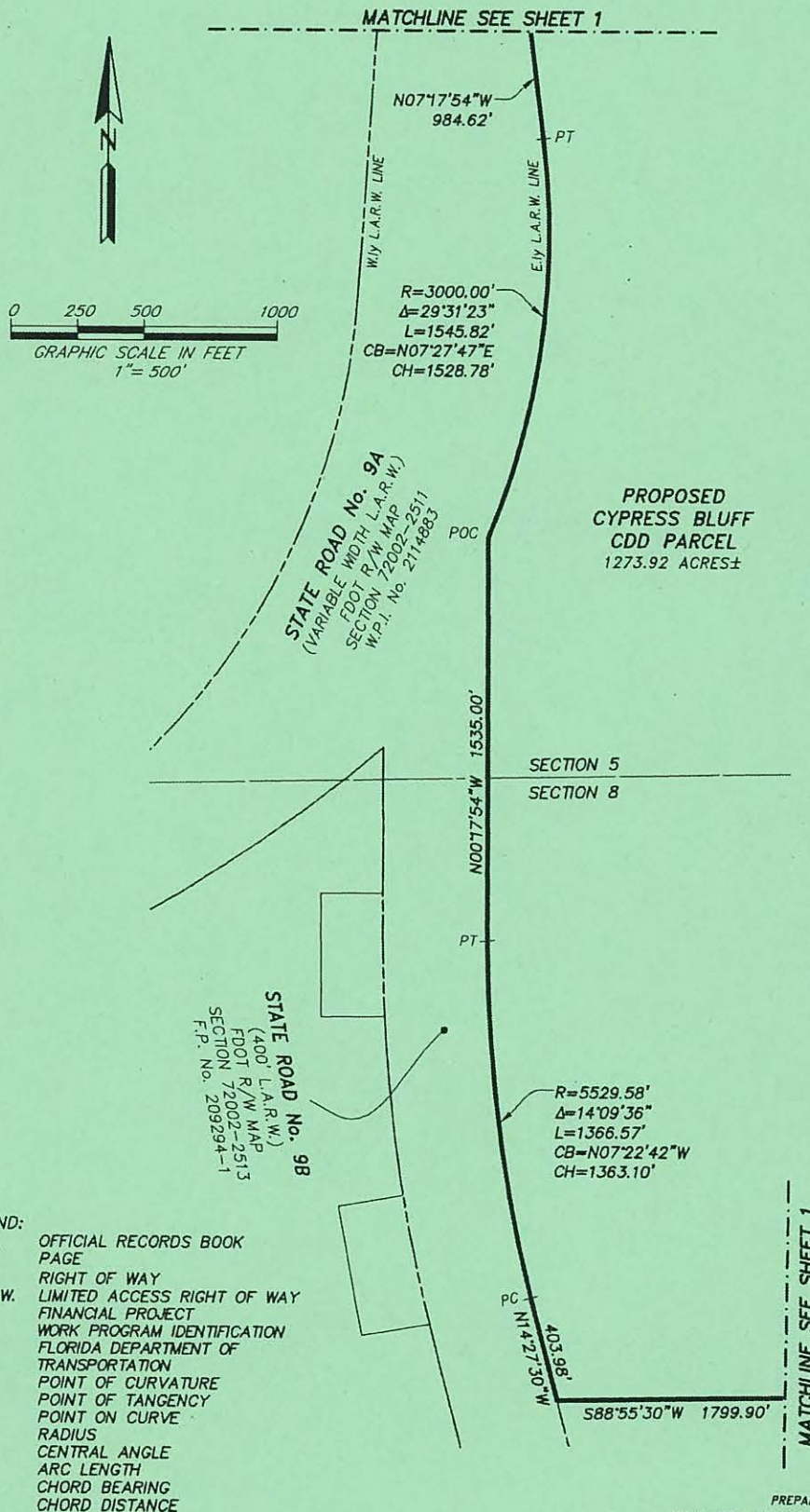
ORDER NO.: 17-160.01 FILE NO.: 1248-22.01A DRAWN BY: ASH/BAC

CAD FILE: E:\Survey\Map\Drawings\SB Interchange Land\Sketches\E-Town CDD Parcel\Drawings

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624



A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



SHEET 3 OF 6  
SEE SHEET 1 FOR NOTES.

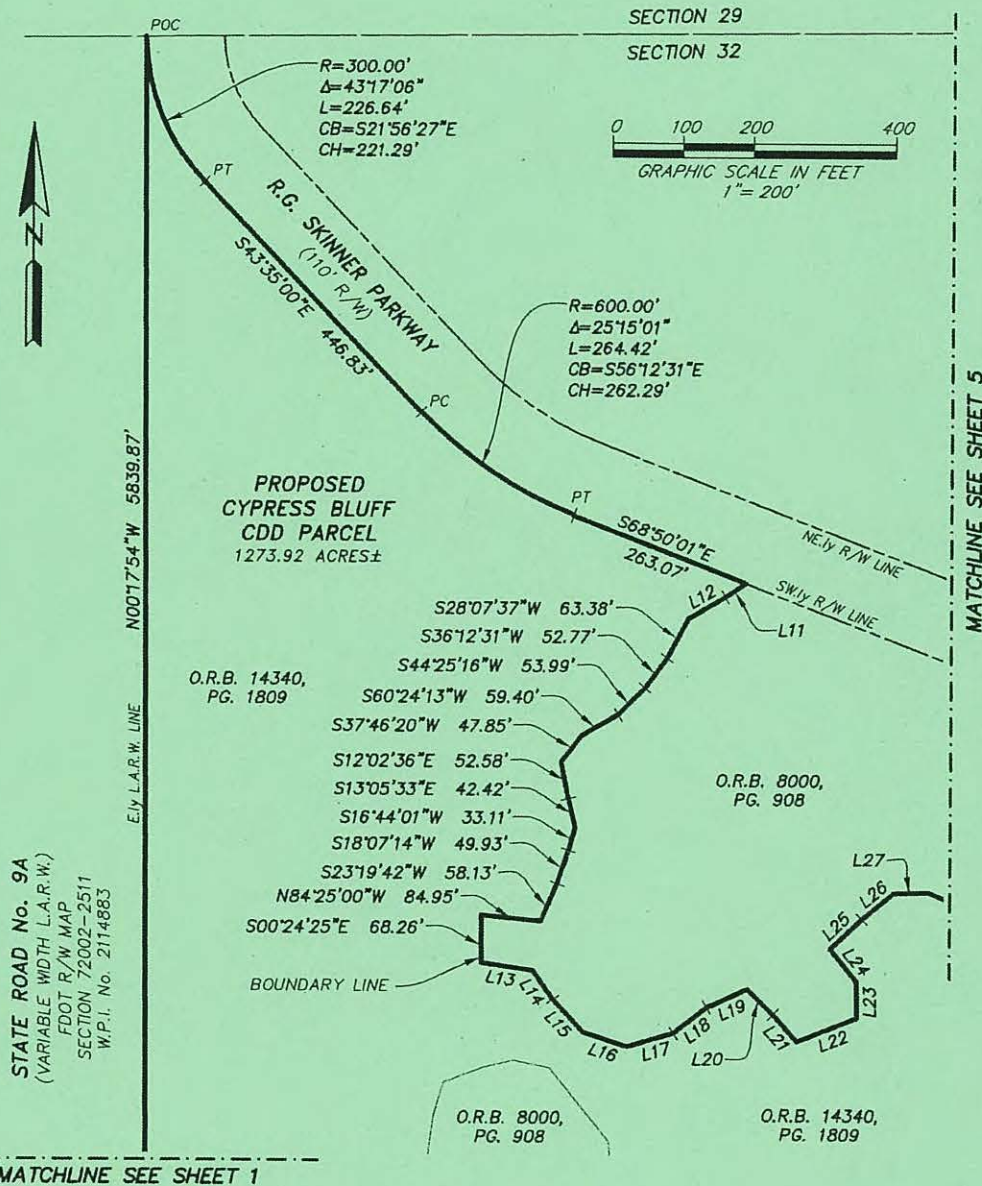
PREPARED BY:  
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ORDER NO.: 17-160.01 FILE NO.: 1248-22.01A DRAWN BY: ASH/BAC

CAD FILE: F:\Survey\Map\Proj\Davis 98 Interchange Land\Sketches\1-Town\CDD Parcel\24.dwg



A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L11	S56°47'19"W	34.93'
L12	S59°53'26"W	60.77'
L13	S81°52'44"E	73.42'
L14	S35°00'24"E	50.94'
L15	S42°29'27"E	63.28'
L16	S72°15'25"E	65.91'
L17	N73°27'14"E	68.75'
L18	N51°47'07"E	59.88'
L19	N65°14'07"E	63.44'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S44°57'44"E	51.37'
L21	S41°27'00"E	50.99'
L22	N68°09'16"E	90.76'
L23	N00°26'34"W	52.95'
L24	N39°25'04"W	59.68'
L25	N46°31'57"E	62.01'
L26	N50°00'38"E	57.16'
L27	N88°38'44"E	49.62'

LEGEND:

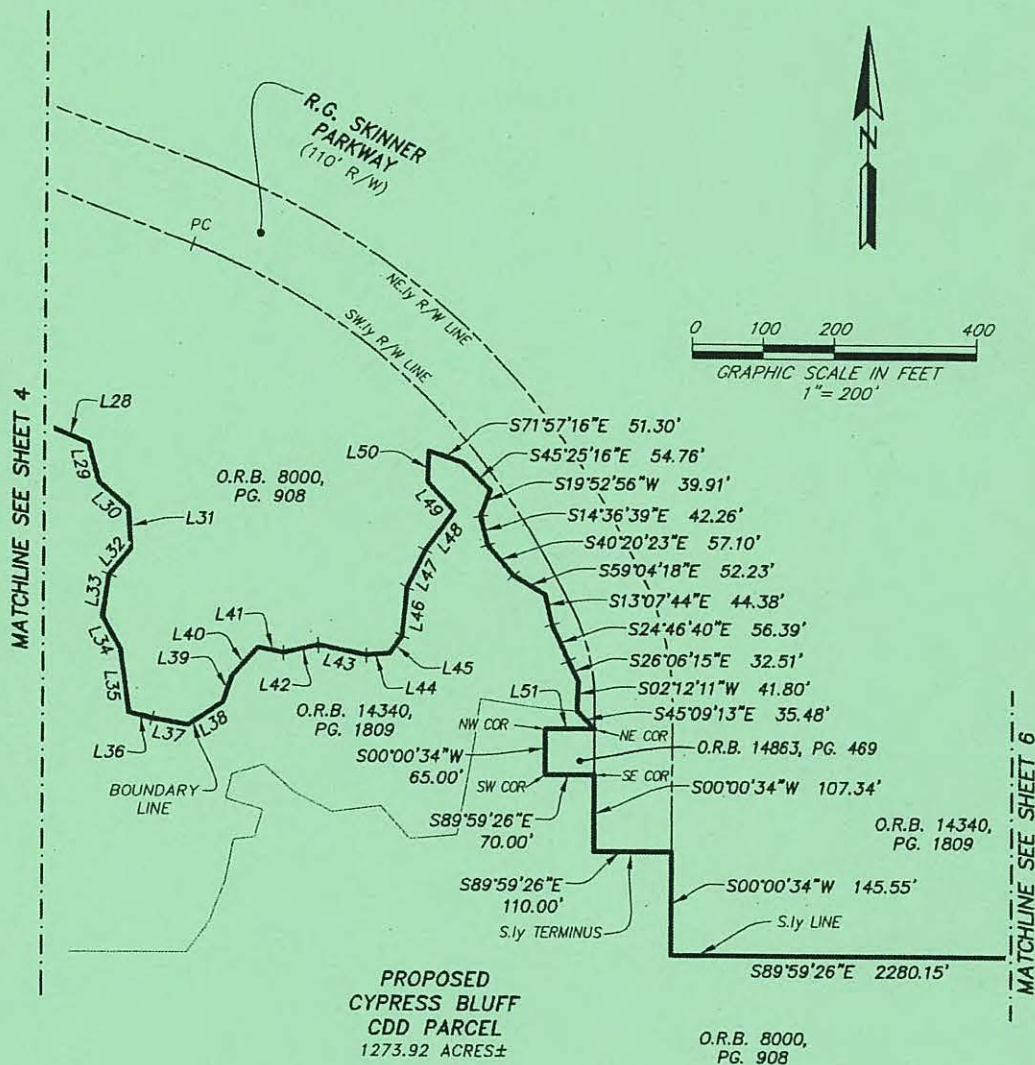
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L1 TABULATED LINE DATA

SHEET 4 OF 6  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624



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**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
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COR CORNER  
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R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L1 TABULATED LINE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L28	S67°21'23"E	54.16'
L29	S14°50'50"E	56.43'
L30	S48°06'29"E	55.42'
L31	S04°06'11"E	57.55'
L32	S38°52'42"W	48.46'
L33	S08°09'16"W	60.88'
L34	S29°03'41"E	51.97'
L35	S07°41'54"E	90.90'
L36	S75°57'31"E	33.30'
L37	S80°17'39"E	50.60'
L38	N57°17'36"E	58.75'
L39	N17°44'41"E	38.19'

LINE TABLE		
LINE	BEARING	LENGTH
L40	N41°44'07"E	55.91'
L41	S78°01'28"E	36.71'
L42	N76°54'19"E	50.12'
L43	S78°17'09"E	69.51'
L44	N85°04'13"E	33.16'
L45	N35°50'17"E	30.71'
L46	N05°06'56"E	69.39'
L47	N25°14'24"E	59.38'
L48	N36°08'27"E	68.81'
L49	N42°18'11"W	56.04'
L50	N01°48'23"E	43.34'
L51	N89°59'26"W	70.00'

SHEET 5 OF 6  
SEE SHEET 1 FOR NOTES.

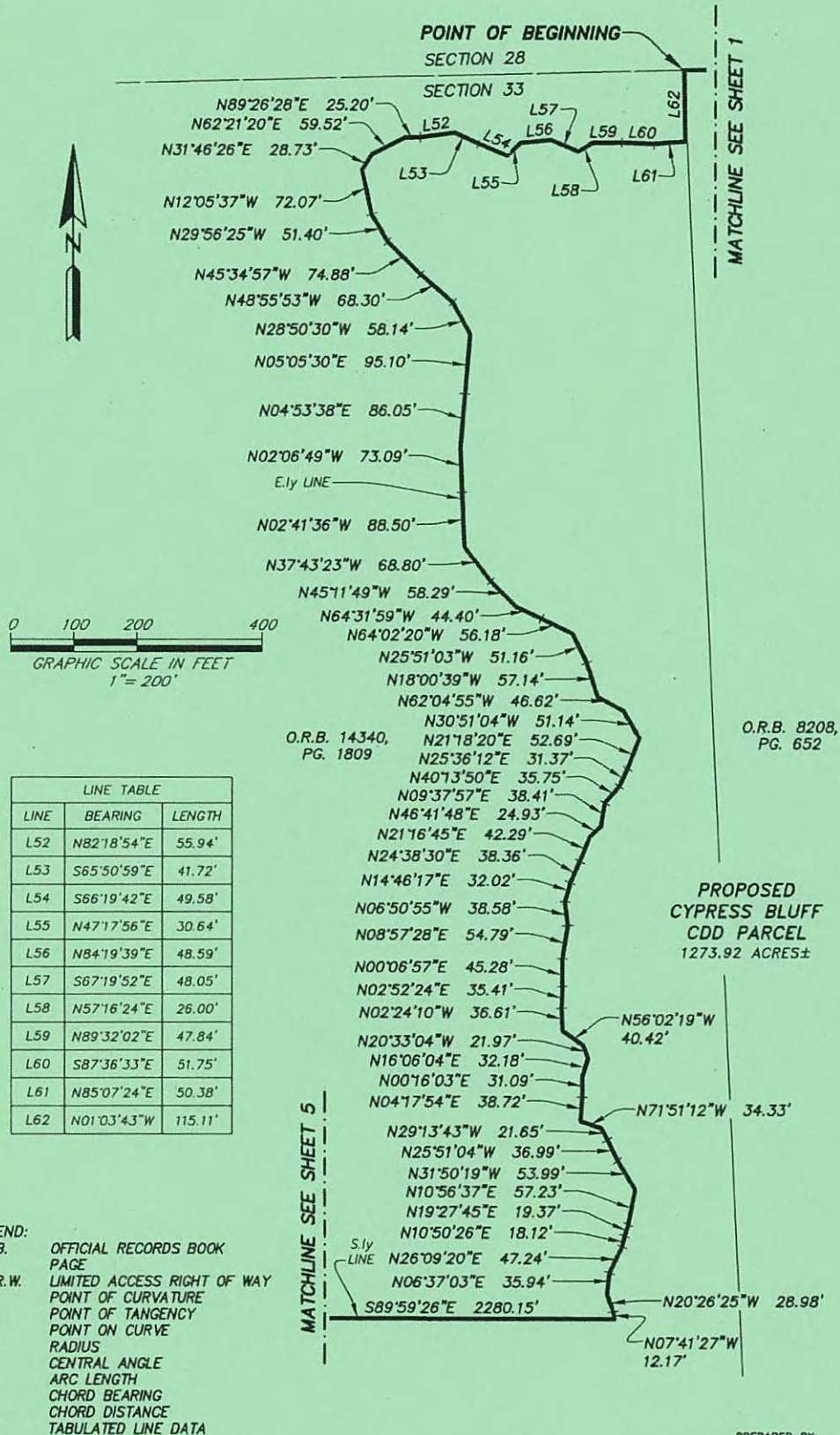
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ORDER NO.: 17-160.01 FILE NO.: 1248-22.01A DRAWN BY: ASH/BAC

CAD FILE: E:\Survey\Map\Pro\Draws\98 Interchange Land\Sketches\E-Town CDD Parcel\Draw



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SHEET 6 OF 6  
SEE SHEET 1 FOR NOTES.

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CERTIFICATE OF AUTHORIZATION NO. LB 3624

# Cypress Bluff Community Development District

## GENERAL LOCATION

7/15/2019

### LEGEND



Amended Cypress Bluff CDD



0 3,000 6,000 12,000  
FEET

Source: ETM, Duval County





PETITIONER REP AVAILABLE FOR QUEST.

## SPEAKER'S REQUEST CARD - LUZ COMMITTEE - PUBLIC HEARING

Please Print: SIGN where indicated if speaking.

Bill #: 2019-0599 Date: 10/15/19

NAME: Katie Buchanan E-MAIL: katieb@hgslaw.com

ADDRESS: 119 S Monizoe St PHONE: 850-222-7500

REZONING/COMP PLAN/LANDMARK/WAIVER/EXCEPTION SUPPORT: \_\_\_\_\_ OPPOSE: \_\_\_\_\_

OR

APPEAL OF A COMMISSION DECISION - I SUPPORT: THE COMMISSION \_\_\_\_\_ THE APPEAL \_\_\_\_\_

Wish to speak? No \_\_\_\_\_ Yes \_\_\_\_\_ Answer Questions Only ☒ If yes, I affirm that the testimony I am going to

give is the truth, the whole truth, and nothing but the truth: Katie Buchanan  
(Signature)

Are you a Lobbyist? No \_\_\_\_\_ Yes \_\_\_\_\_ If yes, list Client: \_\_\_\_\_

If a lobbyist, are you Registered with the City Council Secretary? Yes \_\_\_\_\_ No \_\_\_\_\_

EACH SPEAKER IS LIMITED TO THREE MINUTES AND CANNOT GIVE TIME TO ANOTHER PERSON

PLEASE READ THE REVERSE FOR RULES ON SPEAKING AT LUZ COMMITTEE

Petitioner - Available for Questions  
REQUEST TO SPEAK / REGISTER - JACKSONVILLE CITY COUNCIL

PLEASE PRINT

NAME: Katie Buchanan DATE: 10/14  
ADDRESS: 119 S. Monroe St. PHONE: 850-222-7560  
CITY: Tallahassee COUNTY: \_\_\_\_\_ STATE: FL ZIP: \_\_\_\_\_  
REPRESENTING: Petitioner - Cypress Bluff CD10  
SIGNATURE: [Signature] ☐ I DO NOT WISH TO SPEAK

CHOOSE  
ONE

- ☒ (H) PUBLIC HEARING: Bill Number 2019-599  
☐ I Support ☐ I Oppose Questions Only
- ☐ (P) PUBLIC PARTICIPATION: Bill Number \_\_\_\_\_  
☐ I Support ☐ I Oppose
- ☐ (C) COMMENTS FROM THE PUBLIC: Subject \_\_\_\_\_

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER.  
NO SPEAKER MAY GIVE OR TRANSFER THEIR TIME TO ANOTHER PERSON.

(PLEASE READ THE REVERSE SIDE FOR INSTRUCTIONS ON SPEAKING BEFORE THE CITY COUNCIL.)

Petitioner Regs - Available for Questions

# REQUEST TO SPEAK / REGISTER – JACKSONVILLE CITY COUNCIL

PLEASE PRINT

NAME: Katie Buchanan DATE: 10/14/19

ADDRESS: 119 S Monroe St PHONE: 850-222-7500

CITY: Tallahassee COUNTY: \_\_\_\_\_ STATE: FL ZIP: 32312

REPRESENTING: CYPRESS BLUFF CDD

SIGNATURE: Katie Buchanan ☐ I DO NOT WISH TO SPEAK

CHOOSE  
ONE

☒ (H) PUBLIC HEARING: Bill Number 2019-0599

☒ I Support

☐ I Oppose

QUESTIONS ONLY

☐ (P) PUBLIC PARTICIPATION: Bill Number \_\_\_\_\_

☐ I Support

☐ I Oppose

☐ (C) COMMENTS FROM THE PUBLIC: Subject \_\_\_\_\_

SPEAKING TIME IS LIMITED TO THREE (3) MINUTES PER SPEAKER.  
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(PLEASE READ THE REVERSE SIDE FOR INSTRUCTIONS ON SPEAKING BEFORE THE CITY COUNCIL.)



**PROPOSED PETITION TO AMEND THE BOUNDARIES OF  
THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT (CDD)  
PLANNING AND DEVELOPMENT DEPARTMENT REPORT**



---

**ORDINANCE 2019-599**

**PETITIONER:** CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT (CDD)

**Current Acreage of the CDD:** 1,249.73 Acres

**Proposed Acreage to be added to the CDD:** 24.19 acres

**Proposed Amended Acreage of the CDD:** 1,273.92

The Planning and Development Department (Department) has completed its review of the Petition to Amend the Boundaries of the Cypress Bluff Community Development District (Petition) and makes the following report and recommendation in accordance with §92.07(c), City of Jacksonville Ordinance Code.

**REPORT SUMMARY**

Hopping Green & Sams, P. A., on behalf of Cypress Bluff (CDD) (Petitioner) proposes that the Cypress Bluff CDD in the City of Jacksonville be modified to include an additional 24.19 acres of land (the Expansion Parcel) to the boundary. The Petitioner has obtained the written consent of one hundred percent of the owners of the lands comprising the Expansion Parcel to amend the boundary of the CDD as set forth in the Petition.

The Petitioner states in the Petition that the CDD should be modified because:

- The CDD, as amended, and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the local Comprehensive Plan;
- The CDD, as amended, is part of a planned community of sufficient size, its compactness and all lands therein being contiguous to be developed as one functional and interrelated community; the CDD, as amended, remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local government; the community development services and facilities will not be incompatible with the capacity and use of existing local and regional facilities and services; and the area to be served by the CDD, as amended, is amenable to separate special-district government.

Petition "Exhibit 8"

**EXHIBIT 8A  
INFRASTRUCTURE COST AND TIMETABLE ESTIMATE  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

ORIGINAL INFRASTRUCTURE	Total	Annual Outlay <sup>4</sup>		
		2018	2019	2020
1. E-Town Parkway/R.G. Skinner Parkway Landscape/Irrigation	\$1,035,000	80%	20%	
2. E-Town Parkway/R.G. Skinner Parkway Hardscape/Signage	\$172,500	50%	50%	
3. E-Town Parkway/R.G. Skinner Parkway Fencing	\$949,929	30%	40%	30%
4. E-Town Parkway/R.G. Skinner Electric/Street Lighting	\$2,587,500	30%	40%	30%
5. Utilities (Water, Sewer, Electrical, Street Lighting) <sup>1</sup>	\$8,040,145	30%	40%	30%
6. Stormwater Systems	\$7,124,544	50%	30%	20%
7. Roadway Improvements	\$26,812,800	30%	40%	30%
8. Recreational Improvements <sup>1</sup>	\$15,480,000	30%	40%	30%
9. Engineering, Testing, Planning, CFI, Mobilization, As-builts, Erosion Control, Etc.	\$13,901,617	30%	40%	30%
<b>TOTAL COSTS</b>	<b>\$76,104,034</b>			

1. Includes Transmission (Trunk) Water, Sewer (Force Main), and JEA Electric. Costs include Booster Pump Station and Reuse Pump Stations.

2. Reclaimed water improvements will be funded by JEA pursuant to the Master Utility Agreement.

3. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(3)(d) Florida Statutes.

4. Represents anticipated annual outlay of costs based on anticipated construction timeline.

2019 BOUNDARY AMENDMENT ADDITIONAL INFRASTRUCTURE	Total			
		2019	2020	2021
1. Apex Trail Roadway, Drm., and Water, Sewer Infrastructure (Master)	\$2,530,000	50%	50%	
2. Apex Trail Landscape/Irrigation (Master)	\$64,800	50%	50%	
3. Apex Trail Electric/Street Lighting (Master)	\$143,750	50%	50%	
4. Apex Trail Engineering, Permitting, Planning, CFI, Etc. (Master)	\$240,000	50%	50%	
5. Neighborhood Infrastructure (roads, stormwater, signage, amenity, parks, utilities, electric, etc.)	\$2,772,000	25%	50%	25%
<b>TOTAL COSTS</b>	<b>\$5,750,550</b>			

1. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d) Florida Statutes.

2. Represents anticipated annual outlay of costs based on anticipated construction timeline.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

**2. SUFFICIENCY AND COMPLETENESS OF PLANNING DOCUMENTATION**

Pursuant to Chapter 90.07(c)(2), Ordinance Code, the Department concludes that the planning documentation received to date is adequately sufficient and complete to permit a fair and informed consideration by City Council.

**3. TRUTH AND CORRECTNESS OF PLANNING DOCUMENTATION**

The Petitioner has provided an executed and notarized statement, dated July 16, 2019, claiming that the Petition is adequately true and correct to permit a fair and informed consideration by City Council.

**4. JEA CERTIFICATION OF UTILITY INFORMATION**

The Petitioner provided the "Developer Utility Service and JEA Cost Participation Agreement", dated July 15, 2015 and included as "Exhibit 7" of the petition. This agreement with JEA is for those properties within the boundary of the Cypress Bluff CDD. "Exhibit 7" also includes the Master Water Plan, the Master Sanitary Sewer Plan and the Master Reuse Plan for the CDD, as amended, identifying existing and proposed points of connection.

**5. OPINION AND RECOMMENDATION AS TO §190.005(1)(e), F.S.**

In determining whether to grant a Petition for the CDD by adoption of Ordinance 2019-599 the City Council must consider the Local Petition and the entire record of the local public hearing in light of the six (6) factors set forth in §190.005(1)(e), F.S.

Accordingly, pursuant to §92.07, Ordinance Code, the Department is charged with providing an opinion and making recommendation on the relationship of the Petition to factors 2, 3, and 5 of §190.005(1)(e), F.S. The analysis is as follows:

**Factor 2 (Section 190.005(1)(e)2, F.S.)**

*Whether the establishment of the CDD is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan?*

Relationship: The Amended Cypress Bluff CDD is not inconsistent with the applicable elements or portion of the state and local comprehensive plans. See additional information below.

5. Eliminate needless duplication of, and promote cooperation in, governmental activities between, among, and within state, regional, county, city, and other governmental units.
11. Encourage government to seek outside contracting on a competitive-bid basis when cost-effective and appropriate.

2030 Comprehensive Plan

*Capital Improvements Element*

Policy 1.2.2

The City shall continue to explore the feasibility of alternative financing mechanisms to facilitate the availability of public facilities. This shall include a feasibility review of dedicating a portion of the ad valorem taxes specifically for capital improvements.

*Future Land Use Element*

Policy 1.2.7

The City shall, through joint participation agreements, among federal, State, and local governments, and the private sector, as appropriate, identify and build needed public facilities, and allocate the costs of such facilities in proportion to the benefits accruing to each.

*Intergovernmental Coordination Element*

Goal 1

Coordinate the planning and policy making of the City with that of the surrounding municipalities, county, regional, State, federal and special authority governments to ensure consistency in development and in the provision of services and to implement the goals, objectives and policies of the 2030 Comprehensive Plan.

**Factor 3 (Section 190.005(1)(e)3, F.S.)**

*Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community?*

Relationship: The area of land within the district, as amended appears to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developed as one functional interrelated community.

This factor considers whether the land area to be served by a CDD can be serviced efficiently and effectively by one entity. Considerations include the geographic location of the land, its topography, underlying natural and political boundaries, etc. and all the foregoing considerations are interrelated. For example, a CDD found to be of insufficient size where located far from the urban services area may be of ideal size for an urban redevelopment or a commercial infill project.

Relationship: The statements within the local petition to amend the boundary of the Cypress Bluff CDD appear to be true and correct.

The Petitioner has provided an executed and notarized statement claiming that the Petition is true and correct. Notwithstanding, the Council is not bound by these findings and may find the statements, attachments and documentation are incomplete and/or insufficient to permit fair debate, or are not adequately truthful and correct so as to permit informed consideration.

**Factor 4 (Section 190.005(1)(e)4, F.S.)**

*Whether the CDD is the best alternative for delivering the community development services and facilities to the area that will be served by the CDD?*

Relationship: The Cypress Bluff CDD, as amended, appears to be the best alternative for delivering the community development services and facilities to the area.

This factor provides the Council with discretion concerning whether to grant the Petition and establish the CDD. Proper consideration of this factor requires that the Council consider the prospect of the CDD providing certain proposed systems and facilities to service the underlying development against other available alternatives including those both public (e.g. City's creation of a dependent special district or Municipal Service Benefit Unit, etc.) and private (e.g. homeowners association, developer funding, etc.) The Department considered these alternatives in relation to the benefits to the City and to the intended residents; the benefit to the Petitioner is presumed.

The Department has determined the CDD, as amended, is the best alternative to the City and intended residents for servicing the development. Given the information provided to date, the Department does not have concerns about the modification of the Cypress Bluff CDD.

**Factor 6 (Section 190.005(1)(e)2, F.S.)**

*Whether the area that will be served by the CDD is amenable to separate special-district government?*

Relationship: The area that will be served by the Cypress Bluff CDD, as amended, appears to be amenable to provide a separate special-district government.

This factor considers the land area viewed in relation as to whether it will be governed efficiently by a separate special district, the CDD. The Department finds the land area is amenable to separate special district government. Therefore, the Department makes a positive finding on this factor because the development is an autonomous, residential development contained solely on contiguous parcels.

Smith, Jessica

2019-599

**From:** Matthews, Jessica  
**Sent:** Thursday, September 05, 2019 8:47 AM  
**To:** Smith, Jessica; Lopez, Staci; Wilkes, Melanie; Cockrell, Brooke  
**Cc:** Matthews, Jessica  
**Subject:** FW: Cypress Bluff addition petition  
**Attachments:** DOCS-#582186-v2-  
Notice\_of\_Boundary\_Amendment\_Ordinance\_Hearing\_-\_Cypress\_Bluff.DOCX

This bill has a ph date, I already put it in the system. Jessica please print and file for the record and make sure.

---

**From:** Katie Buchanan [mailto:KatieB@hgslaw.com]  
**Sent:** Tuesday, September 03, 2019 2:55 PM  
**To:** Grandin, Susan  
**Cc:** Sarah Warren; Smith, Bernadette; Katie Ibarra; Owens, Carol; Matthews, Jessica  
**Subject:** RE: Cypress Bluff addition petition

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Susan, see attached. Please let me know if you need anything further. Thanks, Katie.

---

**From:** Grandin, Susan <SGrandin@coj.net>  
**Sent:** Friday, August 30, 2019 3:39 PM  
**To:** Katie Buchanan <KatieB@hgslaw.com>  
**Cc:** Sarah Warren <SarahW@hgslaw.com>; Smith, Bernadette <BSmith@coj.net>; Katie Ibarra <KIbarra@hgslaw.com>; Owens, Carol <COwens@coj.net>; Matthews, Jessica <JMatthews@coj.net>  
**Subject:** RE: Cypress Bluff addition petition

Katie,

Could you get me the Notice form for this one? It is Ordinance 2019-599.

It should be noticed for the third reading of Council in order to comply with Sec. 92.10 and Sec. 92.11, Ordinance Code, that requires the Committees to report on their findings to full Council for the public hearing. Since it was introduced on 8/27/19, the third read should be 9/24/19.

Thanks.

Susan C. Grandin  
Assistant General Counsel  
City of Jacksonville  
117 W. Duval Street, Suite 480  
Jacksonville, FL 32202  
(904) 255-5097

---

**From:** Katie Buchanan [mailto:KatieB@hgslaw.com]  
**Sent:** Thursday, August 15, 2019 9:15 AM



**To:** Grandin, Susan  
**Cc:** Sarah Warren; Smith, Bernadette; Taylor, Kim  
**Subject:** RE: Cypress Bluff addition petition

**EXTERNAL EMAIL:** This email originated from a non-COJ email address. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Susan,

Similar to other neighborhood roads within the District's existing boundaries, the roads may be owned by either the COJ or HOA. If the road is owned by the COJ, the HOA may install enhanced landscaping adjacent to the neighborhood roads. But it would be the HOA's responsibility (not the City's) to maintain the enhancements.

Please let me know if you have any further questions. Thanks, Katie.

Katie S. Buchanan

.....  
Hopping Green & Sams, P.A.

119 South Monroe Street, Suite 300  
Tallahassee, FL 32301

850.222.7500 | [hgslaw.com](http://hgslaw.com) | [Attorney Bio](#)

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**From:** Grandin, Susan <[SGrandin@coj.net](mailto:SGrandin@coj.net)>  
**Sent:** Wednesday, August 14, 2019 11:59 AM  
**To:** Katie Buchanan <[KatieB@hgslaw.com](mailto:KatieB@hgslaw.com)>  
**Cc:** Sarah Warren <[SarahW@hgslaw.com](mailto:SarahW@hgslaw.com)>; Smith, Bernadette <[BSmith@coj.net](mailto:BSmith@coj.net)>; Taylor, Kim <[KTAYLOR@coj.net](mailto:KTAYLOR@coj.net)>  
**Subject:** Cypress Bluff addition petition

Katie,

I'm reviewing the petition and have a question. In Exhibit 8, for Neighborhood Roads for the Addition it says that COJ/HOA will be the owner and maintenance entity. In the footnote it says that the HOA may provide "enhanced maintenance." What does that entail?

Susan C. Grandin  
Assistant General Counsel  
City of Jacksonville  
117 W. Duval Street, Suite 480  
Jacksonville, FL 32202  
(904) 255-5097

Disclaimer regarding Uniform Electronic Transactions Act (UETA) (Florida Statutes Section 668.50): If this communication concerns negotiation of a contract or agreement, UETA does not apply to this communication; contract formation in this matter shall occur only with manually-affixed original signatures on original documents.

**NOTICE OF PROPOSED ORDINANCE 2019-599  
AND OF PUBLIC HEARING**

The City Council of the City of Jacksonville, Florida, is holding a public hearing to consider the following Ordinance:

**ORDINANCE 2019-599**

AN ORDINANCE AMENDING THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT'S BOUNDARY, PURSUANT TO SECTION 190.046, FLORIDA STATUTES, AND CHAPTER 92, ORDINANCE CODE, TO REMOVE APPROXIMATELY 24.19 ACRES FROM THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

**City Council – Public Hearing**  
Tuesday, September 24, 2019 at 5:00 PM

One public hearing will be held on the abovementioned date and time at the City of Jacksonville Council Chambers, City Hall at St. James, 117 West Duval Street, 1<sup>st</sup> Floor, Jacksonville, Florida 32202, before the full City Council of the City of Jacksonville, Florida ("City Council") to consider the elements of a petition ("Petition") filed by Cypress Bluff Community Development District ("Petitioner"), to consider the adoption of Ordinance 2019-599, amending the Cypress Bluff Community Development District, as authorized and provided for in Chapter 190, *Florida Statutes*. A copy of the Petition and the proposed ordinance may be examined in the Office of Legislative Services Division of the City Council, Suite 430, City Hall, 117 West Duval Street, Jacksonville, Florida 32202 on weekdays between the hours of 8:00 a.m. and 5:00 p.m. All interested parties are notified to be present at said time and place, and they may be heard with respect to the proposed ordinance.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019  
Council of the City of Jacksonville  
Attest: Cheryl L. Brown  
Council Secretary



# CITY COUNCIL RESEARCH DIVISION

## LEGISLATIVE SUMMARY

**JEFFREY R. CLEMENTS**  
Chief of Research  
(904) 255-5137



117 West Duval Street  
City Hall, Suite 425  
Jacksonville, FL 32202  
FAX (904) 255-5229

**Bill Type and Number:** 2019-599

**Introducer/Sponsor(s):** Transportation, Energy & Utilities Committee

**Date of Introduction:** August 27, 2019

**Committee(s) of Reference:** LUZ, NCSPHS, TEU

**Date of Analysis:** August 27, 2019

**Type of Action:** Ordinance amendment

**Bill Summary:** This bill grants the petition to amend the boundary of Cypress Bluff Community Development District approximately 24.19 acres to the Cypress Bluff Community Development. Chapter 92, Section 92.22 *Ordinance Code* is amended to reflect the additional boundary acreage.

**Background Information:** Pursuant to Chapter 92, *Ordinance Code*, and Sec. 190.046, F.S., the Board of Supervisors of the Cypress Bluff Community Development District, has by District Board Resolution 2019-07, petitioned the City of Jacksonville to amend the District's boundaries to add approximately 24.19 acres to the District. The required fee to defray the City's cost of review and consideration related to the Petition to Amend the Boundary of the Cypress Bluff Community Development District has been paid. The Office of General Counsel prepared the Final Report of Counsel, which states that the Petition is sufficient and complete to permit the fair and informed consideration of the matter by the City Council. City Council has considered the Petition in light of the record developed at the public hearing and finds there is good reason to grant the request as petitioned.

**Policy Impact Area:** Cypress Bluff Community Development District

**Fiscal Impact:** No direct cost to the City

**Analyst:** Hampsey

# **PETITION TO AMEND THE BOUNDARIES OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

Submitted by: HOPPING GREEN & SAMS, P.A.  
Katie S. Buchanan  
Florida Bar No. 14196  
Sarah S. Warren  
Florida Bar No. 88999  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Phone (850) 222-7500  
Fax (850) 224-8551  
Counsel for Petitioner



**BEFORE THE CITY COUNCIL  
CITY OF JACKSONVILLE, FLORIDA**

IN RE:        A Petition to Amend the Boundaries of the    )  
                 Cypress Bluff Community Development        )  
                 District    )  
\_\_\_\_\_ )

**PETITION TO AMEND THE BOUNDARIES OF THE  
CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Cypress Bluff Community Development District, a unit of special purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and City of Jacksonville Ordinance No. 2018-335-E ("Petitioner" or "District"), hereby petitions the City Council of the City of Jacksonville pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to adopt an amendment to City of Jacksonville Ordinance No. 2018-335-E, to add approximately 24.19 acres of land to the District. In support of this petition, Petitioner states:

1.     Location and Size. The District is located entirely within the City of Jacksonville, Florida. The District currently covers approximately 1,249.73 acres of land. The District is generally located immediately to the east of U.S. Highway 9B, south of R.G. Skinner Parkway, and north of Philips Highway. The current metes and bounds description of the external boundaries of the existing District, as well as a general location map of the existing District, is set forth in **Composite Exhibit 1**. A metes and bounds description of the lands to be added to the District ("Expansion Parcel"), which comprises approximately 24.19 acres, is set forth in **Composite Exhibit 2**, as well as a map identifying the general location of the Expansion Parcel. Subsequent to the proposed expansion of the District, the District will encompass approximately 1,273.92 acres in total. **Composite Exhibit 3** contains the metes and bounds description of the District boundary, as amended, as well as a general location map of the District, as amended.

2. Landowner Consent. Petitioner has obtained the written consent of one hundred percent of the owners of the lands comprising the Expansion Parcel to amend the boundary of the District as set forth in this Petition. Documentation of this consent is attached hereto in **Exhibit 4**. The favorable action of the Board of Supervisors of the District constitutes consent for all other lands pursuant to Section 190.046(1)(g), Florida Statutes, as is evidenced by the District's submission of this Petition and Resolution 2019-07, attached hereto as **Exhibit 5**.

3. Future Land Uses. The designation of future general distribution, location and extent of the public and private land uses proposed for the District's amended boundary by the Future Land Use Element of the City of Jacksonville's Comprehensive Plan are shown on **Exhibit 6**. Amending the boundary of the District in the manner proposed is consistent with the adopted applicable Comprehensive Plan.

4. Major Water and Wastewater Facilities and Outfalls. **Composite Exhibit 7** shows the pre-development drainage patterns and existing and proposed major trunk water mains, sewer interceptors and outfalls, if any, for the Expansion Parcel. A utility service agreement with JEA confirming the availability of potable water and sanitary sewer mains for development of the lands within the Expansion Parcel is also included in **Composite Exhibit 7**.

5. District Facilities and Services. **Composite Exhibit 8** identifies the type of facilities Petitioner presently expects the District to finance, construct, acquire or install, as well as the ultimate expected owner and entity responsible for maintenance, for the lands within the Expansion Parcel. The estimated costs of these facilities (and an annual outlay of such costs) are shown in **Composite Exhibit 8**. At present, these improvements are estimated to be made, constructed and installed in one phase over the time period from 2019 through 2021. Actual construction timetables and expenditures will likely vary, due in part to the effects of future



changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions as contemplated and allowed by Section 190.005(1)(a), Florida Statutes. It is contemplated that the District shall exercise those special powers relating to parks and facilities for recreational uses as contemplated by Section 190.012(2)(a), Florida Statutes, and security as contemplated by Section 190.012(2)(a), Florida Statutes, as granted by City of Jacksonville Ordinance 2019-434.

6. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. Authorized Agent. The Petitioner is authorized to do business in the State of Florida. The authorized agent for the Petitioner is Katie S. Buchanan. See **Exhibit 10** - Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Katie S. Buchanan, Esq.  
HOPPING GREEN & SAMS, P.A.  
119 S. Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314

8. Affidavit of Petition. The Petitioner has reviewed the contents of this petition and has executed the Affidavit of Petition regarding the truth and accuracy of the information contained herein. The affidavit is contained in **Exhibit 11**.

9. Pursuant to Section 190.046(1)(c), Florida Statutes, the City must review the petition against the factors set forth in Section 190.046(1)(a), Florida Statutes.

10. Accordingly, this petition to amend the boundaries of the District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District as amended are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan or the local Comprehensive Plan.

b. The area of land within the District, as amended, is part of a planned community. The District, as amended, will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The District, as amended, remains the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government.

d. The community development services and facilities of the District, as amended, will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District, as amended, will continue to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Jacksonville to:

a. schedule a public hearing in accordance with the requirements of Section 190.046(1)(b), Florida Statutes (2018);

b. amend the boundary of the District, as established and amended by City of Jacksonville Ordinance No. 2018-335-E, pursuant to Chapter 190, Florida Statutes;

c. grant such other relief as appropriate.

*[Remainder of page left intentionally blank]*



RESPECTFULLY SUBMITTED, this 1<sup>st</sup> day of August, 2019.

HOPPING GREEN & SAMS, P.A.

Katie S. Buchanan

Katie S. Buchanan

Florida Bar No. 14196

Sarah S. Warren

Florida Bar No. 88999

119 South Monroe Street, Suite 300

Tallahassee, Florida 32301

Phone (850) 222-7500

Fax (850) 224-8551

Counsel for Petitioner

**1**



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September 1, 2017

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W.O. No.17-160.01

File No. 124B-22.01A

### Cypress Bluff CDD Parcel

A portion of Sections 32 and 33, Township 3 South, Range 28 East, together with a portion of Sections 4, 5, 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North  $88^{\circ}37'28''$  East, along the Northerly line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $88^{\circ}37'28''$  East, along said Northerly line of said Section 33, a distance of 289.49 feet; thence South  $07^{\circ}44'34''$  East, departing said Northerly line, 1305.77 feet; thence South  $13^{\circ}31'53''$  East, 2389.14 feet; thence South  $04^{\circ}33'08''$  West, 1865.63 feet; thence South  $18^{\circ}03'25''$  West, 1232.39 feet; thence South  $05^{\circ}12'52''$  East, 2061.31 feet; thence South  $19^{\circ}40'49''$  West, 3784.88 feet; thence South  $04^{\circ}56'56''$  West, 366.20 feet; thence South  $89^{\circ}37'47''$  West, 1624.99 feet; thence South  $00^{\circ}22'13''$  East, 418.10 feet; thence South  $88^{\circ}55'30''$  West, 1799.90 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1; thence Northerly along said Easterly limited access right of way line the following 3 courses: Course 1, thence North  $14^{\circ}27'30''$  West, 403.98 feet to the point of curvature of a curve concave Easterly having a radius of 5529.58 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of  $14^{\circ}09'36''$ , an arc length of 1366.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}22'42''$  West, 1363.10 feet; Course 3, thence North  $00^{\circ}17'54''$  West, 1535.00 feet to a point of intersection with the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation right of way map Section 72002-2511, Work Program Identification No. 2114883, said point also being on a non-tangent curve concave Westerly having a radius of 3000.00 feet; thence Northerly along said Easterly limited access right of way line the following 4 courses: Course 1, thence Northerly, departing said Easterly limited access right of way line of State Road No. 9B and along the arc of said curve, through a central angle of  $29^{\circ}31'23''$ , an arc length of 1545.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}27'47''$  East, 1528.78 feet; Course 2, thence North  $07^{\circ}17'54''$  West, 984.62 feet to the point of curvature of a curve concave Easterly having a



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**Cypress Bluff CDD Parcel (continued)**

radius of 11600.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $07^{\circ}00'00''$ , an arc length of 1417.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $03^{\circ}47'54''$  West, 1416.33 feet; Course 4, thence North  $00^{\circ}17'54''$  West, 5839.87 feet to its intersection with the Southwesterly right of way line of R.G. Skinner Parkway, a 110 foot right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 3 courses: Course 1, thence Southerly departing said Easterly limited access right of way line and along the arc of a curve concave Easterly having a radius of 300.00 feet, through a central angle of  $43^{\circ}17'06''$ , an arc length of 226.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $21^{\circ}56'27''$  East, 221.29 feet; Course 2, thence South  $43^{\circ}35'00''$  East, 446.83 feet to the point of curvature of a curve concave Northeasterly having a radius of 600.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of  $25^{\circ}15'01''$ , an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $56^{\circ}12'31''$  East, 262.29 feet; thence South  $68^{\circ}50'01''$  East, continuing along said Southwesterly right of way line, 263.07 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 14340, page 1809, of the current Public Records of said county; thence Southerly along said boundary line the following 62 courses: Course 1, thence South  $56^{\circ}47'19''$  West, departing said Southwesterly right of way line, 34.93 feet; Course 2, thence South  $59^{\circ}53'26''$  West, 60.77 feet; Course 3, thence South  $28^{\circ}07'37''$  West, 63.38 feet; Course 4, thence South  $36^{\circ}12'31''$  West, 52.77 feet; Course 5, thence South  $44^{\circ}25'16''$  West, 53.99 feet; Course 6, thence South  $60^{\circ}24'13''$  West, 59.40 feet; Course 7, thence South  $37^{\circ}46'20''$  West, 47.85 feet; Course 8, thence South  $12^{\circ}02'36''$  East, 52.58 feet; Course 9, thence South  $13^{\circ}05'33''$  East, 42.42 feet; Course 10, thence South  $16^{\circ}44'01''$  West, 33.11 feet; Course 11, thence South  $18^{\circ}07'14''$  West, 49.93 feet; Course 12, thence South  $23^{\circ}19'42''$  West, 58.13 feet; Course 13, thence North  $84^{\circ}25'00''$  West, 84.95 feet; Course 14, thence South  $00^{\circ}24'25''$  East, 68.26 feet; Course 15, thence South  $81^{\circ}52'44''$  East, 73.42 feet; Course 16, thence South  $35^{\circ}00'24''$  East, 50.94 feet; Course 17, thence South  $42^{\circ}29'27''$  East, 63.28 feet; Course 18, thence South  $72^{\circ}15'25''$  East, 65.91 feet; Course 19, thence North  $73^{\circ}27'14''$  East, 68.75 feet; Course 20, thence North  $51^{\circ}47'07''$  East, 59.88 feet; Course 21, thence North  $65^{\circ}14'07''$  East, 63.44 feet; Course 22, thence South  $44^{\circ}57'44''$  East, 51.37 feet; Course 23, thence South  $41^{\circ}27'00''$  East, 50.99 feet; Course 24, thence North  $68^{\circ}09'16''$  East, 90.76 feet; Course 25, thence North  $00^{\circ}26'34''$  West, 52.95 feet; Course 26, thence North  $39^{\circ}25'04''$  West, 59.68 feet; Course 27, thence North  $46^{\circ}31'57''$  East, 62.01 feet; Course 28, thence North  $50^{\circ}00'38''$  East, 57.16 feet; Course 29, thence North  $88^{\circ}38'44''$  East, 49.62 feet; Course 30, thence South  $67^{\circ}21'23''$  East, 54.16 feet; Course 31, thence South  $14^{\circ}50'50''$  East, 56.43 feet; Course 32, thence South  $48^{\circ}06'29''$  East, 55.42 feet; Course 33, thence South  $04^{\circ}06'11''$  East, 57.55 feet; Course 34, thence South  $38^{\circ}52'42''$  West, 48.46 feet; Course 35, thence South  $08^{\circ}09'16''$  West, 60.88 feet; Course 36, thence South  $29^{\circ}03'41''$  East, 51.97 feet; Course 37, thence South  $07^{\circ}41'54''$  East, 90.90 feet; Course 38, thence South  $75^{\circ}57'31''$  East, 33.30 feet; Course 39, thence South  $80^{\circ}17'39''$  East,

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W.O. No.17-160.01

File No. 124B-22.01A

**Cypress Bluff CDD Parcel (continued)**

50.60 feet; Course 40, thence North 57°17'36" East, 58.75 feet; Course 41, thence North 17°44'41" East, 38.19 feet; Course 42, thence North 41°44'07" East, 55.91 feet; Course 43, thence South 78°01'28" East, 36.71 feet; Course 44, thence North 76°54'19" East, 50.12 feet; Course 45, thence South 78°17'09" East, 69.51 feet; Course 46, thence North 85°04'13" East, 33.16 feet; Course 47, thence North 35°50'17" East, 30.71 feet; Course 48, thence North 05°06'56" East, 69.39 feet; Course 49, thence North 25°14'24" East, 59.38 feet; Course 50, thence North 36°08'27" East, 68.81 feet; Course 51, thence North 42°18'11" West, 56.04 feet; Course 52, thence North 01°48'23" East, 43.34 feet; Course 53, thence South 71°57'16" East, 51.30 feet; Course 54, thence South 45°25'16" East, 54.76 feet; Course 55, thence South 19°52'56" West, 39.91 feet; Course 56, thence South 14°36'39" East, 42.26 feet; Course 57, thence South 40°20'23" East, 57.10 feet; Course 58, thence South 59°04'18" East, 52.23 feet; Course 59, thence South 13°07'44" East, 44.38 feet; Course 60, thence South 24°46'40" East, 56.39 feet; Course 61, thence South 26°06'15" East, 32.51 feet; Course 62, thence South 02°12'11" West, 41.80 feet; thence South 45°09'13" East, departing said boundary line, 35.48 feet to the Northeast corner of those lands described and recorded in Official Records Book 14863, page 469, of said current Public Records; thence North 89°59'26" West, along the Northerly line of said Official Records Book 14863, page 469, a distance of 70.00 feet to the Northwest corner thereof; thence South 00°00'34" West, along the Westerly line of last said lands, 65.00 feet to the Southwest corner thereof; thence South 89°59'26" East, along the Southerly line of said lands, 70.00 feet to the Southeast corner thereof, said corner lying on said Southwesterly right of way line of R.G. Skinner Parkway; thence South 00°00'34" West, along said Southwesterly right of way line, 107.34 feet to a point lying on the Southerly terminus of said R.G. Skinner Parkway; thence South 89°59'26" East, departing said Southwesterly right of way line and along said Southerly terminus, 110.00 feet to a point lying on the Southerly line of said Official Records Book 14340, page 1809; thence Easterly and Northerly along the Southerly and Easterly lines of last said lands the following 62 courses: Course 1, thence South 00°00'34" West, departing said Southerly terminus, 145.55 feet; Course 2, thence South 89°59'26" East, 2280.15 feet; Course 3, thence North 07°41'27" West, 12.17 feet; Course 4, thence North 20°26'25" West, 28.98 feet; Course 5, thence North 06°37'03" East, 35.94 feet; Course 6, thence North 26°09'20" East, 47.24 feet; Course 7, thence North 10°50'26" East, 18.12 feet; Course 8, thence North 19°27'45" East, 19.37 feet; Course 9, thence North 10°56'37" East, 57.23 feet; Course 10, thence North 31°50'19" West, 53.99 feet; Course 11, thence North 25°51'04" West, 36.99 feet; Course 12, thence North 29°13'43" West, 21.65 feet; Course 13, thence North 71°51'12" West, 34.33 feet; Course 14, thence North 04°17'54" East, 38.72 feet; Course 15, thence North 00°16'03" East, 31.09 feet; Course 16, thence North 16°06'04" East, 32.18 feet; Course 17, thence North 20°33'04" West, 21.97 feet; Course 18, thence North 56°02'19" West, 40.42 feet; Course 19, thence North 02°24'10" West, 36.61 feet; Course 20, thence North 02°52'24" East, 35.41 feet; Course 21, thence North 00°06'57" East, 45.28 feet; Course 22, thence North 08°57'28" East, 54.79 feet; Course 23, thence North 06°50'55" West, 38.58 feet; Course 24, thence North 14°46'17" East, 32.02 feet; Course 25,

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**Cypress Bluff CDD Parcel (continued)**

thence North 24°38'30" East, 38.36 feet; Course 26, thence North 21°16'45" East, 42.29 feet; Course 27, thence North 46°41'48" East, 24.93 feet; Course 28, thence North 09°37'57" East, 38.41 feet; Course 29, thence North 40°13'50" East, 35.75 feet; Course 30, thence North 25°36'12" East, 31.37 feet; Course 31, thence North 21°18'20" East, 52.69 feet; Course 32, thence North 30°51'04" West, 51.14 feet; Course 33, thence North 62°04'55" West, 46.62 feet; Course 34, thence North 18°00'39" West, 57.14 feet; Course 35, thence North 25°51'03" West, 51.16 feet; Course 36, thence North 64°02'20" West, 56.18 feet; Course 37, thence North 64°31'59" West, 44.40 feet; Course 38, thence North 45°11'49" West, 58.29 feet; Course 39, thence North 37°43'23" West, 68.80 feet; Course 40, thence North 02°41'36" West, 88.50 feet; Course 41, thence North 02°06'49" West, 73.09 feet; Course 42, thence North 04°53'38" East, 86.05 feet; Course 43, thence North 05°05'30" East, 95.10 feet; Course 44, thence North 28°50'30" West, 58.14 feet; Course 45, thence North 48°55'53" West, 68.30 feet; Course 46, thence North 45°34'57" West, 74.88 feet; Course 47, thence North 29°56'25" West, 51.40 feet; Course 48, thence North 12°05'37" West, 72.07 feet; Course 49, thence North 31°46'26" East, 28.73 feet; Course 50, thence North 62°21'20" East, 59.52 feet; Course 51, thence North 89°26'28" East, 25.20 feet; Course 52, thence North 82°18'54" East, 55.94 feet; Course 53, thence South 65°50'59" East, 41.72 feet; Course 54, thence South 66°19'42" East, 49.58 feet; Course 55, thence North 47°17'56" East, 30.64 feet; Course 56, thence North 84°19'39" East, 48.59 feet; Course 57, thence South 67°19'52" East, 48.05 feet; Course 58, thence North 57°16'24" East, 26.00 feet; Course 59, thence North 89°32'02" East, 47.84 feet; Course 60, thence South 87°36'33" East, 51.75 feet; Course 61, thence North 85°07'24" East, 50.38 feet; Course 62, thence North 01°03'43" West, 115.11 feet to the Point of Beginning.

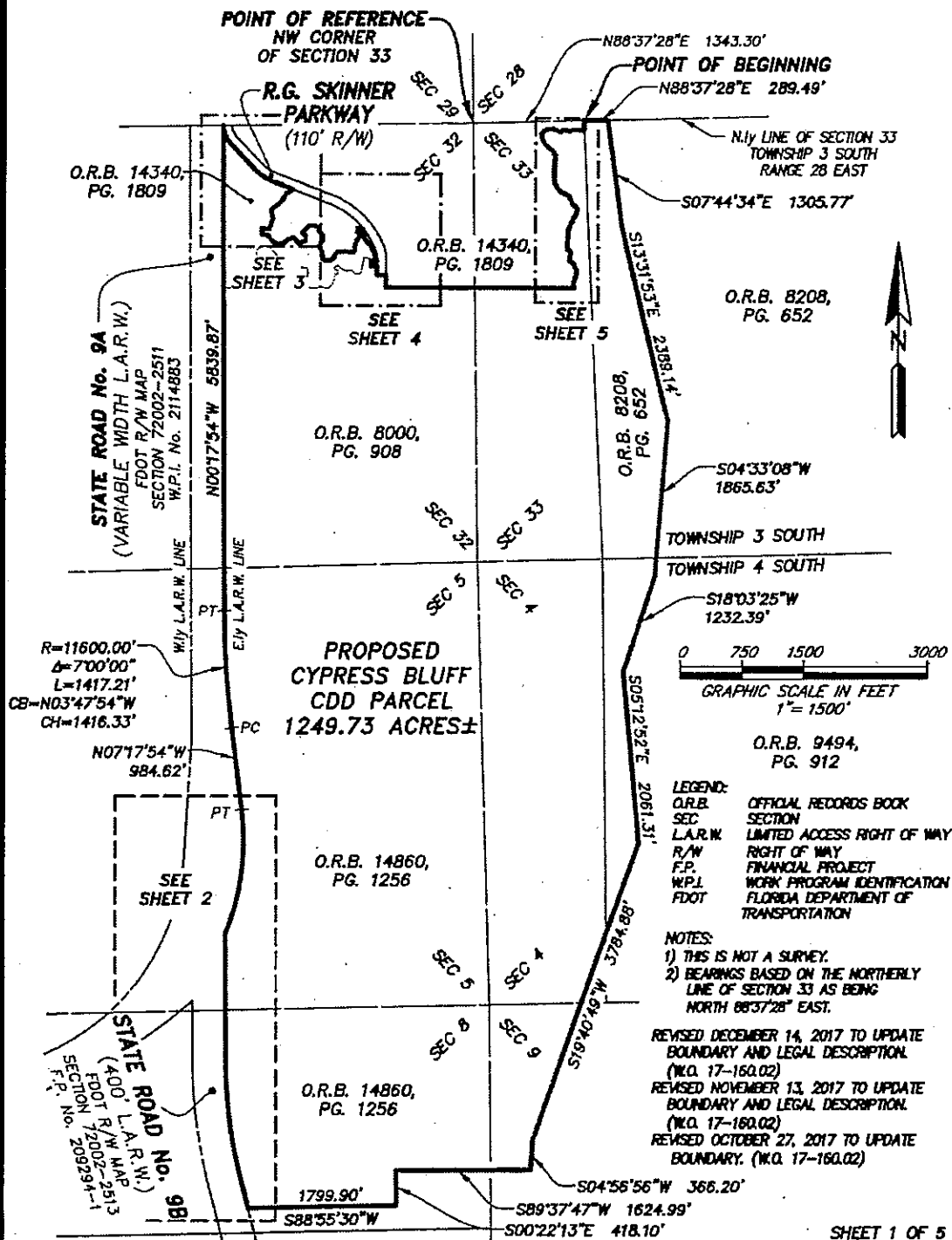
Containing 1249.73 acres, more or less.



# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**ROBERT M. ANGAS ASSOCIATES, INC.**

**SURVEYORS • PLANNERS • CIVIL ENGINEERS**

14775 Old St. Augustine Road, Jacksonville, FL 32258

Tel: (904) 642-8550 Fax: (904) 642-4165

Certificate of Authorization No.: LB 3624

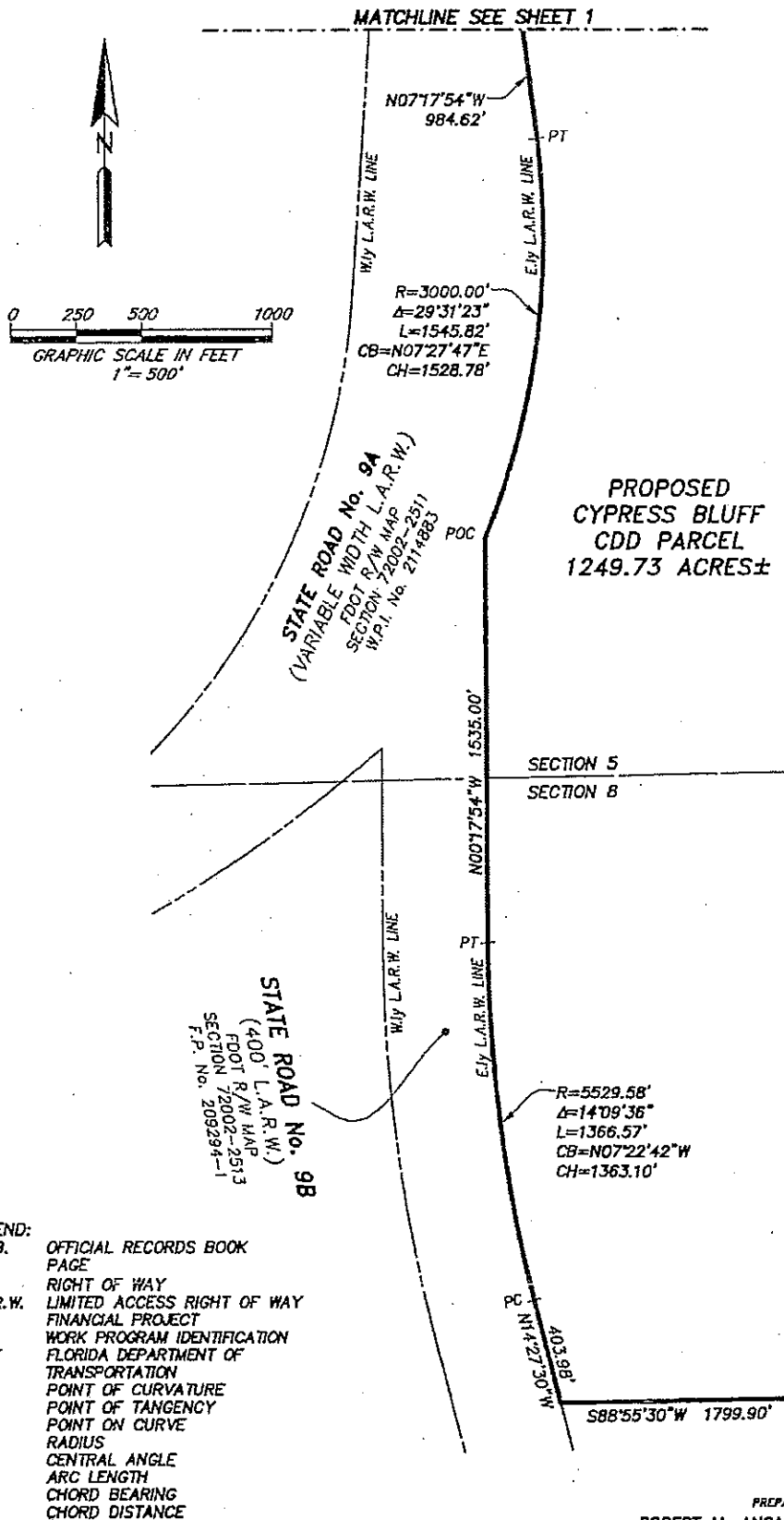
DATE: SEPTEMBER 1, 2017

SCALE: 1"=1500'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**ANDREW O. KNUPP**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.

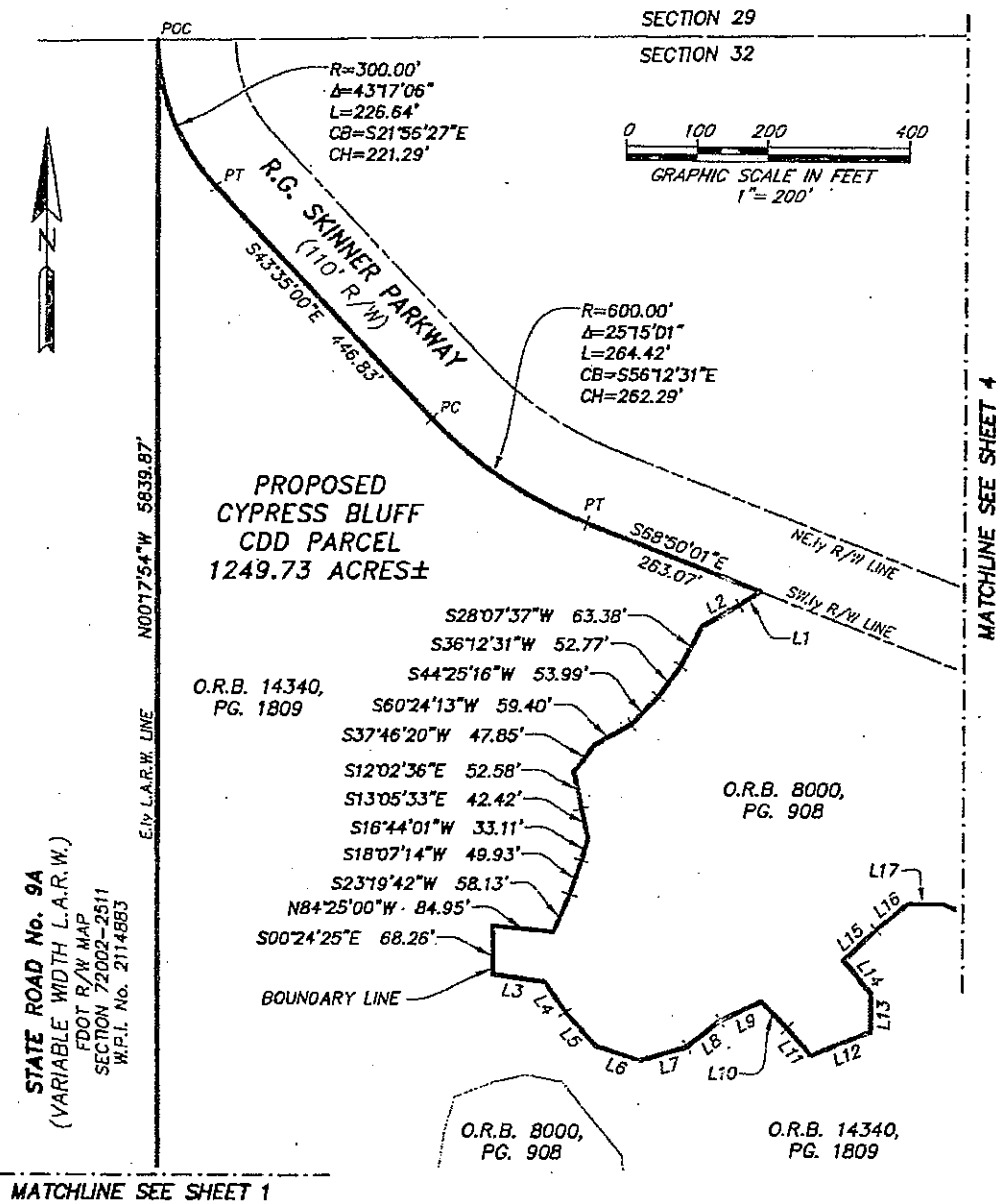


**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
F.P. FINANCIAL PROJECT  
W.P.I. WORK PROGRAM IDENTIFICATION  
FDOT FLORIDA DEPARTMENT OF  
TRANSPORTATION  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE

SHEET 2 OF 5  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 642-8530  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A. PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S56°47'19"W	34.93'
L2	S59°53'25"W	60.77'
L3	S81°52'44"E	73.42'
L4	S35°00'24"E	50.94'
L5	S42°29'27"E	63.28'
L6	S72°15'25"E	65.91'
L7	N73°27'14"E	68.75'
L8	N51°47'07"E	59.88'
L9	N65°14'07"E	63.44'

LINE TABLE		
LINE	BEARING	LENGTH
L10	S44°57'44"E	51.37'
L11	S41°27'00"E	50.93'
L12	N68°09'16"E	90.76'
L13	N00°26'34"W	52.95'
L14	N39°25'04"W	59.68'
L15	N45°31'57"E	62.01'
L16	N50°00'38"E	57.16'
L17	N88°38'44"E	49.62'

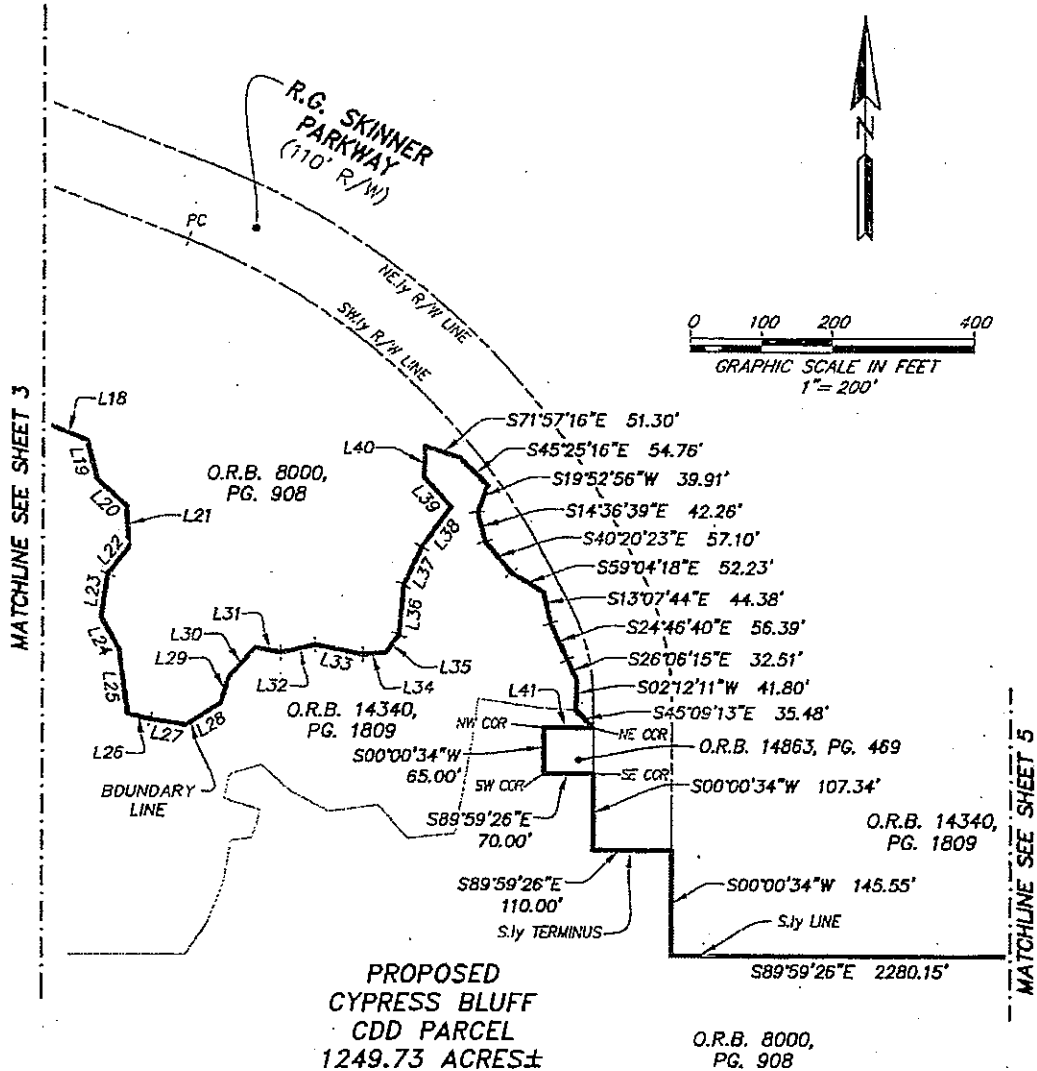
**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R/W RIGHT OF WAY  
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 L1 TABULATED LINE DATA

SHEET 3 OF 5  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
 ROBERT M. ANGAS ASSOCIATES, INC.  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624



A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
COR CORNER  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
LI TABULATED LINE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L18	S67°21'23"E	54.16'
L19	S14°50'50"E	56.43'
L20	S48°06'29"E	55.42'
L21	S04°06'11"E	57.55'
L22	S38°52'42"W	48.46'
L23	S08°09'15"W	60.88'
L24	S29°03'41"E	51.97'
L25	S07°41'54"E	90.90'
L26	S75°57'31"E	33.30'
L27	S80°17'39"E	50.60'
L28	N57°17'36"E	58.75'
L29	N17°44'41"E	38.19'

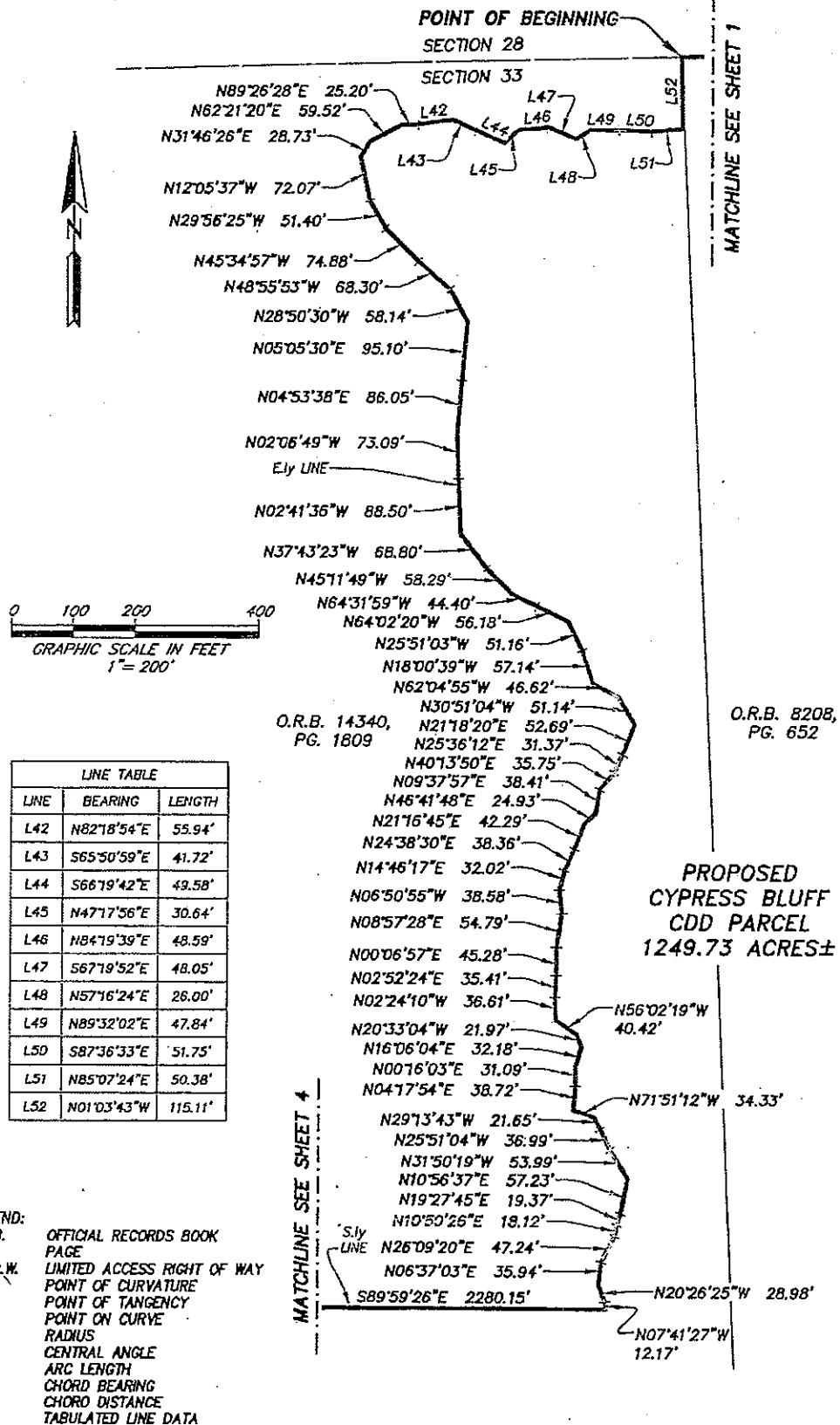
LINE TABLE		
LINE	BEARING	LENGTH
L30	N41°44'07"E	55.91'
L31	S78°01'28"E	36.71'
L32	N76°54'19"E	50.12'
L33	S78°17'09"E	69.51'
L34	N85°04'13"E	33.16'
L35	N35°50'17"E	30.71'
L36	N05°06'56"E	69.39'
L37	N25°14'24"E	59.38'
L38	N36°08'27"E	68.81'
L39	N42°18'11"W	56.04'
L40	N01°48'23"E	43.34'
L41	N89°59'26"W	70.00'

SHEET 4 OF 5  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 17-160.01 FILE NO.: 1248-22.01A DRAWN BY: ASH CAD FILE: L:\Survey\Map\proj\01\01\Interchange Land\Sketches\1-10m\001 Parcel Rev2.dwg

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



SHEET 5 OF 5  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

ORDER NO.: 17-160.01 FILE NO.: 124B-22.01A DRAWN BY: ASH CAD FILE: E:\Survey\W\proj\Davis 93 Interchange Land\Surveys\12-10m\111 Parcel Rev2.dwg

2





VISION • EXPERIENCE • RESULTS

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14775 Old St. Augustine Road • Jacksonville, Florida 32258

June 17, 2019

Page 1 of 2

Work Order No. 19-116.00

File No. 125E-01.00A

### Apex Road CDD Parcel

A portion of Sections 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 8; thence North 00°34'30" West, along the Easterly line of said Section 8, a distance of 2082.31 feet; thence North 31°03'31" East, departing said Easterly line, 374.93 feet to the Point of Beginning;

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly having a radius of 2400.00 feet, through a central angle of 23°29'51", an arc length of 984.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°37'17" West, 977.38 feet; thence South 89°37'47" West, 10.74 feet to a point lying on the Easterly right of way line of ETown Parkway, a variable width right of way as depicted on ETown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82, of said current Public Records; thence along said Easterly right of way line the following 4 courses: Course 1, thence North 00°22'13" West, 175.00 feet; Course 2, thence South 89°37'47" West, 225.00 feet; Course 3, thence North 45°22'13" West, 212.13 feet; Course 4, thence North 00°22'13" West, 455.39 feet; thence North 89°37'47" East, departing said Easterly right of way line, along the Easterly line of said ETown Parkway Phase 1 and along the Southerly line of ETown Parcel E2 Phase One, as recorded in Plat Book 72, pages 110 through 118, of said current Public Records, 1193.98 feet to its intersection with the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, departing last said Southerly line, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South

June 17, 2019  
Page 2 of 2

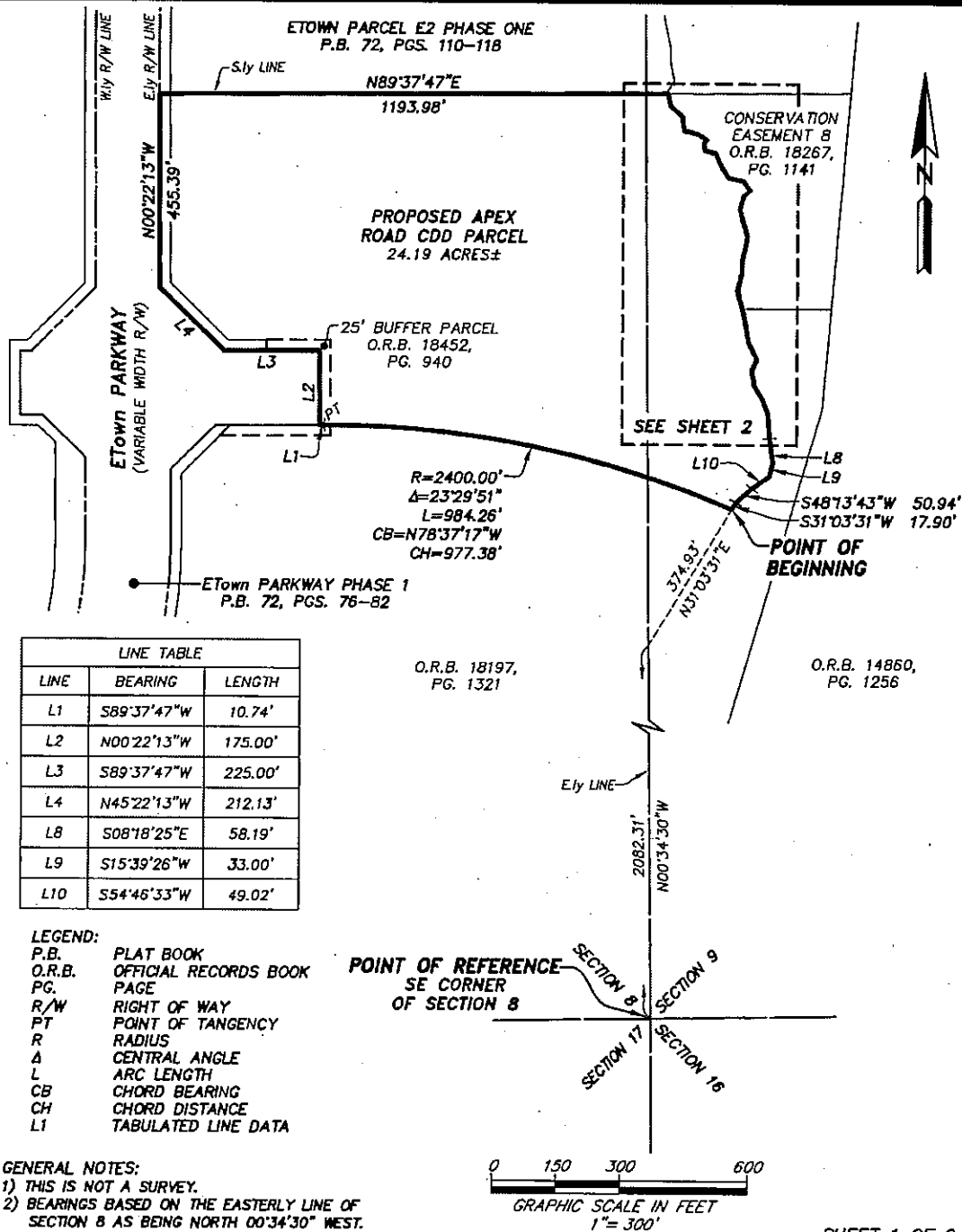
Work Order No. 19-116.00  
File No. 125E-01.00A

**Apex Road CDD Parcel (Continued)**

14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 58.19 feet; thence South 15°39'26" West, 33.00 feet; thence South 54°46'33" West, 49.02 feet; thence South 48°13'43" West, 50.94 feet; thence South 31°03'31" West, 17.90 feet to the Point of Beginning.

Containing 24.19 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 28  
EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18197,  
PAGE 1321, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**ETM**  
**Surveying & Mapping, Inc.**  
**VISION • EXPERIENCE • RESULTS**

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

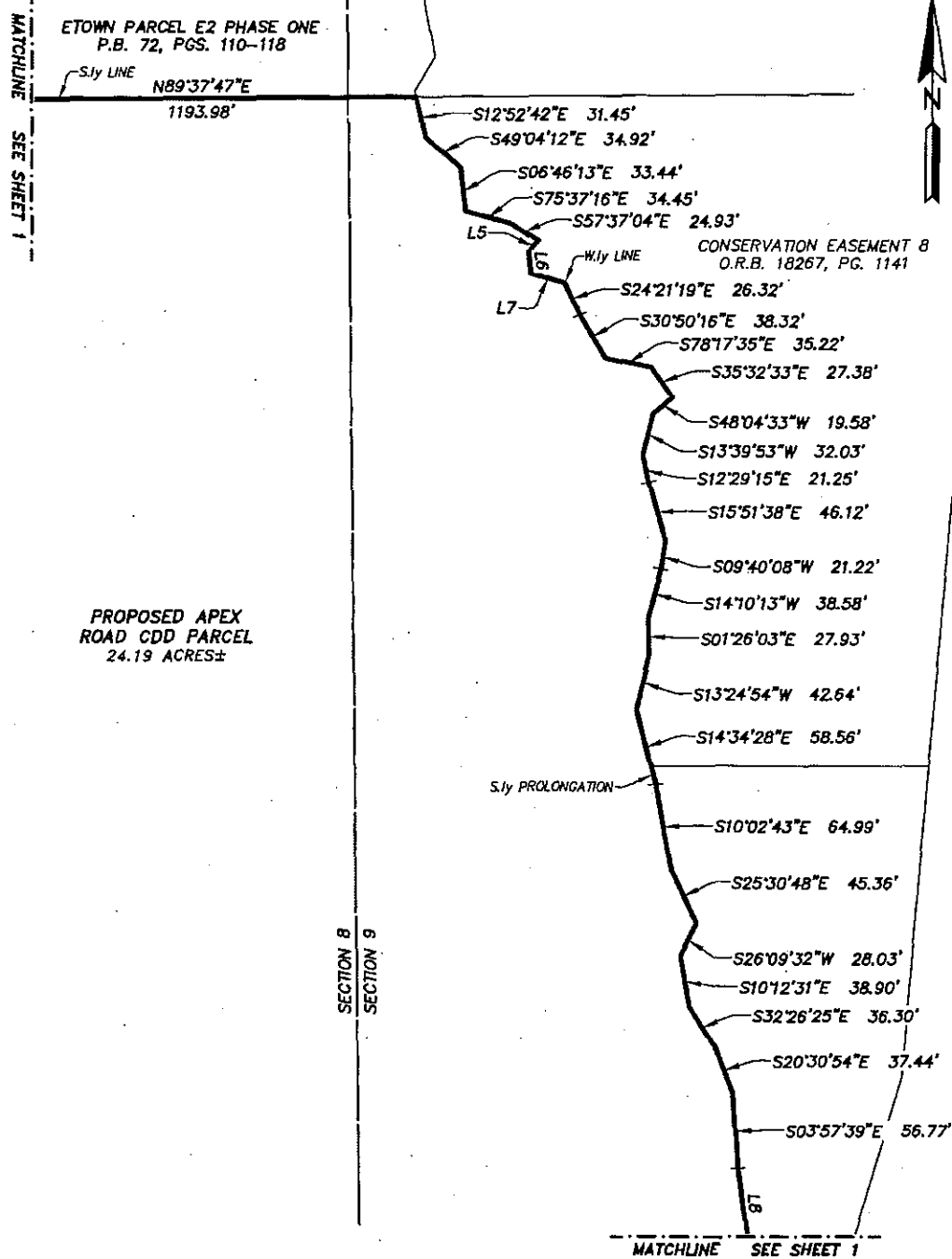
SCALE: 1"=300'  
DATE: JUNE 17, 2019



Digital Signature By:  
Damon J. Kelly, PSM  
**DAMON J. KELLY**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**STATE OF FLORIDA LS No. 6284**



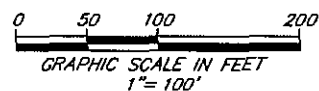
A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18197, PAGE 1321, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



LINE TABLE		
LINE	BEARING	LENGTH
L5	S39°57'00"W	11.14'
L6	S07°06'04"E	16.65'
L7	S74°33'02"E	26.64'
L8	S08°18'25"E	58.19'

LEGEND:

P.B. PLAT BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PT POINT OF TANGENCY  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L1 TABULATED LINE DATA



PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.

# Cypress Bluff Community Development District

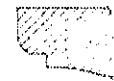
## GENERAL LOCATION

7/15/2019

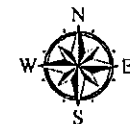
### LEGEND



Existing Cypress Bluff CDD

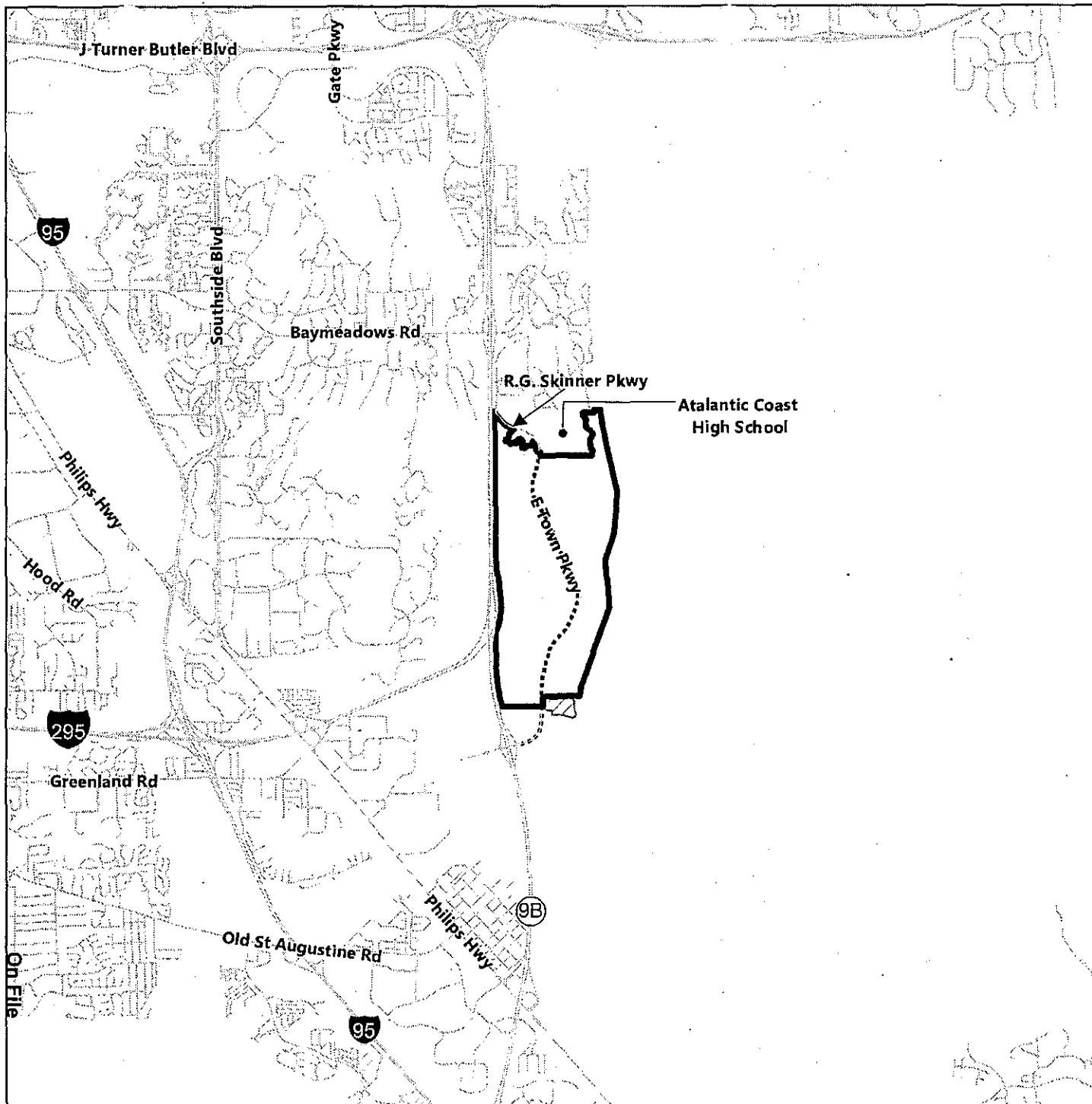


Expansion Parcel



0 3,000 6,000 12,000  
FEET

Source: ETM, Duval County



**3**

Revised July 23, 2019

September 1, 2017

E-Town

Page 1 of 5

W.O. No.17-160.01  
File No. 124B-22.01A

## Cypress Bluff CDD Parcel

A portion of Sections 32 and 33, Township 3 South, Range 28 East, together with a portion of Sections 4, 5, 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North 88°37'28" East, along the Northerly line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 88°37'28" East, along said Northerly line of Section 33, a distance of 289.49 feet; thence South 07°44'34" East, departing said Northerly line, 1305.77 feet; thence South 13°31'53" East, 2389.14 feet; thence South 04°33'08" West, 1865.63 feet; thence South 18°03'25" West, 1232.39 feet; thence South 05°12'52" East, 2061.31 feet; thence South 19°40'49" West, 3784.88 feet; thence South 04°56'56" West, 366.20 feet; thence South 89°37'47" West, 431.01 feet to a point lying on the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South 14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 58.19 feet; thence South 15°39'26" West, 33.00 feet; thence



Revised July 23, 2019

September 1, 2017

E-Town

Page 2 of 5

W.O. No.17-160.01

File No. 124B-22.01A

**Cypress Bluff CDD Parcel (Continued)**

South 54°46'33" West, 49.02 feet; thence South 48°13'43" West, 50.94 feet; thence South 31°03'31" West, 17.90 feet to a point on a curve concave Southerly having a radius of 2400.00 feet; thence Westerly along the arc of said curve, through a central angle of 23°29'51", an arc length of 984.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°37'17" West, 977.38 feet; thence South 89°37'47" West, 10.74 feet to a point lying on the Easterly right of way line of ETown Parkway, a variable width right of way as depicted on ETown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82, of said current Public Records; thence along said Easterly right of way line the following 4 courses: Course 1, thence North 00°22'13" West, 175.00 feet; Course 2, thence South 89°37'47" West, 225.00 feet; Course 3, thence North 45°22'13" West, 212.13 feet; Course 4, thence North 00°22'13" West, 37.30 feet; thence South 88°55'30" West, departing said Easterly right of way line, 1799.90 feet to a point lying on the Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1; thence Northerly along said Easterly limited access right of way line the following 3 courses: Course 1, thence North 14°27'30" West, 403.98 feet to the point of curvature of a curve concave Easterly having a radius of 5529.58 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of 14°09'36", an arc length of 1366.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°22'42" West, 1363.10 feet; Course 3, thence North 00°17'54" West, 1535.00 feet to a point of intersection with the Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation right of way map Section 72002-2511, Work Program Identification No. 2114883, said point also being on a non-tangent curve concave Westerly having a radius of 3000.00 feet; thence Northerly along said Easterly limited access right of way line the following 4 courses: Course 1, thence Northerly, departing said Easterly limited access right of way line of State Road No. 9B and along the arc of said curve, through a central angle of 29°31'23", an arc length of 1545.82 feet to the point of tangency of said curve; said arc being subtended by a chord bearing and distance of North 07°27'47" East, 1528.78 feet; Course 2, thence North 07°17'54" West, 984.62 feet to the point of curvature of a curve concave Easterly having a radius of 11600.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 07°00'00", an arc length of 1417.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°47'54" West, 1416.33 feet; Course 4, thence North 00°17'54" West, 5839.87 feet to its intersection with the Southwesterly right of way line of R.G. Skinner Parkway, a 110 foot right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 3 courses: Course 1, thence Southerly departing said Easterly limited access right of way line and along the arc of a curve concave Easterly having a radius of 300.00 feet, through a central angle of 43°17'06", an arc length of 226.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°56'27" East, 221.29 feet; Course 2, thence South 43°35'00" East, 446.83 feet to the point of

Revised July 23, 2019

September 1, 2017

E-Town

Page 3 of 5

W.O. No.17-160.01

File No. 124B-22.01A

**Cypress Bluff CDD Parcel (Continued)**

curvature of a curve concave Northeasterly having a radius of 600.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 25°15'01", an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 56°12'31" East, 262.29 feet; thence South 68°50'01" East, continuing along said Southwesterly right of way line, 263.07 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 14340, page 1809, of the current Public Records of said county; thence Southerly along said boundary line the following 62 courses: Course 1, thence South 56°47'19" West, departing said Southwesterly right of way line, 34.93 feet; Course 2, thence South 59°53'26" West, 60.77 feet; Course 3, thence South 28°07'37" West, 63.38 feet; Course 4, thence South 36°12'31" West, 52.77 feet; Course 5, thence South 44°25'16" West, 53.99 feet; Course 6, thence South 60°24'13" West, 59.40 feet; Course 7, thence South 37°46'20" West, 47.85 feet; Course 8, thence South 12°02'36" East, 52.58 feet; Course 9, thence South 13°05'33" East, 42.42 feet; Course 10, thence South 16°44'01" West, 33.11 feet; Course 11, thence South 18°07'14" West, 49.93 feet; Course 12, thence South 23°19'42" West, 58.13 feet; Course 13, thence North 84°25'00" West, 84.95 feet; Course 14, thence South 00°24'25" East, 68.26 feet; Course 15, thence South 81°52'44" East, 73.42 feet; Course 16, thence South 35°00'24" East, 50.94 feet; Course 17, thence South 42°29'27" East, 63.28 feet; Course 18, thence South 72°15'25" East, 65.91 feet; Course 19, thence North 73°27'14" East, 68.75 feet; Course 20, thence North 51°47'07" East, 59.88 feet; Course 21, thence North 65°14'07" East, 63.44 feet; Course 22, thence South 44°57'44" East, 51.37 feet; Course 23, thence South 41°27'00" East, 50.99 feet; Course 24, thence North 68°09'16" East, 90.76 feet; Course 25, thence North 00°26'34" West, 52.95 feet; Course 26, thence North 39°25'04" West, 59.68 feet; Course 27, thence North 46°31'57" East, 62.01 feet; Course 28, thence North 50°00'38" East, 57.16 feet; Course 29, thence North 88°38'44" East, 49.62 feet; Course 30, thence South 67°21'23" East, 54.16 feet; Course 31, thence South 14°50'50" East, 56.43 feet; Course 32, thence South 48°06'29" East, 55.42 feet; Course 33, thence South 04°06'11" East, 57.55 feet; Course 34, thence South 38°52'42" West, 48.46 feet; Course 35, thence South 08°09'16" West, 60.88 feet; Course 36, thence South 29°03'41" East, 51.97 feet; Course 37, thence South 07°41'54" East, 90.90 feet; Course 38, thence South 75°57'31" East, 33.30 feet; Course 39, thence South 80°17'39" East, 50.60 feet; Course 40, thence North 57°17'36" East, 58.75 feet; Course 41, thence North 17°44'41" East, 38.19 feet; Course 42, thence North 41°44'07" East, 55.91 feet; Course 43, thence South 78°01'28" East, 36.71 feet; Course 44, thence North 76°54'19" East, 50.12 feet; Course 45, thence South 78°17'09" East, 69.51 feet; Course 46, thence North 85°04'13" East, 33.16 feet; Course 47, thence North 35°50'17" East, 30.71 feet; Course 48, thence North 05°06'56" East, 69.39 feet; Course 49, thence North 25°14'24" East, 59.38 feet; Course 50, thence North 36°08'27" East, 68.81 feet; Course 51, thence North 42°18'11" West, 56.04 feet; Course 52, thence North 01°48'23" East, 43.34 feet; Course 53, thence South 71°57'16" East, 51.30 feet; Course 54, thence South 45°25'16" East, 54.76 feet; Course 55, thence South 19°52'56" West, 39.91 feet; Course 56, thence South 14°36'39" East, 42.26 feet; Course 57, thence South 40°20'23" East, 57.10 feet;

Revised July 23, 2019

September 1, 2017

E-Town

Page 4 of 5

W.O. No.17-160.01

File No. 124B-22.01A

**Cypress Bluff CDD Parcel (Continued)**

Course 58, thence South 59°04'18" East, 52.23 feet; Course 59, thence South 13°07'44" East, 44.38 feet; Course 60, thence South 24°46'40" East, 56.39 feet; Course 61, thence South 26°06'15" East, 32.51 feet; Course 62, thence South 02°12'11" West, 41.80 feet; thence South 45°09'13" East, departing said boundary line, 35.48 feet to the Northeast corner of those lands described and recorded in Official Records Book 14863, page 469, of said current Public Records; thence North 89°59'26" West, along the Northerly line of said Official Records Book 14863, page 469, a distance of 70.00 feet to the Northwest corner thereof; thence South 00°00'34" West, along the Westerly line of last said lands, 65.00 feet to the Southwest corner thereof; thence South 89°59'26" East, along the Southerly line of said lands, 70.00 feet to the Southeast corner thereof, said corner lying on said Southwesterly right of way line of R.G. Skinner Parkway; thence South 00°00'34" West, along said Southwesterly right of way line, 107.34 feet to a point lying on the Southerly terminus of said R.G. Skinner Parkway; thence South 89°59'26" East, departing said Southwesterly right of way line and along said Southerly terminus, 110.00 feet to a point lying on the Southerly line of said Official Records Book 14340, page 1809; thence Easterly and Northerly along the Southerly and Easterly lines of last said lands the following 62 courses: Course 1, thence South 00°00'34" West, departing said Southerly terminus, 145.55 feet; Course 2, thence South 89°59'26" East, 2280.15 feet; Course 3, thence North 07°41'27" West, 12.17 feet; Course 4, thence North 20°26'25" West, 28.98 feet; Course 5, thence North 06°37'03" East, 35.94 feet; Course 6, thence North 26°09'20" East, 47.24 feet; Course 7, thence North 10°50'26" East, 18.12 feet; Course 8, thence North 19°27'45" East, 19.37 feet; Course 9, thence North 10°56'37" East, 57.23 feet; Course 10, thence North 31°50'19" West, 53.99 feet; Course 11, thence North 25°51'04" West, 36.99 feet; Course 12, thence North 29°13'43" West, 21.65 feet; Course 13, thence North 71°51'12" West, 34.33 feet; Course 14, thence North 04°17'54" East, 38.72 feet; Course 15, thence North 00°16'03" East, 31.09 feet; Course 16, thence North 16°06'04" East, 32.18 feet; Course 17, thence North 20°33'04" West, 21.97 feet; Course 18, thence North 56°02'19" West, 40.42 feet; Course 19, thence North 02°24'10" West, 36.61 feet; Course 20, thence North 02°52'24" East, 35.41 feet; Course 21, thence North 00°06'57" East, 45.28 feet; Course 22, thence North 08°57'28" East, 54.79 feet; Course 23, thence North 06°50'55" West, 38.58 feet; Course 24, thence North 14°46'17" East, 32.02 feet; Course 25, thence North 24°38'30" East, 38.36 feet; Course 26, thence North 21°16'45" East, 42.29 feet; Course 27, thence North 46°41'48" East, 24.93 feet; Course 28, thence North 09°37'57" East, 38.41 feet; Course 29, thence North 40°13'50" East, 35.75 feet; Course 30, thence North 25°36'12" East, 31.37 feet; Course 31, thence North 21°18'20" East, 52.69 feet; Course 32, thence North 30°51'04" West, 51.14 feet; Course 33, thence North 62°04'55" West, 46.62 feet; Course 34, thence North 18°00'39" West, 57.14 feet; Course 35, thence North 25°51'03" West, 51.16 feet; Course 36, thence North 64°02'20" West, 56.18 feet; Course 37, thence North 64°31'59" West, 44.40 feet; Course 38, thence North 45°11'49" West, 58.29 feet; Course 39, thence North 37°43'23" West, 68.80 feet; Course 40, thence North 02°41'36" West, 88.50 feet; Course 41, thence North 02°06'49" West, 73.09 feet; Course 42, thence North 04°53'38" East, 86.05 feet; Course 43,

Revised July 23, 2019

September 1, 2017

E-Town

Page 5 of 5

W.O. No.17-160.01

File No. 124B-22.01A

**Cypress Bluff CDD Parcel (Continued)**

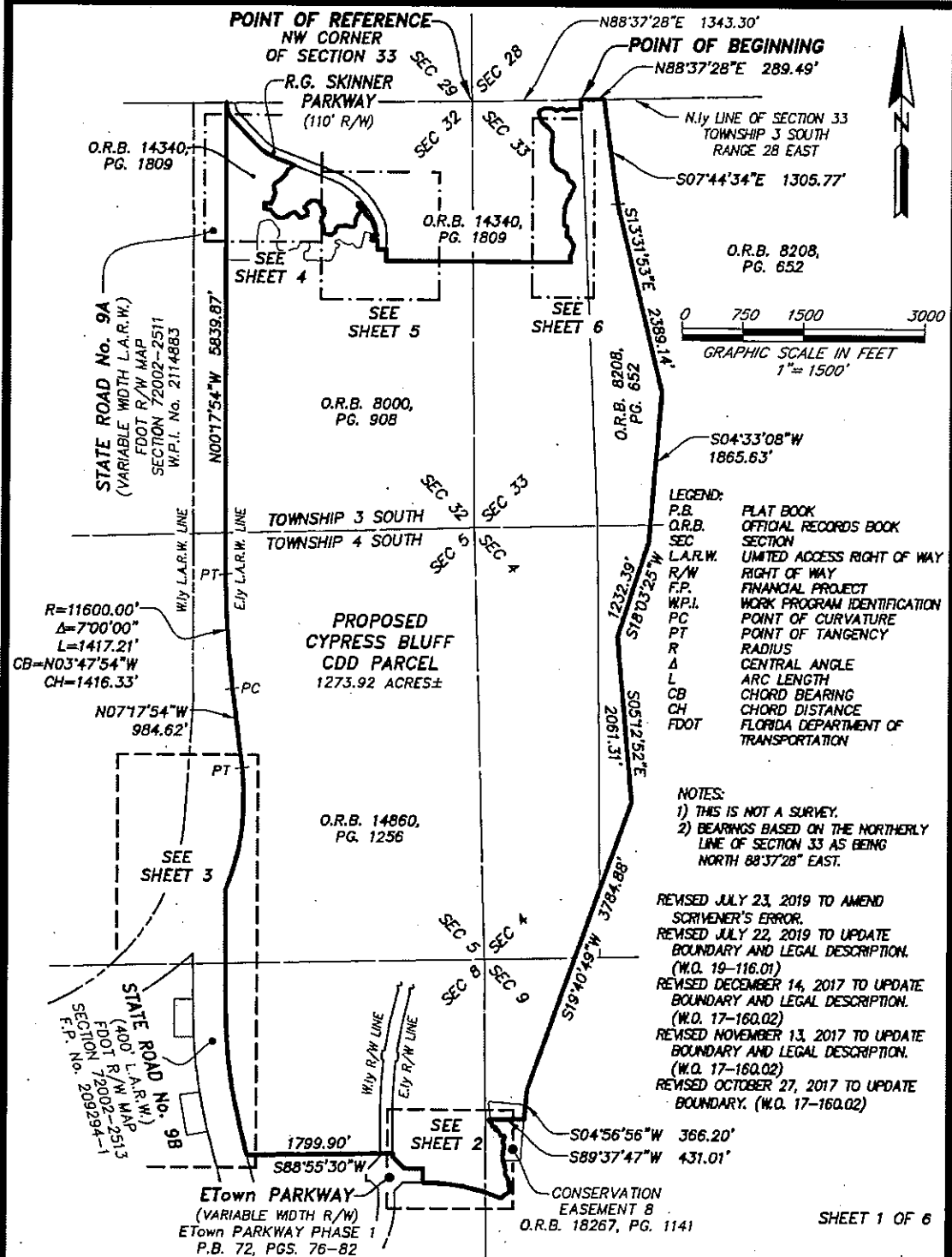
thence North 05°05'30" East, 95.10 feet; Course 44, thence North 28°50'30" West, 58.14 feet; Course 45, thence North 48°55'53" West, 68.30 feet; Course 46, thence North 45°34'57" West, 74.88 feet; Course 47, thence North 29°56'25" West, 51.40 feet; Course 48, thence North 12°05'37" West, 72.07 feet; Course 49, thence North 31°46'26" East, 28.73 feet; Course 50, thence North 62°21'20" East, 59.52 feet; Course 51, thence North 89°26'28" East, 25.20 feet; Course 52, thence North 82°18'54" East, 55.94 feet; Course 53, thence South 65°50'59" East, 41.72 feet; Course 54, thence South 66°19'42" East, 49.58 feet; Course 55, thence North 47°17'56" East, 30.64 feet; Course 56, thence North 84°19'39" East, 48.59 feet; Course 57, thence South 67°19'52" East, 48.05 feet; Course 58, thence North 57°16'24" East, 26.00 feet; Course 59, thence North 89°32'02" East, 47.84 feet; Course 60, thence South 87°36'33" East, 51.75 feet; Course 61, thence North 85°07'24" East, 50.38 feet; Course 62, thence North 01°03'43" West, 115.11 feet to the Point of Beginning.

Containing 1273.92 acres, more or less.



# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



# ETM

Surveying & Mapping, Inc.  
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1"=1500'

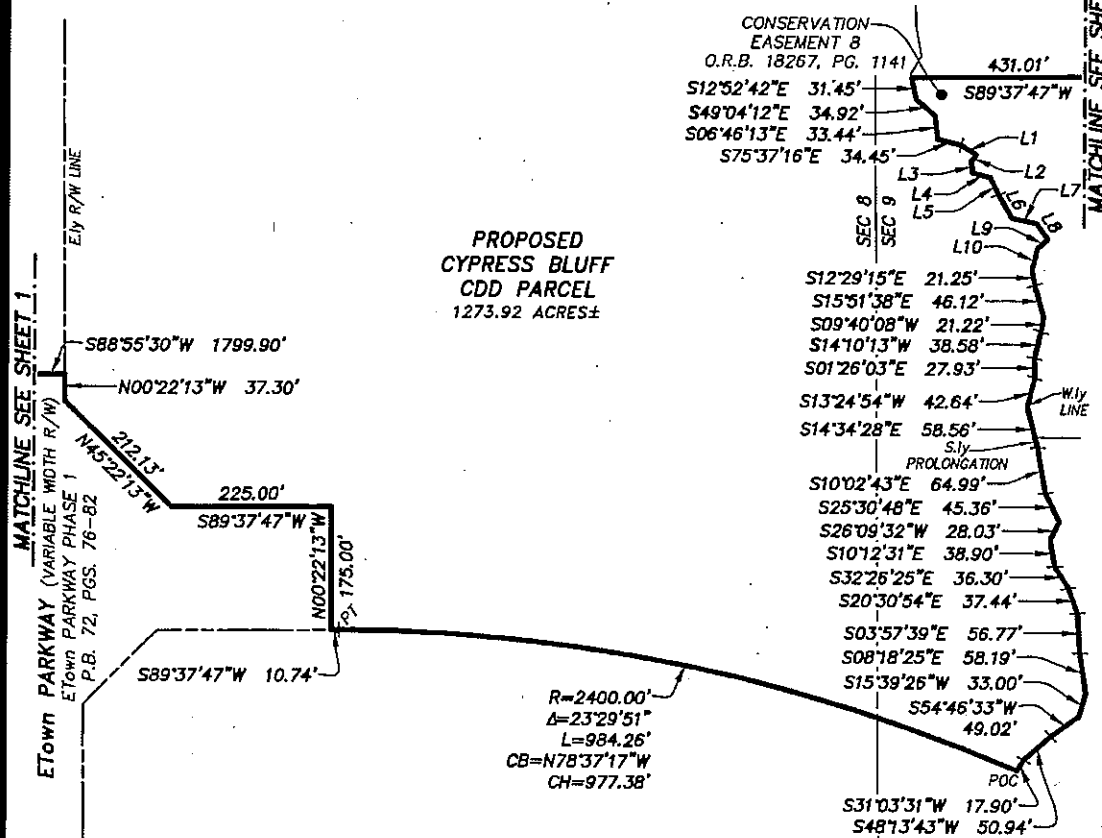
DATE: SEPTEMBER 1, 2017



Digital Signature  
By: Damon J.  
Kelly, PSM

DAMON J. KELLY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6284

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



**LEGEND:**

P.B. PLAT BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
SEC. SECTION  
PC. POINT OF CURVATURE  
PT. POINT OF TANGENCY  
POC. POINT ON CURVE  
R. RADIUS  
Δ. CENTRAL ANGLE  
L. ARC LENGTH  
CB. CHORD BEARING  
CH. CHORD DISTANCE  
L1. TABULATED LINE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S57°37'04"E	24.93'
L2	S39°57'00"W	11.14'
L3	S07°06'04"E	16.65'
L4	S74°33'02"E	26.64'
L5	S24°21'19"E	26.32'
L6	S30°50'16"E	38.32'
L7	S78°17'35"E	35.22'
L8	S35°32'33"E	27.38'
L9	S48°04'33"W	19.58'
L10	S13°39'53"W	32.03'

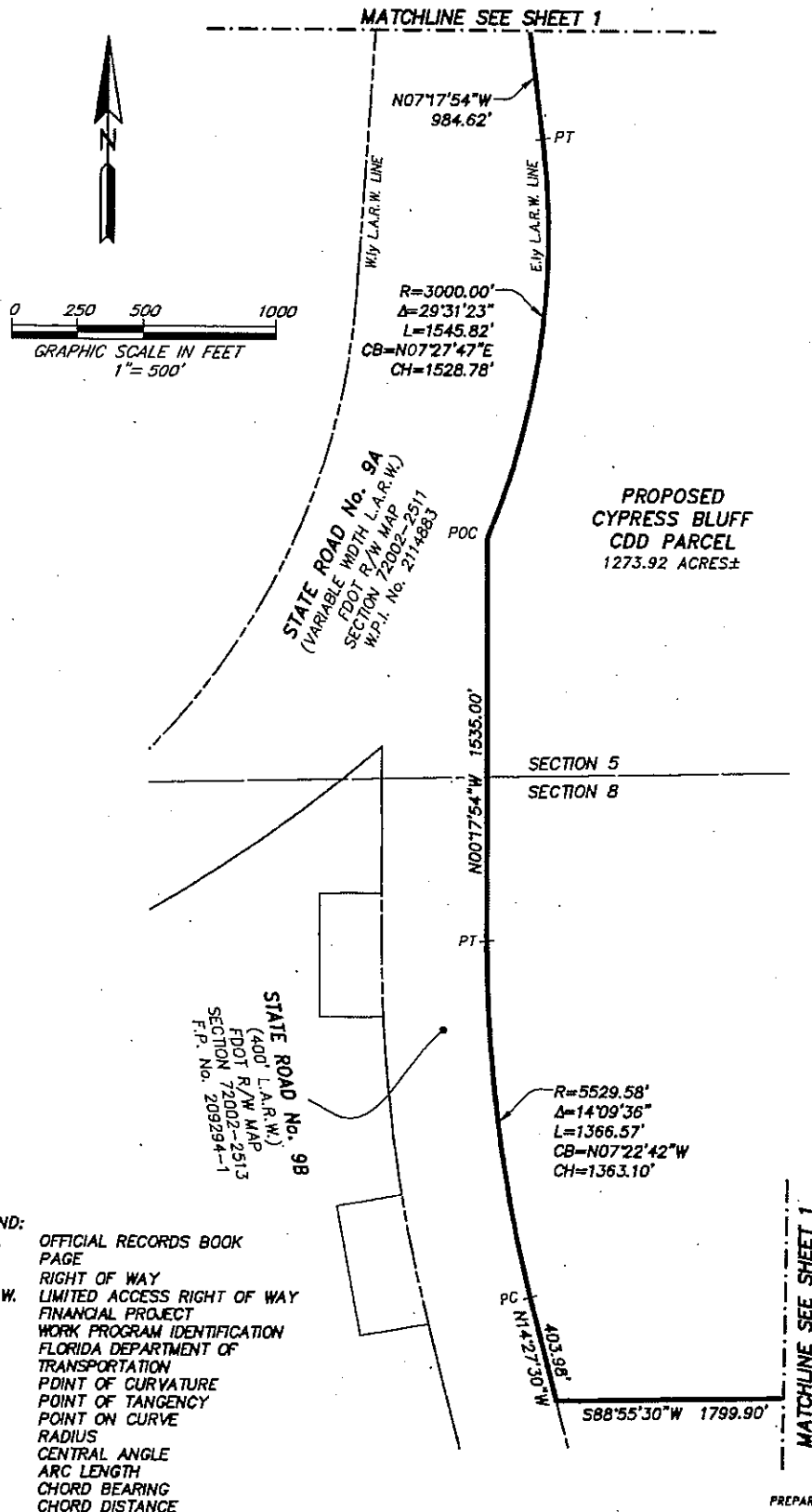
SHEET 2 OF 6  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

ORDER NO.: 17-160.01 FILE NO.: 1248-22.01A DRAWN BY: ASH/BAC

CAD FILE: E:\Survey\Map\proj\Draws\98 Interchange Land\Sketches\E-Town\CDD Parcel No. 1 On File

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



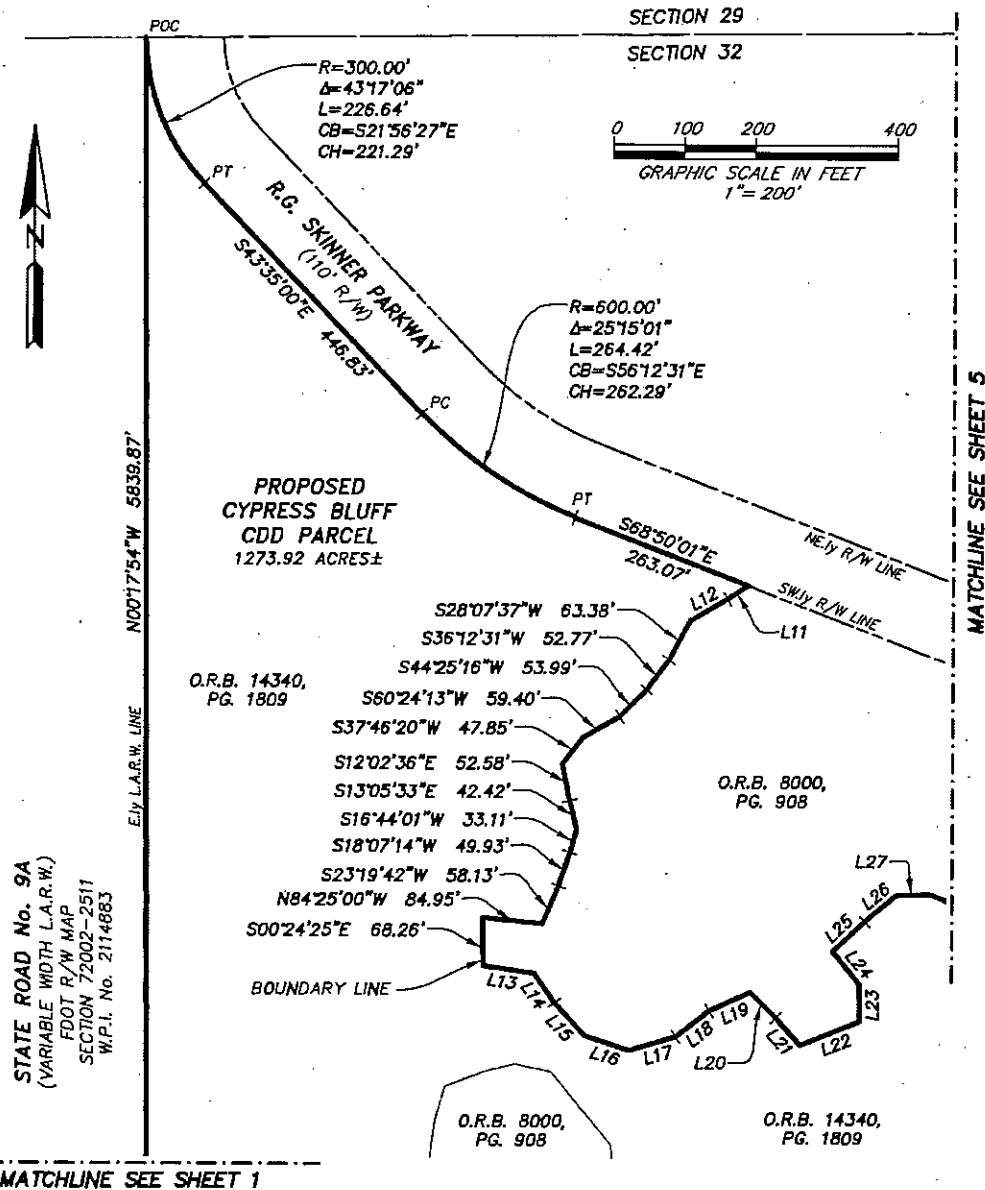
SHEET 3 OF 6  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 17-160.01 FILE NO.: 1248-22.01A DRAWN BY: ASH/BAC

CAD FILE: E:\Survey\Mappro\Davis 98 Interchange Land\Sketches\Town\CDD Parcel Rec

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L11	S56°47'19"W	34.93'
L12	S59°53'26"W	60.77'
L13	S81°52'44"E	73.42'
L14	S35°00'24"E	50.94'
L15	S42°29'27"E	63.28'
L16	S72°15'25"E	65.91'
L17	N73°27'14"E	68.75'
L18	N51°47'07"E	59.88'
L19	N65°14'07"E	63.44'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S44°37'44"E	51.37'
L21	S41°27'00"E	50.99'
L22	N68°09'16"E	90.76'
L23	N00°26'34"W	52.95'
L24	N39°25'04"W	59.68'
L25	N45°31'57"E	62.01'
L26	N50°00'38"E	57.16'
L27	N88°38'44"E	49.62'

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK

PG. PAGE

R/W RIGHT OF WAY

L.A.R.W. LIMITED ACCESS RIGHT OF WAY

PC POINT OF CURVATURE

PT POINT OF TANGENCY

POC POINT ON CURVE

R RADIUS

Δ CENTRAL ANGLE

L ARC LENGTH

CB CHORD BEARING

CH CHORD DISTANCE

L1 TABULATED LINE DATA

SHEET 4 OF 6  
SEE SHEET 1 FOR NOTES.

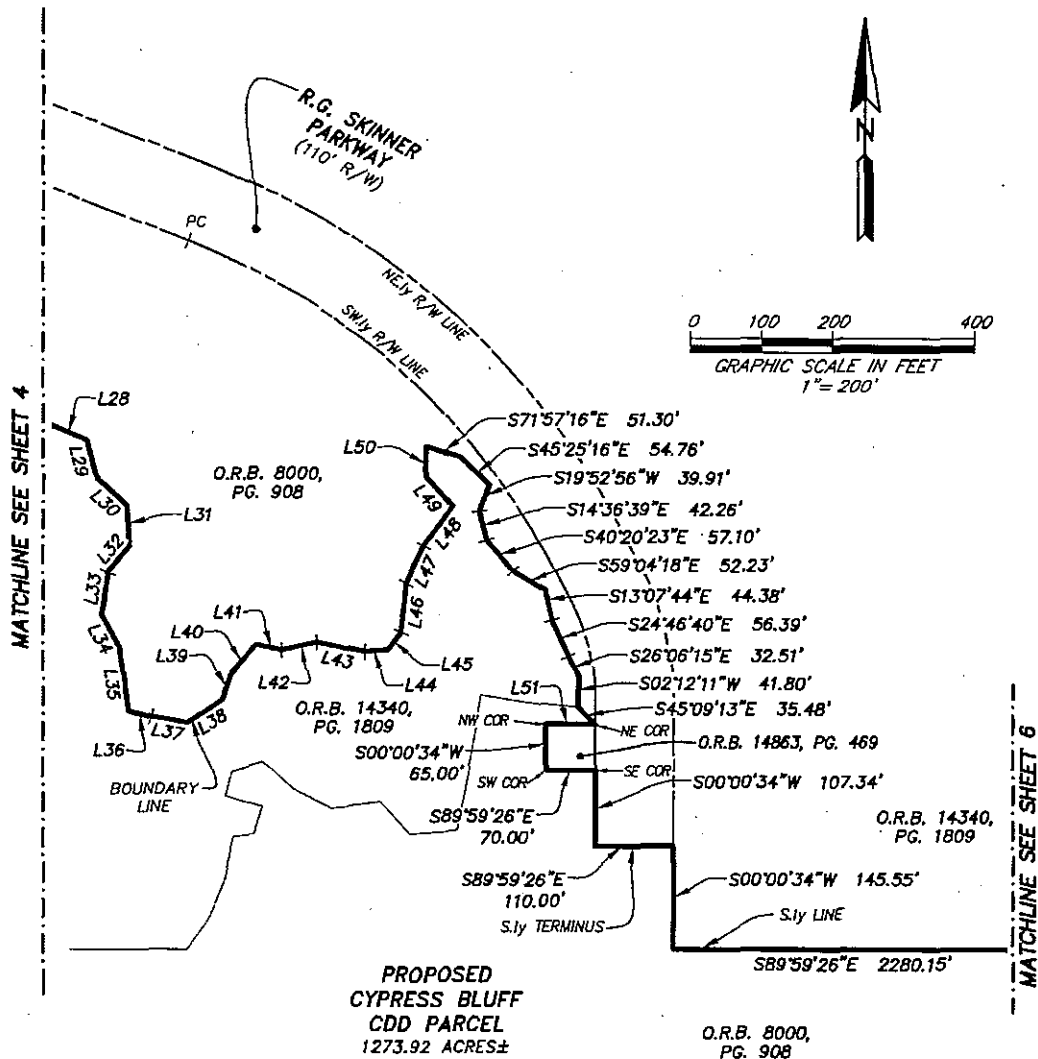
PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

ORDER NO.: 17-160.01 FILE NO.: 124B-22.01A DRAWN BY: ASH/BAC

CAD FILE: E:\Survey\Map\proj\Draws\88 Interchange Land\Sketches\Town\CDD Parcel No. 1273.92.dwg



A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA.



SHEET 5 OF 6  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

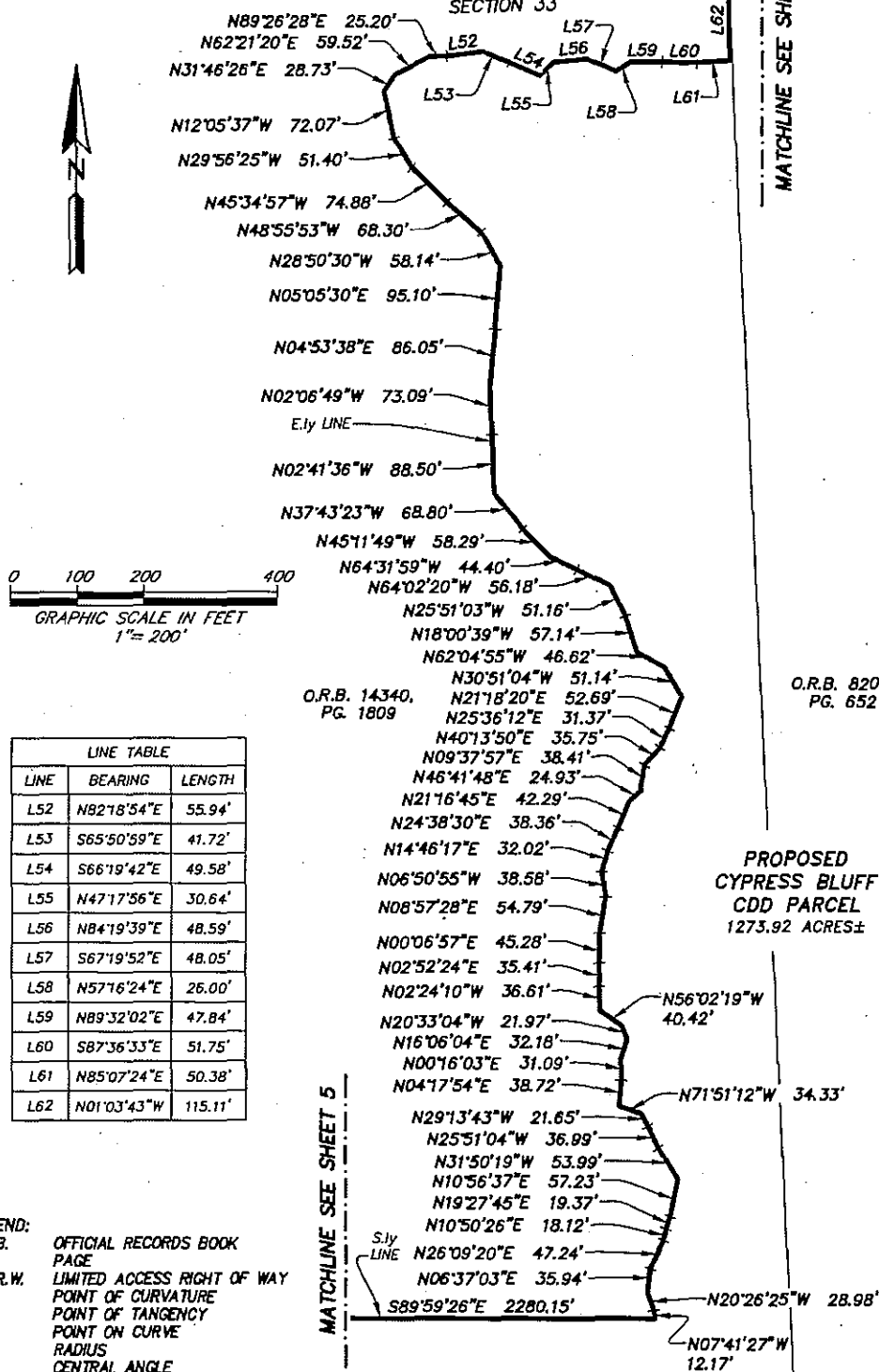
ORDER NO.: 17-160.01 FILE NO.: 1248-22.01A DRAWN BY: ASH/BAC

CAD FILE: E:\Survey\Projects\17-160.01\17-160.01A\17-160.01A.dwg

**POINT OF BEGINNING**  
**SECTION 28**

SECTION 33

MATCHLINE SEE SHEET 1



O.R.B. 8208,  
PG. 652

**PROPOSED  
CYPRESS BLUFF  
CDD PARCEL  
1273.92 ACRES±**

LINE TABLE		
LINE	BEARING	LENGTH
L52	N82°18'54"E	55.94'
L53	S65°50'59"E	41.72'
L54	S66°19'42"E	49.58'
L55	N47°17'56"E	30.64'
L56	N84°19'39"E	48.59'
L57	S67°19'52"E	48.05'
L58	N57°16'24"E	26.00'
L59	N89°32'02"E	47.84'
L60	S87°36'33"E	51.75'
L61	N85°07'24"E	50.38'
L62	N01°03'43"W	115.11'

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
L.A.R.W.	LIMITED ACCESS RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
L1	TABULATED LINE DATA

SHEET 6 OF 6  
SEE SHEET 1 FOR NOTES.

PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8350  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

# Cypress Bluff Community Development District

## GENERAL LOCATION

7/15/2019

### LEGEND

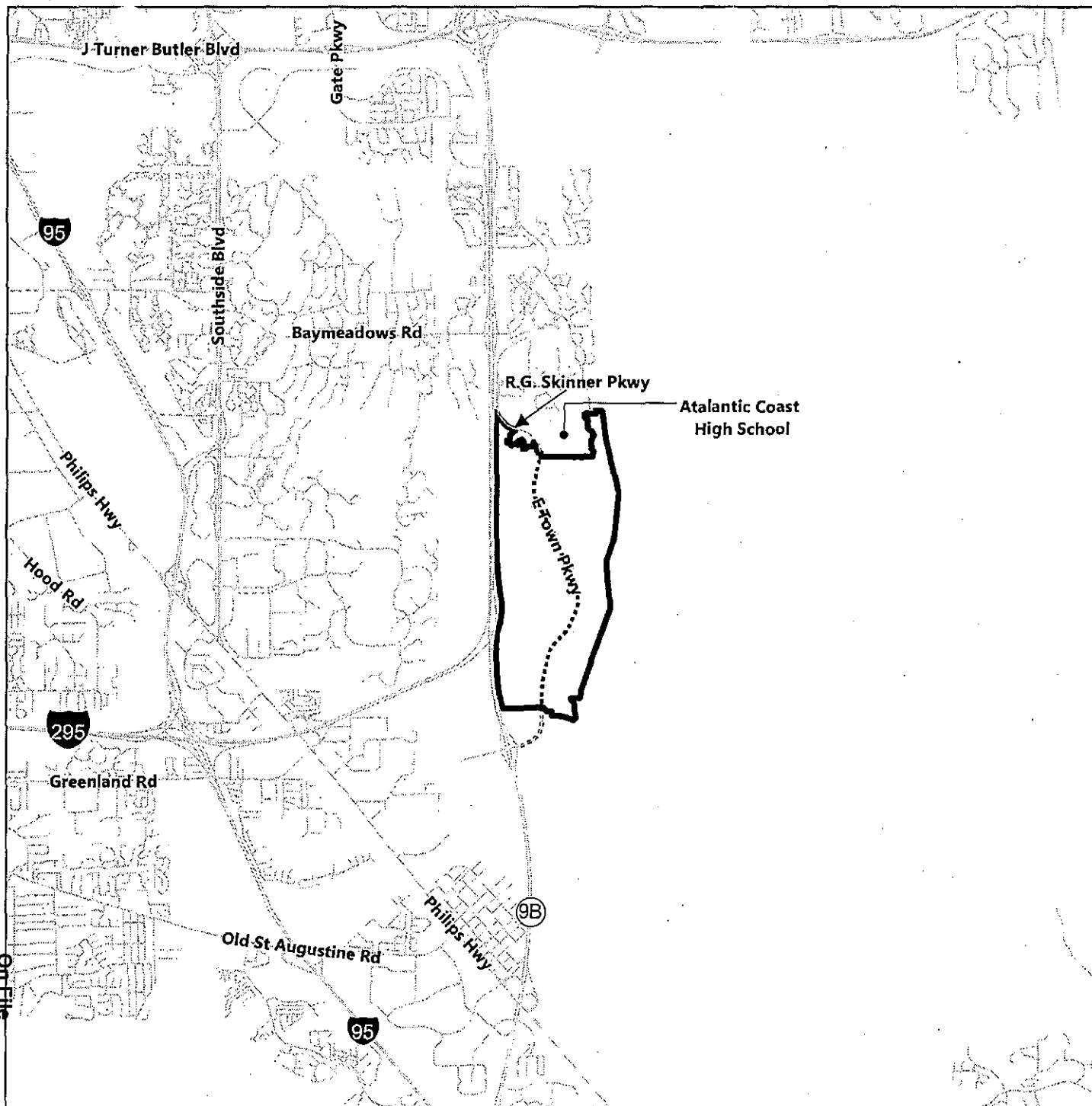


Amended Cypress Bluff CDD



0 3,000 6,000 12,000  
FEET

Source: ETM, Duval County



4



This instrument was prepared by and  
upon recording should be returned to:

(This space reserved for Clerk)

Katie S. Buchanan, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

**Consent and Joinder of Landowner  
For the Amendment of the Boundaries of the Cypress Bluff  
Community Development District**

The undersigned is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Cypress Bluff Community Development District ("Petitioner" or "District"), intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the Community Development District of one hundred percent (100%) of the owners of the lands to be added to the Community Development District.

The undersigned hereby requests and consents the addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 16<sup>th</sup> day of July, 2019.

Witnessed:

**EASTLAND TIMBER, LLC,**  
a Florida limited liability company

Jill Whalen  
Print Name: Jill Whalen

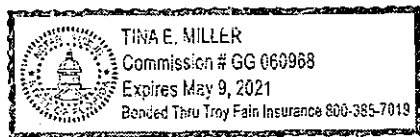
Jed V. Davis  
By: Jed V. Davis  
Its: Vice President

Julie Baugus  
Print Name: Julie Baugus

STATE OF FLORIDA  
COUNTY OF Duval

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Jed V. Davis, an authorized agent of Eastland Timber, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

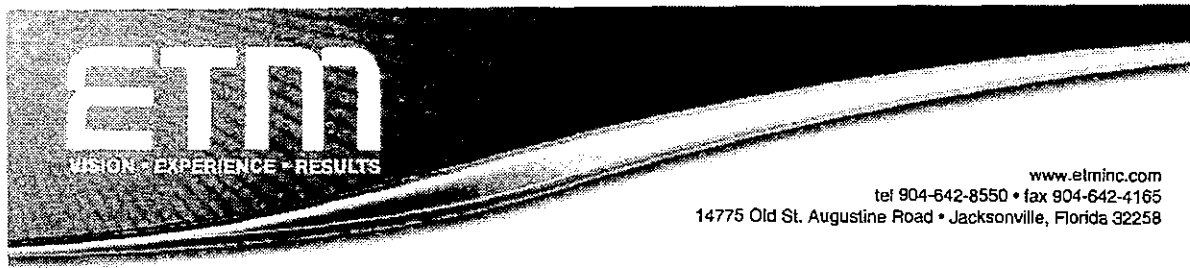
Witness my hand and official seal this 16<sup>th</sup> day of July, 2019.



Tina E Miller  
Notary Public Tina E Miller

Personally known: ✓  
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_

## Exhibit A



June 17, 2019  
Page 1 of 2

Work Order No. 19-116.00  
File No. 125E-01.00A

### Apex Road CDD Parcel

A portion of Sections 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 8; thence North 00°34'30" West, along the Easterly line of said Section 8, a distance of 2082.31 feet; thence North 31°03'31" East, departing said Easterly line, 374.93 feet to the Point of Beginning;

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly having a radius of 2400.00 feet, through a central angle of 23°29'51", an arc length of 984.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°37'17" West, 977.38 feet; thence South 89°37'47" West, 10.74 feet to a point lying on the Easterly right of way line of ETown Parkway, a variable width right of way as depicted on ETown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82, of said current Public Records; thence along said Easterly right of way line the following 4 courses: Course 1, thence North 00°22'13" West, 175.00 feet; Course 2, thence South 89°37'47" West, 225.00 feet; Course 3, thence North 45°22'13" West, 212.13 feet; Course 4, thence North 00°22'13" West, 455.39 feet; thence North 89°37'47" East, departing said Easterly right of way line, along the Easterly line of said ETown Parkway Phase 1 and along the Southerly line of ETown Parcel E2 Phase One, as recorded in Plat Book 72, pages 110 through 118, of said current Public Records, 1193.98 feet to its intersection with the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South 12°52'42" East, departing last said Southerly line, 31.45 feet; Course 2, thence South 49°04'12" East, 34.92 feet; Course 3, thence South 06°46'13" East, 33.44 feet; Course 4, thence South 75°37'16" East, 34.45 feet; Course 5, thence South 57°37'04" East, 24.93 feet; Course 6, thence South 39°57'00" West, 11.14 feet; Course 7, thence South 07°06'04" East, 16.65 feet; Course 8, thence South 74°33'02" East, 26.64 feet; Course 9, thence South 24°21'19" East, 26.32 feet; Course 10, thence South 30°50'16" East, 38.32 feet; Course 11, thence South 78°17'35" East, 35.22 feet; Course 12, thence South 35°32'33" East, 27.38 feet; Course 13, thence South 48°04'33" West, 19.58 feet; Course 14, thence South 13°39'53" West, 32.03 feet; Course 15, thence South 12°29'15" East, 21.25 feet; Course 16, thence South 15°51'38" East, 46.12 feet; Course 17, thence South 09°40'08" West, 21.22 feet; Course 18, thence South 14°10'13" West, 38.58 feet; Course 19, thence South 01°26'03" East, 27.93 feet; Course 20, thence South 13°24'54" West, 42.64 feet; thence South

**ETM** Surveying & Mapping, Inc.

ENGINEERS • SURVEYORS • PLANNERS • GIS  
LB3624

June 17, 2019  
Page 2 of 2

Work Order No. 19-116.00  
File No. 125E-01.00A

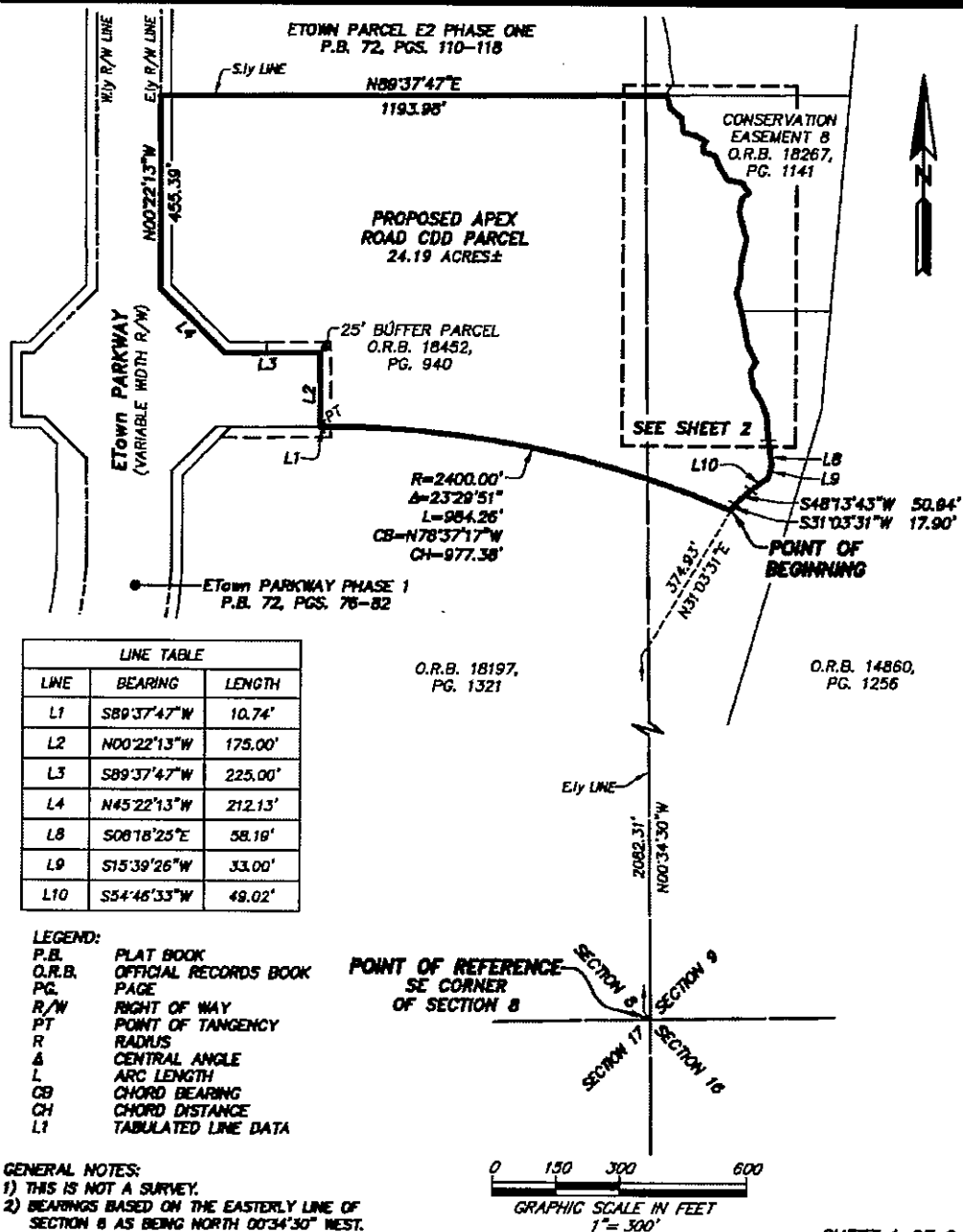
**Apex Road CDD Parcel (Continued)**

14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 58.19 feet; thence South 15°39'26" West, 33.00 feet; thence South 54°46'33" West, 49.02 feet; thence South 48°13'43" West, 50.94 feet; thence South 31°03'31" West, 17.90 feet to the Point of Beginning.

Containing 24.19 acres, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 28  
EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18197,  
PAGE 1321, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**ETM**  
**Surveying & Mapping, Inc.**  
**VISION • EXPERIENCE • RESULTS**

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

SCALE: 1"=300'  
DATE: JUNE 17, 2019

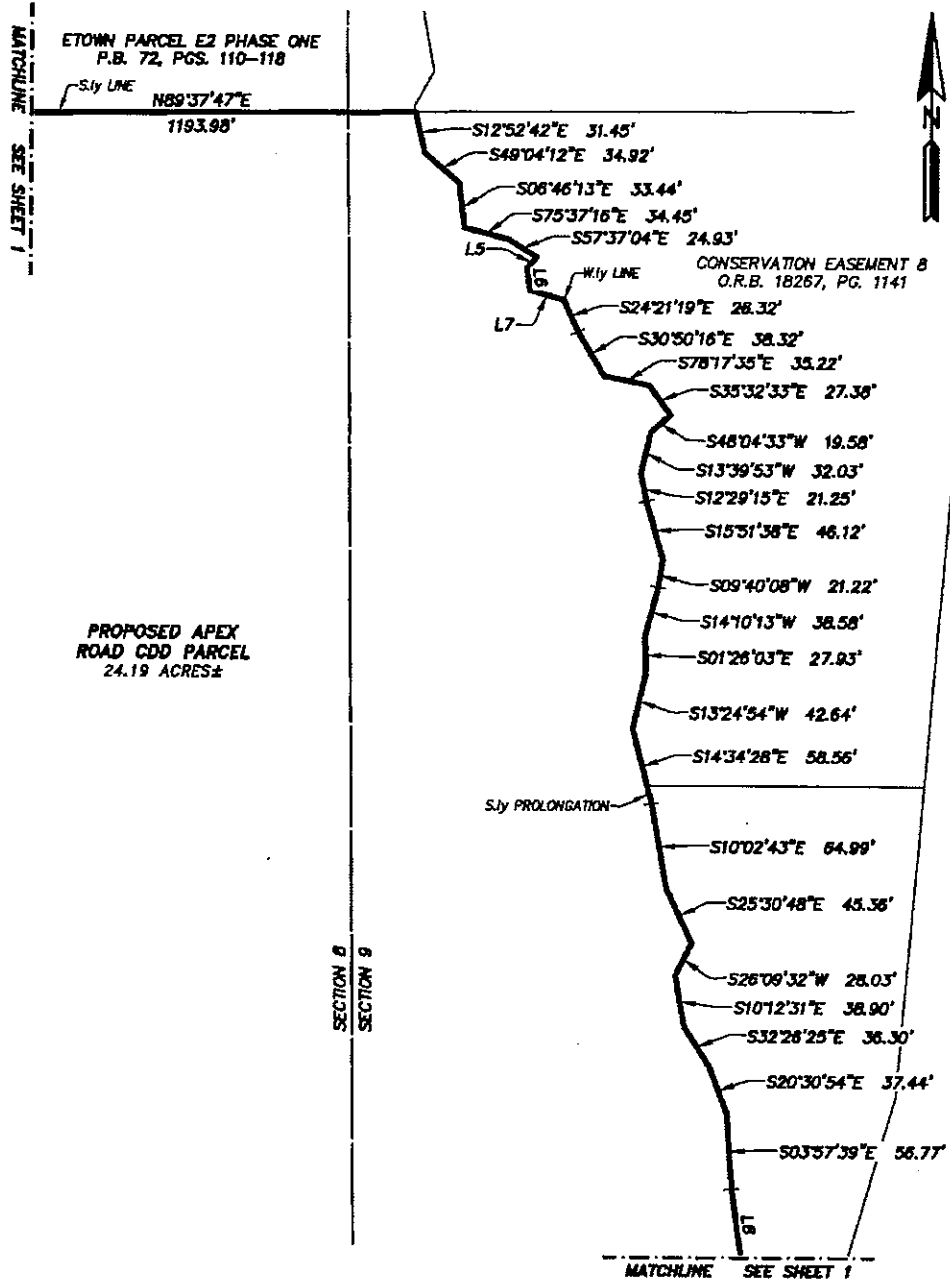


Digital Signature By:  
Damon J. Kelly, PSM

**DAMON J. KELLY**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**STATE OF FLORIDA LS No. 6284**

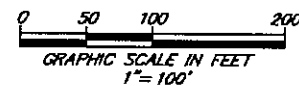
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A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18197, PAGE 1321, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



LINE TABLE		
LINE	BEARING	LENGTH
L5	S39°57'00"W	11.14'
L6	S07°06'04"E	16.65'
L7	S74°33'02"E	26.64'
L8	S08°16'25"E	58.19'

LEGEND:  
P.B. PLAT BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PT POINT OF TANGENCY  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L7 TABULATED LINE DATA



PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 643-8350  
CERTIFICATE OF AUTHORIZATION NO. LB 3434

SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.

ORDER NO.: 18-118.00 FILE NO.: 125E-01.00A DRAWN BY: BAC CAD FILE: E:\Survey\Bldg\Pro\Doyle SB Interchange Land Vapour Extension\Sketches\Apex Road CDD Parcel.dwg

**5**

**RESOLUTION 2019-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRPERSON AND DISTRICT STAFF TO FILE A PETITION WITH THE CITY OF JACKSONVILLE, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Cypress Bluff Community Development District ("District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes ("Uniform Act"), and City of Jacksonville Ordinance Number 2018-335-E ("Ordinance"); and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, E-Town Parkway/R.G. Skinner Parkway utilities, landscape, hardscape and electric, master recreational improvements and other infrastructure; and

**WHEREAS**, the District presently consists of 1,249.70 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District desires to amend its boundaries to include certain property which property is generally depicted in Exhibit A attached hereto and incorporated herein by reference ("Expansion Area") and upon which property the District intends to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the amendment proposed is within the amendment size restrictions contained within Section 190.046(1), Florida Statutes; and

**WHEREAS**, the District will obtain written consent to the expansion of the District by the landowners of the lands included in the Expansion Area; and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, the expansion of land to the District in the Expansion Area is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District is amenable to separate special district government; and



WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("Board"); and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to the City of Jacksonville, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF THE CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

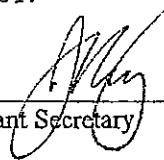
SECTION 2. The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City of Jacksonville to seek the amendment of the District's boundaries to include the lands within the Expansion Area, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

SECTION 3. The Board hereby authorizes the District Chairperson and Katie S. Buchanan to act as agents of the District with regard to any and all matters pertaining to the petition to City of Jacksonville to amend the boundaries of the District.

SECTION 4. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 25 day of June, 2019.

ATTEST:

  
Assistant Secretary

CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT

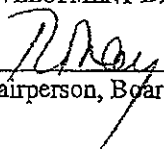
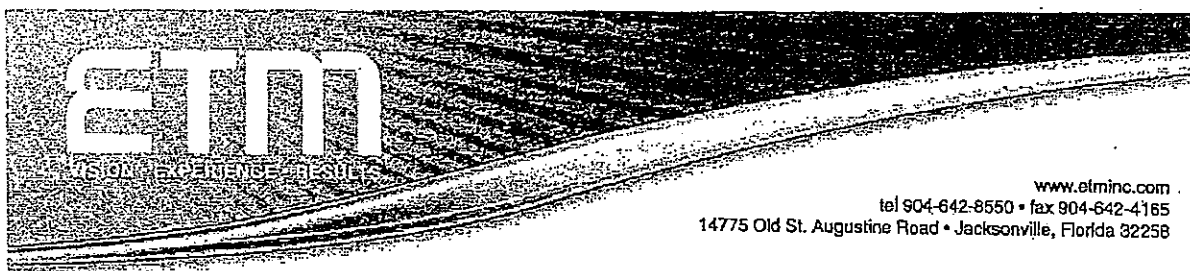
  
Chairperson, Board of Supervisors

Exhibit A: Depiction of Expansion Area

Exhibit A



June 17, 2019  
Page 1 of 2

Work Order No. 19-116.00  
File No. 125E-01.00A

**Apex Road CDD Parcel**

A portion of Sections 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 18197, page 1321, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 8; thence North  $00^{\circ}34'30''$  West, along the Easterly line of said Section 8, a distance of 2082.31 feet; thence North  $31^{\circ}03'31''$  East, departing said Easterly line, 374.93 feet to the Point of Beginning;

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly having a radius of 2400.00 feet, through a central angle of  $23^{\circ}29'51''$ , an arc length of 984.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $78^{\circ}37'17''$  West, 977.38 feet; thence South  $89^{\circ}37'47''$  West, 10.74 feet to a point lying on the Easterly right of way line of ETown Parkway, a variable width right of way as depicted on ETown Parkway Phase 1, recorded in Plat Book 72, pages 76 through 82, of said current Public Records; thence along said Easterly right of way line the following 4 courses: Course 1, thence North  $00^{\circ}22'13''$  West, 175.00 feet; Course 2, thence South  $89^{\circ}37'47''$  West, 225.00 feet; Course 3, thence North  $45^{\circ}22'13''$  West, 212.13 feet; Course 4, thence North  $00^{\circ}22'13''$  West, 455.39 feet; thence North  $89^{\circ}37'47''$  East, departing said Easterly right of way line, along the Easterly line of said ETown Parkway Phase 1 and along the Southerly line of ETown Parcel E2 Phase One, as recorded in Plat Book 72, pages 110 through 118, of said current Public Records, 1193.98 feet to its intersection with the Westerly line of Conservation Easement 8, as described and recorded in Official Records Book 18267, page 1141, of said current Public Records; thence Southerly along said Westerly line the following 20 courses: Course 1, thence South  $12^{\circ}52'42''$  East, departing last said Southerly line, 31.45 feet; Course 2, thence South  $49^{\circ}04'12''$  East, 34.92 feet; Course 3, thence South  $06^{\circ}46'13''$  East, 33.44 feet; Course 4, thence South  $75^{\circ}37'16''$  East, 34.45 feet; Course 5, thence South  $57^{\circ}37'04''$  East, 24.93 feet; Course 6, thence South  $39^{\circ}57'00''$  West, 11.14 feet; Course 7, thence South  $07^{\circ}06'04''$  East, 16.65 feet; Course 8, thence South  $74^{\circ}33'02''$  East, 26.64 feet; Course 9, thence South  $24^{\circ}21'19''$  East, 26.32 feet; Course 10, thence South  $30^{\circ}50'16''$  East, 38.32 feet; Course 11, thence South  $78^{\circ}17'35''$  East, 35.22 feet; Course 12, thence South  $35^{\circ}32'33''$  East, 27.38 feet; Course 13, thence South  $48^{\circ}04'33''$  West, 19.58 feet; Course 14, thence South  $13^{\circ}39'53''$  West, 32.03 feet; Course 15, thence South  $12^{\circ}29'15''$  East, 21.25 feet; Course 16, thence South  $15^{\circ}51'38''$  East, 46.12 feet; Course 17, thence South  $09^{\circ}40'08''$  West, 21.22 feet; Course 18, thence South  $14^{\circ}10'13''$  West, 38.58 feet; Course 19, thence South  $01^{\circ}26'03''$  East, 27.93 feet; Course 20, thence South  $13^{\circ}24'54''$  West, 42.64 feet; thence South



June 17, 2019  
Page 2 of 2

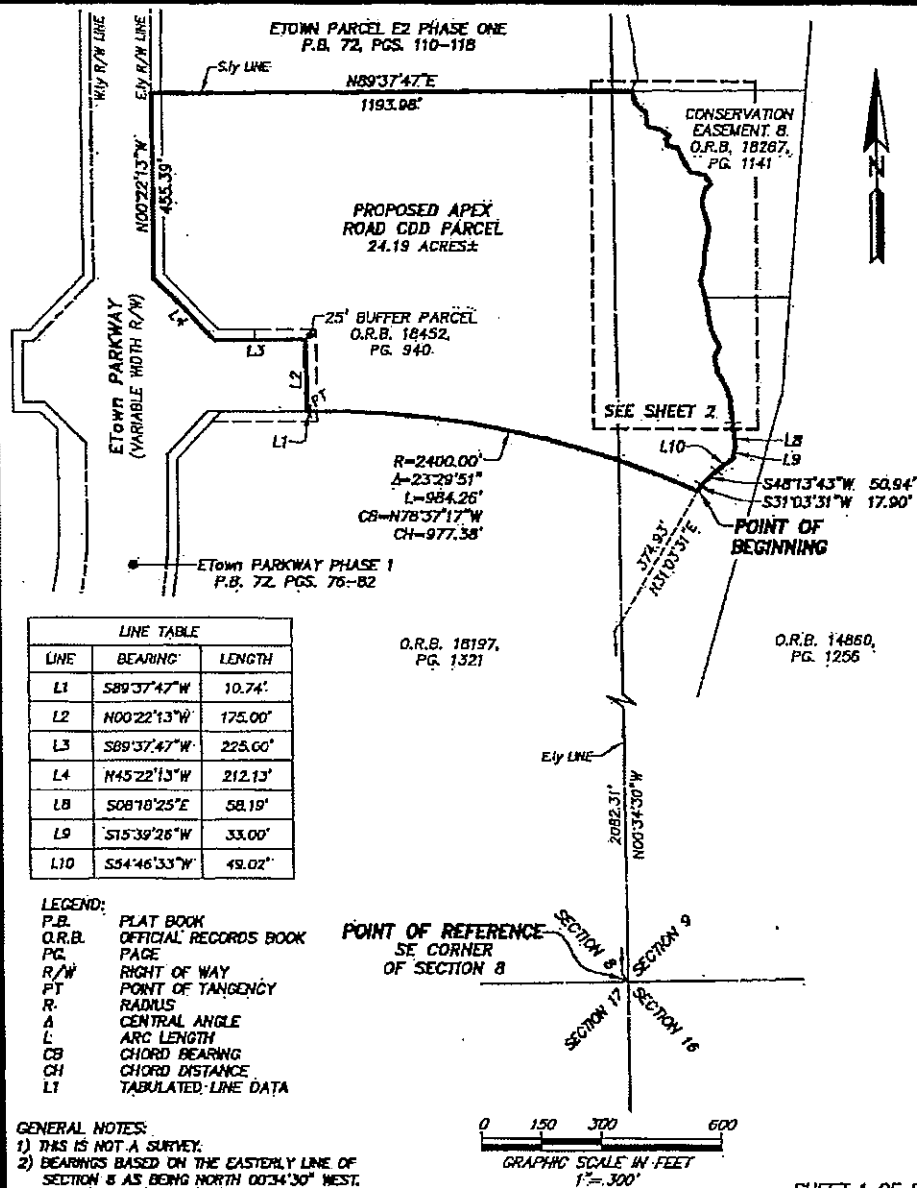
Work Order No. 19-116.00  
File No. 125E-01.00A

**Apex Road CDD Parcel (Continued)**

14°34'28" East, continuing along said Westerly line and its Southerly prolongation, 58.56 feet; thence South 10°02'43" East, 64.99 feet; thence South 25°30'48" East, 45.36 feet; thence South 26°09'32" West, 28.03 feet; thence South 10°12'31" East, 38.90 feet; thence South 32°26'25" East, 36.30 feet; thence South 20°30'54" East, 37.44 feet; thence South 03°57'39" East, 56.77 feet; thence South 08°18'25" East, 58.19 feet; thence South 15°39'26" West, 33.00 feet; thence South 54°46'33" West, 49.02 feet; thence South 48°13'43" West, 50.94 feet; thence South 31°03'31" West, 17.90 feet to the Point of Beginning.

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**SKETCH TO ACCOMPANY DESCRIPTION OF  
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**ETM**  
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**VISION • EXPERIENCE • RESULTS**

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3824

SCALE: 1"=300'  
DATE: JUNE 17, 2019

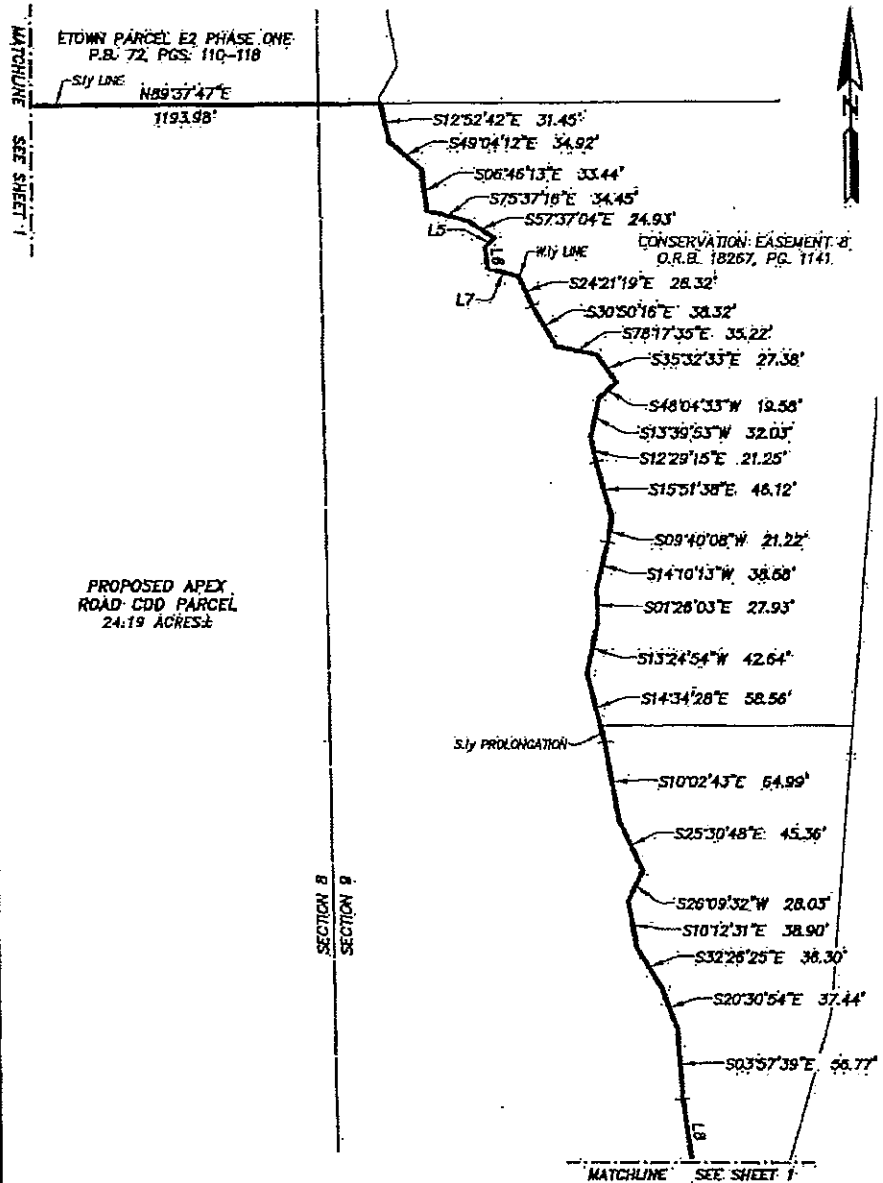


Digital Signature By:  
Damon J. Kelly, PSM.

**DAMON J. KELLY**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**STATE OF FLORIDA LS No. 6284**

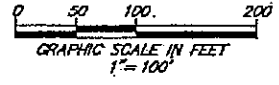
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A PORTION OF SECTIONS 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18197, PAGE 1321, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



LINE TABLE		
LINE	BEARING	LENGTH
L3	S38°57'00"W	11.14'
L6	S07°06'04"E	16.65'
L7	S74°33'02"E	26.64'
L8	S05°16'25"E	58.19'

LEGEND:  
P.B. PLAT BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PT POINT OF TANGENCY  
R. RADIUS  
A CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L1 TABULATED LINE DATA



PREPARED BY:  
ETM SURVEYING & MAPPING, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32218 (904) 643-8550  
CERTIFICATE OF AUTHORIZATION NO. LP 3634

SHEET 2 OF 2  
SEE SHEET 1 FOR GENERAL NOTES.

ORDER NO. 19-118.00 FILE NO. 125E-01.000 DRAWN BY: BAC CAD FILE: E:\Survey\2019\19-118.00 Interchange Line\19-118.00.dwg



**6**

# Cypress Bluff Community Development District

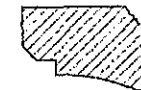
## EXISTING/FUTURE LAND USE

7/15/2019

### LEGEND



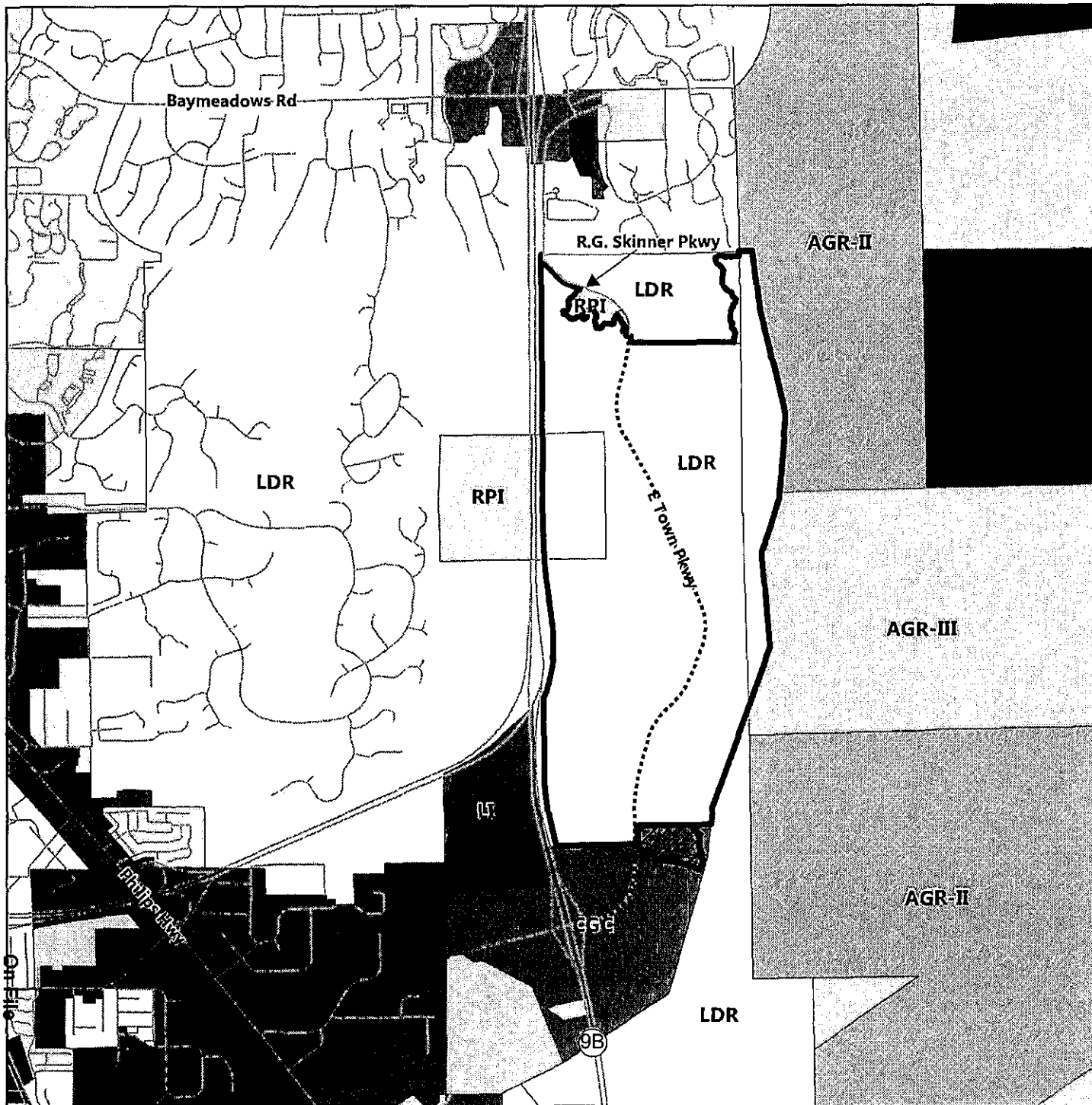
Existing Cypress Bluff CDD



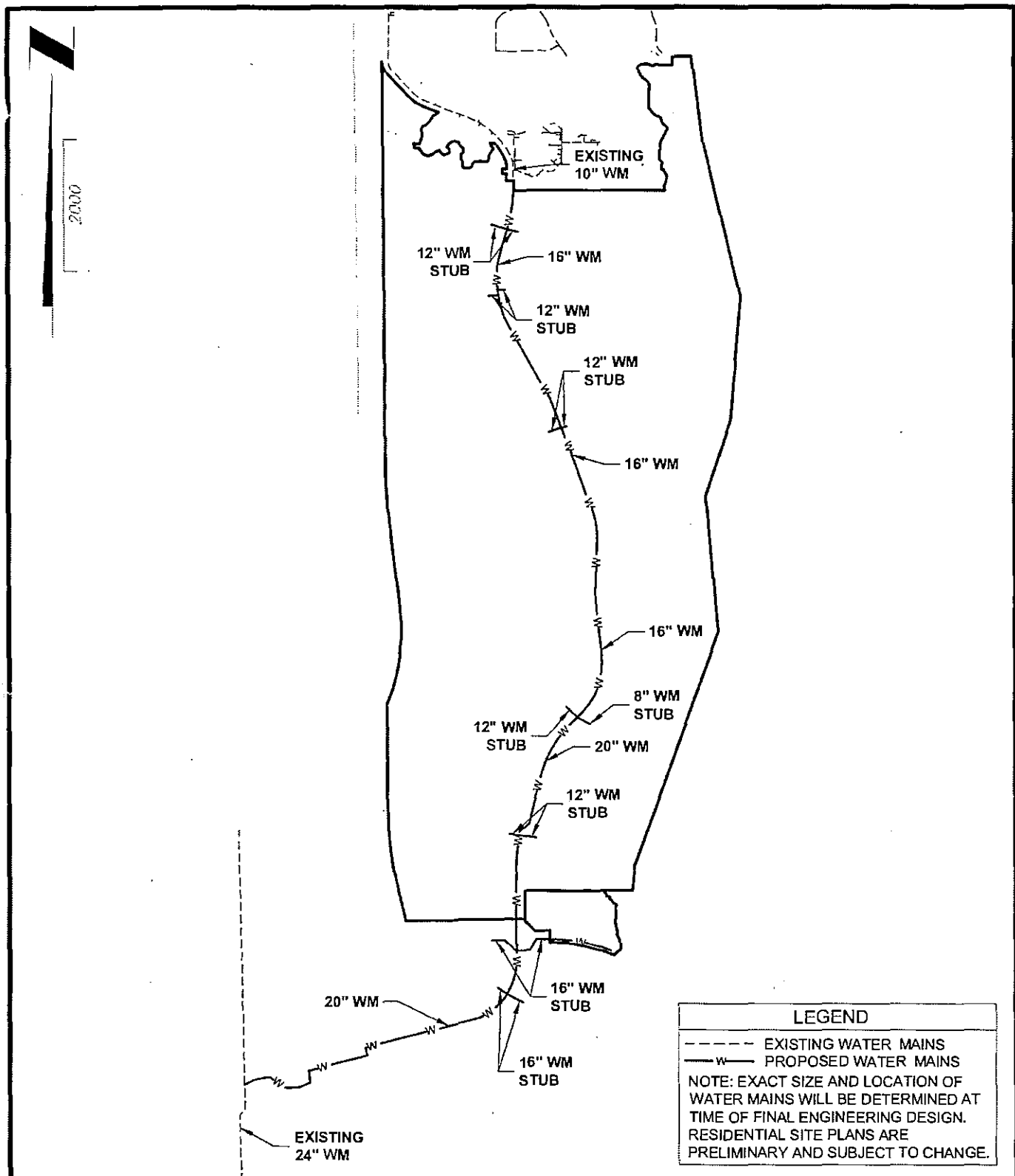
Expansion Parcel



Source: ETM, Duval County



**7**



LEGEND	
-----	EXISTING WATER MAINS
—W—	PROPOSED WATER MAINS
NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.	

ETM

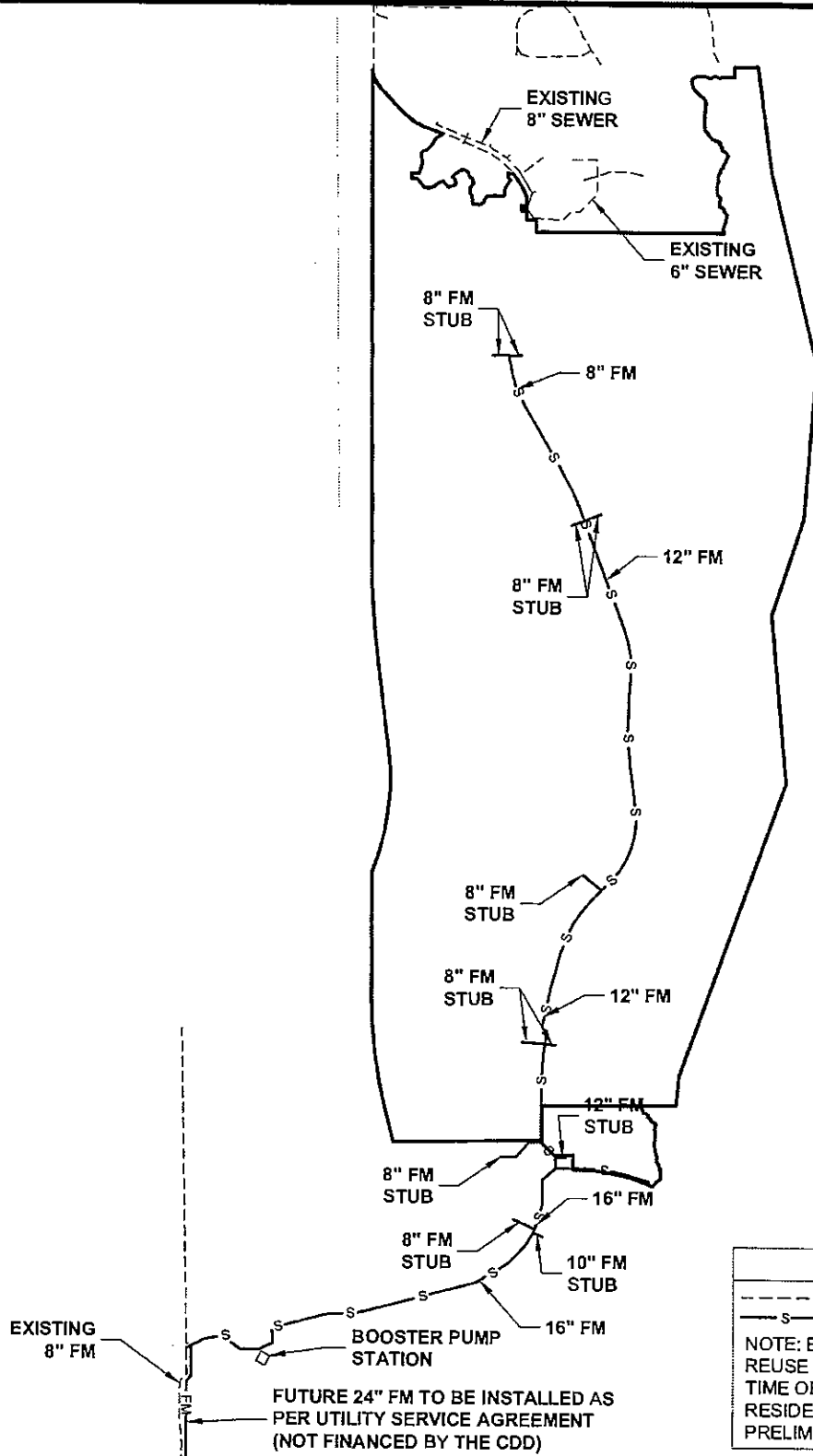
VISION - EXPERIENCE - RESULTS  
 ENGLAND - THIMS & MILLER, INC.  
 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 TEL: (904) 642-8998, FAX: (904) 646-9425  
 CA - 00002584 LC - 0000316

EXHIBIT 7 PAGE 1 OF 3

MASTER WATER PLAN

CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

PLOTTED July 12, 2019 - 11:30 AM, BT, Kenneth Stewart  
 G:\13-102\13-102-26\LandDev\Design\Plots\Exhibits\UTILITY EXHIBIT \_8.dwg



LEGEND	
----	EXISTING SEWER MAINS
—S—	PROPOSED SEWER MAINS
NOTE: EXACT SIZE AND LOCATION OF REUSE MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.	



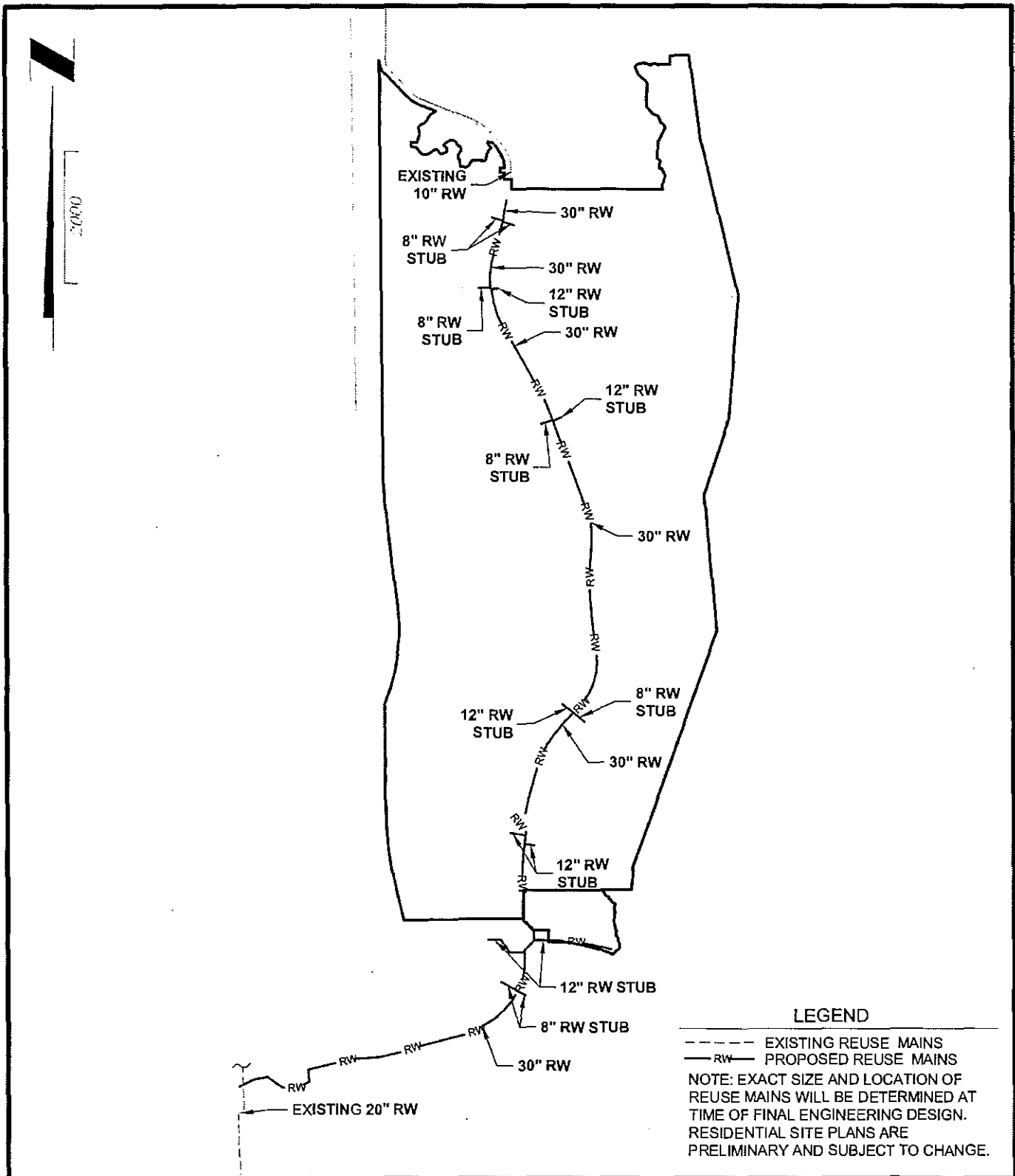
VISION - EXPERIENCE - RESULTS  
ENGLAND - THIMS & MILLER, INC.  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
TEL: (904) 842-8990, FAX: (904) 646-9435  
CA - 00002584 LC - 0000318

## EXHIBIT 7 PAGE 2 OF 3

### MASTER SANITARY SEWER PLAN CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT

G:\3-102\13-102-26\LandDev\Design\Plots\Exhibits\UTILITY Exhibits\UTILITY Exhibit\_8.dwg PLOTTED: July 15, 2019 1:56 PM, H. Kenneth Stewart





**LEGEND**

----- EXISTING REUSE MAINS  
 — RW — PROPOSED REUSE MAINS

NOTE: EXACT SIZE AND LOCATION OF REUSE MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.

**ETM**  
 VISION - EXPERIENCE - RESULTS  
 ENGLAND - THIMS & MILLER, INC.  
 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 TEL: (904) 642-8390, FAX: (904) 646-9485  
 CA - 00002584 LC - 0000316

**EXHIBIT 7 PAGE 3 OF 3**

**MASTER REUSE PLAN**

**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

PLOTTED: July 15, 2019 1:26 PM, By: Kenneth Stewart  
 G:\13-102\13-102-26\LandDev\Design\Plots\Exhibits\UTILITY EXHIBIT 7 EXHIBIT\_8.dwg



**DEVELOPER UTILITY SERVICE AND JEA COST PARTICIPATION AGREEMENT**

THIS DEVELOPER UTILITY SERVICE AND JEA COST PARTICIPATION AGREEMENT (this "Agreement") is made and entered into on this 15<sup>th</sup> of July, 2015 ("Effective Date"), by and between Eastland Timber, LLC, a Florida limited liability company, whose address is 4310 Pablo Oaks Courts, Jacksonville, Florida 32224 (the "Developer") and JEA, whose address is 21 W. Church Street, Jacksonville, Florida 32202.

**RECITALS**

- A. Developer's related entities are the owners of several parcels of real property located in Duval County, Florida (the "Property") as shown on the attached Exhibit "A."
- B. Developer or its successors and assigns intend to construct certain improvements on the Property which will require water, sewer and reclaimed water infrastructure, as described and defined in this Agreement.
- C. Developer and JEA desire to extend JEA's water, wastewater and reclaimed water system ("JEA Utility System") to serve the Property so that JEA can provide service to the Property without imposing a burden on its existing customers.
- D. JEA is willing to expand the JEA Utility System and to provide such treatment capacity and provide such service so that the Property and its occupants may have an adequate water and reclaimed water supply and wastewater disposal system subject to all of the terms and conditions of this Agreement.
- E. JEA and the Developer recognize that water is a natural resource of limited supply and wastewater treatment and disposal is a necessity for public health. Thus, the water supply and disposal of wastewater must be regulated and controlled and is subject only to a

reasonable and beneficial use to assure an adequate supply of water and adequate wastewater treatment capacity for all members of the public served by JEA. The Developer and JEA further recognize that the supply of water and wastewater disposal service by JEA to the Property is subject to regulation, prohibition, limitation and restriction by local, state and federal governmental agencies as well as JEA.

NOW, THEREFORE, in consideration of the mutual undertakings and agreements contained in this Agreement and other good and valuable consideration, the receipt of which is hereby acknowledged, the Developer and JEA hereby covenant and agree as follows:

1. Recitals. The above recitals are true and correct and form a material part of this Agreement.
2. Definitions. The parties agree that in construing this Agreement, the following words, phrases and terms shall have the following meanings:
  - 2.1 "Agreement" means this Developer Utility Service and JEA Cost Participation Agreement as it may be amended from time to time.
  - 2.2 "CDD" means any Community Development District having jurisdiction over the Property as defined in Section 17.1 hereof.
  - 2.3 "Customer Installation" means all facilities on the customer's side of the Point of Delivery.
  - 2.4 "Developer" means Eastland Timber, LLC a Florida limited liability company, its successors and assigns.

- 2.5 "Developer's Engineer" means the Florida licensed, registered professional engineer selected by Developer, or its successors and assigns from time to time.
- 2.6 "Developer Improvements" means the portion of the Water, Sewer and Reclaimed Water facilities to be constructed by Developer pursuant to this Agreement which will extend or expand the JEA System to provide Water, Sewer and Reclaimed Water service to the Property
- 2.7 "Development Unit" means a part of the Property which is being or which is to be developed as platted property or as an unplatted unit with a separate site plan and specific metes and bounds legal description.
- 2.8 "ERC" means equivalent residential connection.
- 2.9 "FDEP" means the Florida Department of Environmental Protection, an agency of the State of Florida, or any successor agency.
- 2.10 "FDOT" means the Florida Department of Transportation.
- 2.11 "GPD" means gallons per day on an annual average basis.
- 2.12 "Interchange" shall mean the constructed interchange between RG Skinner Parkway and State Road 9B, which contains previously constructed utility improvements, as shown on Exhibit "A."
- 2.13 "JEA Electric Transmission and Utility Easement" shall mean the existing electric transmission and utility easement which contains a 16 inch Water Main, a 20 inch Reuse Water Main and an 8 inch Sewer Main.
- 2.14 "JEA System" means all Water, Sewer and Reclaimed Water facilities and interests in real and personal property owned, operated, managed or controlled by JEA now or in the future and used to provide Water, Sewer and Reclaimed Water



service to existing and future customers. The JEA System ultimately includes the Developer Improvements after acceptance of dedication by Developer to JEA.

- 2.15 "Lot or Tract" means each separate subdivided building site.
- 2.16 "Main" means a pipe or conduit conveying Water, Reclaimed Water, Sewage or Wastewater.
- 2.17 "Manager" means the JEA Development Manager.
- 2.18 "Manuals" means the 2015 JEA Rules and Regulations for Water and Sewer & Reclaimed Water, JEA Water, Sewer and Reclaimed Water Design Guidelines and JEA Water and Wastewater Standards, as amended from time to time.
- 2.19 "Phase One Development" means the development of two residential subdivisions known as Monterey Pines and Cypress Bluff as shown on Exhibit "A."
- 2.20 "Phase Two Development" means the development of all Development Units within the Property except the Phase One Development.
- 2.21 "Phasing and Projected Flow Schedule" shall be the projected time schedule for construction of Water, Sewer and Reclaimed Water capacity as shown on Exhibit "B"
- 2.22 "Plans and Specifications" means those documents and drawings prepared by the Developer's Engineer and approved by JEA for the design and construction of certain Water, Sewer and Reclaimed Water facilities.
- 2.23 "Point of Delivery" means the point where the JEA's service line is connected to the customer's line and unless otherwise indicated by JEA, the Point of Delivery shall be at a point on the customer's lot line.
- 2.24 "Property" means the real property shown on Exhibit "A."

- 2.25 "Reclaimed Water" or "Reuse Water" means wastewater that has been stored and treated in accordance with the treatment and water quality requirements for reclaimed water for public access and residential irrigation reuse as established in the applicable Chapter of the Florida Administrative Code, which will be provided by JEA at pressure ranges established by JEA to all retail customers within the Property.
- 2.26 "R.G. Skinner Parkway" shall mean the regionally significant roadway contracted to receive mobility fee credits pursuant to an agreement with the City of Jacksonville to be constructed by Developer, as shown on Exhibit "A", and which shall contain within its right of way utility improvements.
- 2.27 "Schedule of Values" means a schedule showing the allocation of the contract price as to the Developer Improvements among the various portions of the work for the Developer Improvements.
- 2.28 "Service Notice" means the written notice Developer provides to JEA of Developer's intent to commence construction of a Development Unit within the Property and to request a Pre-construction meeting with JEA.
- 2.29 "SJRWMD" means the St. Johns River Water Management District.
- 2.30 "Sewage" or "Wastewater" means water-carried wastes from residences, business buildings, institutions, industrial establishments and other customers of the JEA system.
- 2.31 "Water" means potable water meeting the applicable federal, state and local laws and regulations for human consumption, fire protection, and consumption by business and industry.

2.32 "Water and Sewer Capacity" and "Reclaimed Water Capacity" means the readiness and ability of JEA to furnish Water, Sewer, and Reclaimed Water service at pressure (at pressure ranges established by JEA for the applicable uses) to each Lot or Tract in accordance with applicable governmental requirements and regulations. Capacity relating to Water, Sewer, and Reclaimed Water is typically expressed as a rate of flow measured in GPD.

2.33 "Water and Sewer Facilities and Reclaimed Water Facilities" means all facilities, including but not limited to, water plants, wells, pumps, treatment, production, transmission and distribution mains, meters and other appurtenant facilities for the provision of piped water onto the Property and/or, lift stations, treatment, gravity sewer mains, sewer force mains, pumps and other appurtenant facilities to collect, transmit, treat and dispose of sewage from the Property and/or reclaimed water treatment, storage and pumping, production, transmission and distribution mains, meters and other appurtenant facilities for the provision of piped reclaimed water onto the Property.

3. Term. This Agreement shall remain valid and effective through December 31, 2039.

4. Design and Construction of Water, Sewer and Reclaimed Water Facilities. The Developer, at its expense, shall cause Developer's Engineer to design in accordance with JEA standards and produce and submit to JEA for its review and written approval prior to construction, plans and specifications for the construction of the Developer Improvements. The Plans and Specifications may be limited to the improvements necessary to serve only the first Development Unit or Development Units and Plans and Specifications for subsequent Development Units may be furnished from time to time for

JEA's review and written approval prior to construction of subsequent Development Units. The Developer's plans should include a route survey depicting all improvements located in rights-of-ways or dedicated easements and existing utilities. Soft digs and geotechnical surveys may be required and will be determined during the plan review phase. Upon satisfactory completion of the plan review process, a minimum of five (5) sets of signed and sealed engineering plans must be submitted to JEA Environmental Services for FDEP permit processing.

5. Design and Construction of Water Facilities.

5.1 The Developer Improvements set forth in this section are described in the attached "Water" Exhibit "C." Developer at its expense shall cause the permitting and construction of:

5.2 Southern Water Main. A twenty (20) inch Water Main from JEA's existing sixteen (16) inch Water Main located in the JEA Electric Transmission and Utility Easement to the Developer constructed twenty (20) inch Water Main constructed as part of the Interchange, all as shown on the "Water" Exhibit "C."

5.3 R.G. Skinner Parkway Water Main. A twenty (20) inch and a sixteen (16) inch Water Main within the right-of-way for R.G. Skinner Parkway from the twenty (20) inch Water Main constructed as part of the Interchange to the existing ten (10) inch Water Main located in the R.G. Skinner Parkway at Atlantic Coast High School, all as shown on the Water Exhibit "C." The parties to this Agreement understand that the Developer is not obligated to build this improvement in its entirety all at once and that Developer may construct such portions of this

improvement in conjunction with the roadway and storm water facilities needed to serve the development.

6. Design and Construction of Reuse/Reclaimed Water Facilities. The Developer Improvements set forth in this section are described in the attached "Reuse" Exhibit "D." Developer shall be responsible for the cost of design, permitting and construction management of these improvements. JEA shall be responsible for the construction costs of these improvements.

- 6.1 Reuse/Reclaimed Water Facility Construction Costs Reimbursement. As to the Developer Improvements set forth in this Section 6, Developer and JEA agree JEA shall reimburse Developer for the construction costs of each improvement as set forth in Section 9.1. Developer shall be responsible for the cost of design, permitting and construction management of these improvements.

- 6.2 Southern Reuse Water Main. Developer shall cause the design, permitting and construction of a thirty (30) inch Reuse Water Main from the existing twenty (20) inch Reuse Water Main located within the JEA Electric Transmission and Utility Easement to the thirty (30) inch Reuse Water Main under construction as part of the Interchange, as shown on the "Reuse/Reclaimed Water Developer Improvements" attached as Exhibit "D."

- 6.3 R.G. Skinner Parkway Reuse Water Main. The Developer shall cause the design, permitting and construction of a thirty (30) inch Reuse Water Main within the right-of-way for R.G. Skinner Parkway from the Reuse Water Main under construction as part of the Interchange to Station 197+02 of R.G. Skinner Parkway near the Atlantic Coast High School, all as shown on the Reuse Exhibit



"D." The parties to this Agreement understand that the Developer is not obligated to build this improvement in its entirety all at once and that Developer may construct such portions of this improvements needed to serve the immediate needs of any development or portions of development on the Property as such needs arrive in conjunction with the roadway and storm water facilities needed to serve the development.

6.4 Northern Reuse Water Main. Developer agrees to provide or cause to be provided to JEA either a thirty (30) foot wide utility easement or a public right-of-way, whichever is applicable, for a thirty (30) inch Reuse Water Main on the Property from the Reuse Water Main at Station 197+02 in the right-of-way for the R.G. Skinner Parkway to the northern boundary of the Property, all as generally shown on Exhibit "D."

6.4.1 Developer - Northern Reuse Water Main in Public Right-of-Way. For sections of the Northern Reuse Water Main associated with development undertaken by Developer or its related entities, including road construction, Developer shall cause the design, permitting and construction of a thirty (30) inch Northern Reuse Water Main within a public right-of-way. As to such activity by Developer, Developer and JEA agree that Developer shall be responsible for the design, permitting and construction management costs while JEA shall reimburse Developer for the construction cost of any such improvements per Section 9.1 of this Agreement.

6.4.2 **JEA - Northern Reuse Water Main in Easement.** For sections of the Northern Reuse Water Main not associated with development or road construction undertaken by Developer or its related entities, Developer or its related entities shall cause the conveyance of a non-exclusive easement to JEA, at no cost to JEA other than closing costs, to allow for necessary use of the Northern Reuse Water Main, as generally shown on Reuse Exhibit "D." JEA shall pay the cost of the survey, title insurance, recording costs, and any other closing costs related to the conveyance of the Northern Reuse Water Main easement. The exact location and path for the Northern Reuse Water Main shall be determined at the time of utility design for a Reuse Water Main at this location. For sections of the Northern Reuse Water Main set forth in this Section 6.4.2, JEA shall permit, design and construct a thirty (30) inch Northern Reuse Water Main within the easement, at JEA's expense.

7. **Design and Construction of Sewer Facilities.** The Developer Improvements set forth in this section are described in the "Sewer" Exhibit "E."

7.1 **Phase 1 Sewer Service and Facilities.** JEA agrees to provide Sewer service to the first four-hundred (400) ERCs (residential Lots or equivalent with JEA's review and approval of the changed plans if different use such as multi-family or commercial uses is proposed) within the Property by connection to the existing 8 inch Sewer Force Main located in the JEA Electric Transmission and Utility Easement. JEA further agrees that it shall allow the necessary permitting beyond the initial four-hundred (400) residential Lots or equivalent multi-family or

commercial uses up to five-hundred sixty-nine 569 residential Lots or equivalent multi-family or commercial uses as identified in approved plans for the Monterey Pines (411 residential Lots or equivalent multi-family or commercial uses) and Cypress Bluff (158 Residential Lots or equivalent multi-Family or commercial uses) subdivisions prior to construction of the Phase 2 Sewer facilities (as defined below). Developer agrees to monitor the number of residential Lots or equivalent uses constructed commencing with the recording of the first subdivision plat and shall submit a report on a quarterly basis to JEA summarizing the development activity. Developer will not sell greater than four-hundred (400) residential Lots or equivalent multi-Family or commercial uses to be connected to the existing eight (8) inch Sewer Force Main located in the JEA Electric Transmission and Utility Easement until the Phase 2 Sewer Facilities are completed. In order to provide Sewer service to the first four-hundred (400) residential Lots or equivalent multi-family or commercial uses within the Property, Developer agrees, at its expense, to cause the design, permitting and construction of a sixteen (16) inch Sewer Force Main connection to the existing eight (8) inch Sewer Force Main located in the JEA Electric Transmission and Utility Easement and the Sewer Force Main constructed within the R.G. Skinner Parkway right-of-way, all as shown on Exhibit "E." Following completion of this improvement, Developer shall convey this improvement along with all necessary easements, if such land necessary for the easements is located on property owned by Developer or Developer's related entities, to JEA.

7.2 Phase 2 Sewer Service and Facilities. Developer agrees to complete the design and construction documents needed for the facilities and improvements set forth in this Section 7.2 at or before the connection of two-hundred (200) Residential Lots or equivalent multi-family or commercial uses on the Property. Developer agrees to commence construction of the facilities and improvements set forth in this Section 7.2 at or before the connection of three-hundred (300) Residential Lots or equivalent uses on the Property.

7.2.1 Phase 2 Sewer Force Main. Developer agrees to cause the design, permitting and construction of a twenty-four (24) inch Sewer Force Main from the point of connection between the sixteen (16) inch Sewer Force Main and the existing eight (8) inch Sewer Force Main described in Section 7.1 to the existing twenty-four (24) inch Sewer Force Main located at or near the intersection of U.S. Highway 1 and Judith Avenue, (the "Phase 2 Sewer Force Main") all as shown on Exhibit "E." JEA agrees that it shall secure all necessary easements and right-of-way on lands not owned by Developer or Developer's related entities to construct the Phase 2 Sewer Force Main. JEA shall provide or pay for any wetland mitigation required for the construction of the Phase 2 Sewer Force Main. Developer shall be responsible for the design, permitting and construction management costs for the Phase 2 Sewer Force Main. JEA agrees that it shall reimburse Developer the cost of construction of the Phase 2 Sewer Force Main, per Section 9.1 of this Agreement.

7.2.2 In-Line Booster Pump Station. Developer agrees, at its expense, to cause the designing, permitting and construction of an in-line booster pump station, to pump into the Phase 1 sixteen (16) inch Sewer Force Main and the Phase 2 twenty-four (24) inch Sewer Force Main to be located within the Greenland Energy Center two-hundred (200) foot buffer (the "In-Line Booster Pump Station"), all as shown on Exhibit "E." As is necessary, Developer, by and through D.D.I., Inc., will modify any deed restrictions to allow for the construction, operation and maintenance, and access for the In-Line Booster station within the Greenland Energy Center two-hundred (200) foot buffer. Developer shall initiate the modification and will pay for all costs associated with modifying the deed restrictions. If Developer fails to secure the necessary modification to the deed restrictions to locate the In-Line Booster Station within the Greenland Energy Center two-hundred (200) foot buffer, an alternative location within the Greenland Energy Center property will be selected by JEA for the In-Line Booster Station. JEA agrees that the In-Line Booster Pump Station shall be designed and built in accordance with the Manuals and the criteria and schematic drawing set forth in the attached Exhibit "F." If there is a conflict between the Manuals and the criteria contained in this Agreement, the criteria in this Agreement shall control. JEA further agrees that it shall provide all the easements necessary for Developer to construct the In-Line Booster Pump Station. Upon completion of the In-Line Booster Pump Station, Developer shall dedicate said improvement to



JEA. Access to the In-Line Booster Pump station for operation and maintenance shall be from the Greenland Energy Center property.

8. Dedication of Improvements. Upon satisfactory completion of the Water, Sewer and Reclaimed improvements, Developer shall dedicate each individual improvement to JEA along with all necessary easements and documentation as necessary for that purpose, including but not limited to, a bill of sale, as-built drawings, schedule of values and a waiver and release of lien both in form acceptable to JEA. Upon receiving the required documentation, JEA will issue a utility acceptance letter and take on ownership, operation and maintenance authority of the installed Improvements which shall become part of the JEA Utility System. The Developer's contractor will continue to be responsible for the repairs and replacements required as covered by and described in the warranty made directly to JEA for customary warranty, as required by JEA.

9. General Requirements

- 9.1 JEA Reimbursement of Construction Costs. As to any Developer Improvement for which JEA is required to reimburse Developer for the construction costs, upon completion of at least fifty (50) percent of the total work for the project to be performed under an applicable contract, and satisfactory review and approval of the Developer's application for payment by JEA's Manager, not later than thirty (30) days from the submittal to JEA of the approved application for payment in satisfactory form, JEA shall make a fifty (50) percent progress payment on account of the contract price for the improvement. This fifty (50) percent payment shall be measured by a Schedule of Values or in the case of unit price work based on the number of units completed. Upon satisfactory completion of the work in

accordance with the project closeout and acceptance process, the Developer shall submit to JEA a request for final payment for the balance of the contract amount. Upon review and approval by the JEA Manager, JEA will pay the balance of the lump sum contract price, not later than thirty (30) days from the submittal to JEA of the approved request for final payment in satisfactory form. The Developer warrants and guarantees that title to all work, materials, and equipment covered by any application for payment whether incorporated in the project or not will pass to JEA no later than the time of payment free and clear of all liens, judgments, encumbrances and mortgages.

9.2 **Inspection.** During construction of the Improvements, JEA's contract administration representative shall have the continuing right to inspect such installations to determine compliance with the Plans and Specifications. JEA shall have the right to control the quality of the installation and further, shall be entitled to perform standard tests for pressure, exfiltration, infiltration, line and grade, and all other normal engineering tests to determine if the system has been installed in accordance with the Plans and Specifications and good engineering practice, but it shall remain the responsibility of the Developer's Engineer to certify that such construction by the Developer complies with approved Plans and Specifications and applicable regulatory requirements.

9.3 **Phasing and Projected Flow Schedule.** Each Development Unit shall conform to the Phasing and Projected Flow Schedule. The Developer may modify the Phasing and Projected Flow Schedule only with the prior written consent of JEA, which consent shall not be unreasonably withheld.

- 9.4 **Bulk Reuse Water Supply Ponds.** JEA agrees that irrigation for common areas such as right-of-way and parkland on the Property shall be supplied primarily by the storm water ponds. JEA further agrees that the storm water ponds when available, shall receive interruptible low pressure supplemental reuse supply, at bulk rates per the prevailing tariff during each month of usage, from the thirty (30) inch Reuse Water Main constructed on the Property, including any portion of the Northern Reuse Water Main, pursuant to this Agreement.
- 9.5 **Reclaimed Water Usage.** All of the Development Units within the Property shall be required to utilize reclaimed water in accordance with the current JEA policies and regulations and no waivers to exclude Development Units shall be sought by the Developer.
- 9.6 **Permits.** The party responsible for the design of a utility facility shall be responsible for procurement of all applicable permits required for its construction and will submit to the other party a copy of each permit issued for the project (such as, FDEP, SJRWMD, applicable FDOT, local government right-of-way permits, railroad crossing approvals, etc.).
- 9.7 **Bid Notice.** Developer agrees to abide by the JEA Procurement Code as to the advertisement and notice provisions on any Developer Improvement for which JEA is responsible for reimbursing Developer for the cost of construction. Bid results shall be submitted to JEA for approval prior to construction. JEA shall have 15 days within which to accept the bid, reject the bid, or request a new bid. A request for a re-bid can only be made by JEA for JEA reimbursable portions of the bid. Once the bids have been approved, JEA shall be responsible for the cost

of construction of the applicable Developer Improvement(s). If all bids are unacceptable to JEA, JEA shall have the right to reject all such bids and construct the work itself. Should JEA choose to bid and construct the project itself, JEA shall be responsible for the costs of additional engineering and construction management services. Unless JEA notifies Developer at the time of bid review with regard to any segment of the Developer Improvements that JEA desires to construct or contract independently in its own name for such portion of the Developer Improvements, then the Developer shall contract for construction of the Developer Improvements in Developer's name at JEA's expense in accordance with the payment procedures set forth in Section 9.1.

9.8 Bonds. Developer shall cause its contractor to provide a payment and performance bond for the benefit of Developer and JEA prior to commencement of construction of the Developer Improvements for which JEA is responsible for reimbursing the Developer for construction costs.

9.9 CDD Bid Guidelines. If the duty to construct any Developer Improvements is assigned to any CDD pursuant to Section 17.1 hereof, such CDD shall solicit bids for construction of improvements in accordance with Section 255.20, Florida Statutes, and any contractor awarded a contract shall be required to provide a bond required pursuant to Section 255.05, Florida Statutes, for the benefit of JEA and the CDD prior to commencement of construction of such improvements. If JEA shall elect to have such CDD (as assignee of Developer) construct such improvements, then JEA shall reimburse the CDD per Section 9.1 of this Agreement. Following completion of construction of any of the Developer

Improvements for which the CDD causes the construction of, the CDD shall cause the dedication of the improvement to JEA.

10. Operation and Maintenance of Developer Improvements. Upon acceptance and assumption of the responsibility for operation and maintenance of each individual Developer Improvement or portion of a Developer Improvement, all customers connecting to those improvements shall be deemed customers of the JEA System and JEA shall set and collect all Water, Sewer and Reclaimed Water rates, fees, charges and deposits, without exception. All property owners and customers must provide at their expense necessary individual service lines to the Point of Delivery as a condition precedent to receiving Water, Sewer and Reclaimed Water Service from JEA.
11. Rates, Fees and Charges. All Water, Sewer and Reclaimed Water Service shall be provided to the Property at applicable rates, fees and charges in accordance with the JEA Water and Sewer Rate Document, latest edition, as amended from time to time.
12. Phase One Development Allocation and Provision of Water and Sewer Capacity and Reclaimed Water Capacity.
  - 12.1 Subject to the Developer's compliance with the terms and conditions of this Agreement, JEA shall reserve Water and Sewer Capacity and Reclaimed Water Capacity necessary to serve Phase One Development of the Property as requested by the Developer pursuant to the Service Notice to JEA, and in an amount not exceeding the capacity set forth in the Phasing and Projected Flow Schedule attached as Exhibit "B." Nothing in this Agreement, including the Phasing and Projected Flow Schedule, shall relieve any future JEA customers located within the Property from payment to JEA of applicable JEA installation and service

charges which are consistent with the JEA Water and Sewer Rate Document, latest edition, as amended from time to time.

- 12.2 Following: i) the completed conveyance of applicable Developer Improvements, in whole or in part, to JEA, ii) payment of applicable rates, fees and charges, iii) the physical connection of a given customer installation to the JEA System, and iv) payment of applicable customer installation charges, JEA shall provide Water, Sewer and Reclaimed Water service to said customers in accordance with the terms and conditions of this Agreement and in accordance with the Phasing and Projected Flow Schedule. Notwithstanding the above, JEA does not guarantee or warrant any special service, pressure, quality, or other facility.
- 12.3 Developer shall provide to JEA a Service Notice at least thirty (30) days prior to Developer's commencing construction of the Phase One Development. Prior to providing any Service Notice to JEA, Developer shall have provided JEA with the completed design and permitting for the applicable Developer Improvements.
- 12.4 Notwithstanding anything to the contrary contained in this Agreement, the parties recognize that they may be required to obtain approvals from various environmental regulatory authorities having jurisdiction and regulatory power over the construction, maintenance and operation of the Water and Sewer Facilities and Reclaimed Water Facilities before JEA can render services to the Property. Each party will diligently make necessary and proper application to all such authorities and will use its best efforts to obtain such approvals for improvements which are to be permitted by such party. Applications for the approval of Plans and Specifications shall be forwarded by Developer's Engineer



to the applicable regulatory authorities subsequent to JEA's approval of such Plans and Specifications.

**13. Phase Two Development Allocation and Provision of On-Site Water and Sewer.**

**13.1** As of the date of this Agreement, a master plan of development has not been fully determined or designed for Phase Two development and the Water and Sewer needs for the Phase Two Development of the Property can only be estimated. Estimates to accommodate Phase Two Development for Water, Sewer and Reuse Water have been calculated on an annual average daily flow basis in the Phasing and Projected Flow Schedule attached as Exhibit "B." Developer warrants and acknowledges that the Water Mains described in Section 5 of this Agreement and as depicted on the Water Exhibit "C", which are to be paid for by the Developer, have been sized adequately to receive the projected flows and can accommodate additional flow beyond what has been projected. JEA, as the owner and operator of the JEA System, upon dedication, may elect to direct additional flow through the system. JEA acknowledges that in the event the sixteen (16) inch and twenty (20) inch Water Mains described in Section 5 of this Agreement and as depicted on the Water Exhibit "C," are required to be upsized due to flow demands off-site of the Property during the Term of this Agreement, the Developer of the Property shall not be responsible for such upsizing. The Developer warrants and acknowledges that the Sewer Force Main connection, the Sewer Force Mains and the In-line Booster Pump Station described below and in Sections 7.1 and 7.2.2, respectively, of this Agreement and as depicted in Exhibit "E" and "F", which is also to be paid by the Developer, will be sized adequately to receive the full build

out projected flows based on the Phasing and Project Flow Schedule attached as Exhibit "B." Based upon the Phasing and Project Flow Schedule attached as Exhibit "B," JEA acknowledges that in the event the sixteen (16) inch Sewer Force Main or In-Line Booster Pump Station, described in Section 7.1 and 7.2.2 and depicted on the Sewer Exhibit "E," needs to be upsized during the Term of this Agreement due to flow being directed from off-site of the Property through the sixteen (16) inch Sewer Force Main or through the In-Line Booster Pump Station, the Developer of the Property will not be responsible for upsizing.

- 13.2 Subject to the Developer's compliance with the terms and conditions of this Agreement, JEA will provide Water and Sewer Capacity and Reclaimed Water Capacity necessary to serve Phase Two Development of the Property as requested by the Developer pursuant to a Service Notice to JEA, and in an amount not exceeding the annualized flow set forth in the Phasing and Projected Flow Schedule attached as Exhibit "B." Nothing in this Agreement, including the Phasing and Projected Flow Schedule, shall relieve any future JEA customers located within the Property from payment to JEA of applicable JEA installation and service charges which are consistent with the JEA Water and Sewer Rate Document, latest edition, as amended from time to time.
- 13.3 Following: i) the completed conveyance of applicable Developer Improvements, in whole or in part, to JEA, ii) payment of applicable rates, fees and charges, iii) the physical connection of a given customer installation to the JEA System, and iv) payment of applicable customer installation charges, JEA shall provide Water, Sewer and Reclaimed Water service to customers in the Phase Two Development

in accordance with the terms and conditions of this Agreement and in accordance with the Phasing and Projected Flow Schedule. Notwithstanding the above, JEA does not guarantee or warrant any special service, pressure, quality, or other facility.

13.4 Developer shall provide to JEA a Service Notice at least thirty (30) days prior to Developer's commencing construction of a Development Unit within Phase Two Development. Prior to providing any Service Notice to JEA, Developer shall have provided JEA with the completed design and permitting for the applicable Developer Improvements.

13.5 Notwithstanding anything to the contrary contained in this Agreement, the parties recognize that they may be required to obtain approvals from various environmental regulatory authorities having jurisdiction and regulatory power over the construction, maintenance and operation of the Water and Sewer Facilities and Reclaimed Water Facilities before JEA can render services to the Property. Each party will diligently make necessary and proper application to all such authorities and will use its best efforts to obtain such approvals for improvements which are to be permitted by such party. Applications for the approval of Plans and Specifications shall be forwarded by Developer's Engineer to the applicable regulatory authorities subsequent to JEA's approval of such Plans and Specifications.

14. Limitations on Liability.

14.1 Each shall be an independent contractor and neither shall be an agent of the other.

14.2 Neither party shall be liable or responsible to the other party as a result of injury to property or person or failure to comply with the terms of this Agreement proximately caused by force majeure. The term force majeure as employed in this Agreement shall be acts of God, strikes, lock-outs, or other industrial disturbances, acts of public enemy, wars, blockades, riots, acts of armed forces, epidemics, delays by carriers, and the inability to obtain materials or right-of-way on reasonable terms, acts of public authorities, acts of vandals, or other third parties, or any other causes whether or not of the same kind as enumerate herein that are not within the reasonable control of the parties, provided each party shall use its good faith efforts to overcome such force majeure event.

14.3 This Agreement is solely for the benefit of and shall be binding on the parties and their respective authorized successors and assigns and no right or cause of action shall accrue by reason of this Agreement to or for the benefit of any third party not a party to this Agreement or an authorized successor or assignee of this Agreement. Notwithstanding the foregoing, purchasers of unplatted portions of the Property are entitled to Water and Sewer Capacity and Reclaimed Water Capacity under this Agreement under the same terms and conditions of this Agreement.

Nothing in this Section shall be interpreted as waiving or abrogating JEA's right of sovereign immunity pursuant to Section 768.28, Florida Statutes or any successor statute.

15. **Default and Remedies.** In the event of a breach of this Agreement by one party, the other party shall have all the rights and remedies available at law or in equity. As to any material breach by either party under this Agreement, the breaching party shall proceed in

good faith to use all reasonable action to cure such breach. In the event the breaching party fails to cure, non-breaching party may proceed at law or in equity to enforce its rights under this Agreement, including the right to specific performance and mandamus or to terminate this Agreement and recover damages. Each of the parties to this Agreement shall give the other party written notice of any defaults under this Agreement and shall allow the defaulting party thirty (30) days from the date of this receipt of such notice within which to cure any such defaults.

16. **Notice.** Any notices required to allowed to be delivered under this Agreement shall be in writing and shall be deemed to be delivered when (1) hand delivered to the official designated below, or (2) upon such receipt of such notice when deposited in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, addressed to a party at the address set forth under the parties name below or at such other address as the party shall have specified by written notice to the other party delivered in accordance with this Agreement:

To JEA:

VP/GM Water Wastewater Systems  
JEA  
21 West Church Street  
Jacksonville, Florida, 32202

Director W/W/W Grid Project Engineering & Construction  
JEA  
21 West Church Street  
Jacksonville, Florida 32202

With Copy to:

Office of General Counsel  
City of Jacksonville  
117 West Duval Street, Suite 480  
Jacksonville, Florida 32202

To Developer

Eastland Timber  
c/o Rick Ray at  
The PARC Group

4310 Pablo Oaks Court  
Jacksonville, Florida 32224

With a Copy to: Paul M. Harden, Esq. and  
Zach Miller, Esq.  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

17. Assignments.

17.1 The rights and interests of the Developer under this Agreement may be assigned to any affiliate of the Developer or to a third party, in either case in connection with a bona fide sale, lease or other conveyance of either all of the Property or any portion of the Property to which the Water and Sewer Capacity or Reclaimed Water Capacity reserved relates, provided: JEA is notified in writing of such assignment and such assignee assumes (and delivered a signed assumption agreement to JEA) all of the Developer's liabilities and responsibilities under this Agreement as to the portion of the Property conveyed to such assignee and agrees as a condition to service hereunder, to obtain or cause to be obtained any easements or rights-of-way over and upon any portion of the Property as may be required to serve the portion of the Property conveyed to such assignee. Notwithstanding and in addition to the foregoing, the Developer may partially assign rights and obligations under this Agreement to any CDD formed as a unit of special purpose government pursuant to Chapter 190, Florida Statutes having jurisdiction over any portion of the Property, to be constructed by such CDD in which event such CDD shall assume those obligations of the Developer hereunder only as they relate to Developer Improvements to be constructed by such CDD and



JEA is notified in writing of such assignment and delivers a signed assumption agreement to JEA. Upon any such permitted assignment under this Section, the Developer shall be released from the obligations hereunder assumed by such permitted assignee, it being intended that upon assumption of obligations by any permitted assignee(s) this Agreement shall be independent agreements between JEA and such permitted assignees.

17.2 JEA shall have the right to assign or transfer this Agreement or the rights and responsibilities contained in this Agreement to a properly authorized commission, authority, corporation or other public or private person, firm, or entity who acquires all or substantially all of the assets of JEA and shall cause such assignee to assume all obligations of JEA hereunder.

18. Binding Agreement on Successors. This Agreement shall be binding upon and shall insure to the benefit of the Developer, JEA and their respective, permitted successors and assigns to the extent assigned and assumed by such assignee in accordance with this Agreement. Time is of the essence with respect to all provisions of this Agreement.

19. Recordation. The parties agree that an executed copy of this Agreement and exhibits shall be recorded in the public records of Duval County, Florida.

20. Applicable Law and Venue. This Agreement and the provisions contained in this Agreement shall be construed, controlled and interpreted according to the laws of the State of Florida. Litigation involving this Agreement shall take place in the state or federal courts located in Duval County, Florida.

21. Representations and Warranties.

21.1 Developer makes the following representations.

21.1.1 Developer is a limited liability company duly organized, validly existing and in good standing in the State of Florida, is authorized to do business in the State and has all requisite corporate power and authority to enter into and fully perform this Agreement.

21.1.2 All necessary action on the part of the Developer to authorize execution and delivery of this Agreement and the performance of its obligations under this Agreement have been duly taken and, assuming due authorization, execution and delivery by JEA, this Agreement shall be valid and enforceable against Developer in accordance with its terms.

21.1.3 To the best of Developer's knowledge and belief after due inquiry, the terms and conditions of this Agreement do not violate the provisions of any applicable law or any applicable order or regulation of any government authority having jurisdiction over Developer and compliance with this Agreement will not violate the terms and conditions of any agreement or instrument to which Developer is a party.

21.2 JEA makes the following representations:

21.2.1 JEA is a duly organized and validly existing body corporate and politic of the State of Florida. JEA has full power and authority to enter into the transaction contemplated by this Agreement.

21.2.2 To the best of its knowledge and belief after due inquiry, JEA is not in default under any provisions of the laws of the State of Florida material to the performance of its obligations under this Agreement. JEA has duly authorized the execution and delivery of this Agreement and assuming the

due authorization, execution and delivery of this Agreement by the other parties, this Agreement constitutes a valid and legally binding obligation of JEA enforceable in accordance with its terms.

**21.2.3** To the best of JEA's knowledge and belief after due inquiry, the terms and conditions of this Agreement do not violate the provision of any applicable law or any provision of the constitution of the State of Florida.

[This space left blank intentionally]

IN WITNESS WHEREOF, the Developer and JEA have executed or caused this Agreement with the named exhibits attached, to be duly executed in counterparts, each of which shall be considered an original executed copy of this Agreement, the day and year set forth above.

FORM APPROVED BY:

JEA:

By: Brian J. Roche

BRIAN Roche

Print Name

V.P./General Manager

Title Water/Wastewater Systems

FORM APPROVED BY  
THE OFFICE OF GENERAL  
COUNSEL

Jody L. Brooks  
Signature

Jody L. Brooks

Print name

Assistant General Counsel

DEVELOPER:

EASTLAND TIMBER, LLC

a Florida limited liability company

By: Jed Davis

Jed Davis

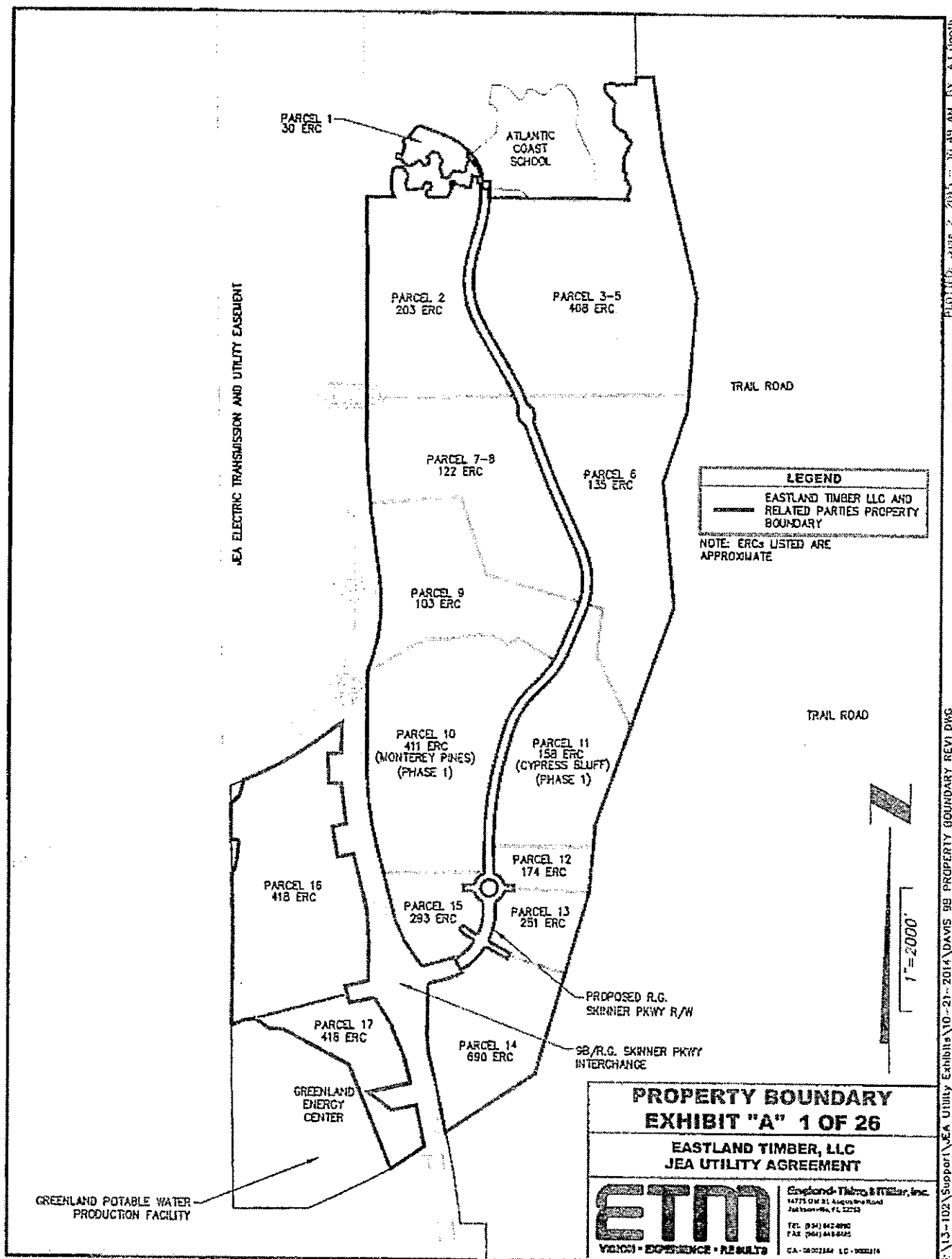
Print Name

Vice President

Title

### **EXHIBIT LIST**

- Exhibit "A" - Property, R.G. Skinner Parkway and Interchange
- Exhibit "B" - Phasing and Projected Flow Schedule
- Exhibit "C" - Water Exhibit
- Exhibit "D" - Reuse Exhibit
- Exhibit "E" - Sewer Exhibit
- Exhibit "F" - In-Line Booster Station Design Criteria and Schematic Drawing



PLOTTED: JUNE 2, 2015 10:49 AM, BY: A.J. DODD

G:\13-102\Support\JEA Utility Exhibits\10-21-2014\DAVIS 98 PROPERTY BOUNDARY REV1.DWG





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14775 Old St Augustine Road • Jacksonville, Florida 32258

## EXHIBIT "A"

2 OF 26

October 9, 2013

Davis 9A/9B

Parcels (2, 3-5, 6, 7-8, 9, 10)

W.O. No.13-171.00

File No. 123A-03.00M

Page 1 of 4

### Zoning Parcel A

A portion of Sections 32 and 33, Township 3 South, Range 28 East, together with a portion of Sections 4, 5, 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 8000, page 908, Official Records Book 8208, page 552, Official Records Book 14860, page 1256, and Official Records Book 9494, page 912, all of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 33; thence North  $88^{\circ}37'28''$  East, along the North line of said Section 33, a distance of 1343.30 feet to the Point of Beginning.

From said Point of Beginning: thence continue North  $88^{\circ}37'28''$  East, along said North line of said Section 33, a distance of 289.49 feet; thence South  $07^{\circ}44'34''$  East, departing said North line, 1305.77 feet; thence South  $13^{\circ}31'53''$  East, 2389.14 feet; thence South  $04^{\circ}33'08''$  West, 1865.63 feet; thence South  $18^{\circ}03'25''$  West, 1232.39 feet; thence South  $05^{\circ}12'52''$  East, 2061.31 feet; thence South  $19^{\circ}40'49''$  West, 2086.86 feet; thence North  $25^{\circ}50'42''$  West, 1285.42 feet; thence North  $06^{\circ}16'27''$  East, 771.50 feet; thence North  $74^{\circ}11'47''$  West, 311.39 feet to a point on a curve concave Westerly having a radius of 1250.00 feet; thence Southerly along the arc of said curve, through a central angle of  $06^{\circ}11'21''$ , an arc length of 135.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $20^{\circ}00'40''$  West, 134.96 feet; thence South  $23^{\circ}06'21''$  West, 707.62 feet to the point of curvature of a curve concave Northwesterly having a radius of 1500.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $21^{\circ}13'22''$ , an arc length of 555.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $33^{\circ}43'02''$  West, 552.44 feet; thence South  $44^{\circ}19'44''$  West, 334.83 feet to the point of curvature of a curve concave Southeasterly having a radius of 1500.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $28^{\circ}48'08''$ , an arc length of 754.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $29^{\circ}55'39''$  West, 746.13 feet; thence South  $15^{\circ}31'35''$  West, 408.00 feet to the point of curvature of a curve concave Easterly having a radius of 5000.00 feet; thence Southerly along the

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October 9, 2013  
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**3 OF 26**

W.O. No.13-171.00  
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**Zoning Parcel A (continued)**

arc of said curve, through a central angle of  $15^{\circ}53'48''$ , an arc length of 1387.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $07^{\circ}34'41''$  West, 1382.80 feet; thence South  $00^{\circ}22'13''$  East, 515.03 feet; thence South  $88^{\circ}55'30''$  West, 1724.89 feet to a point on the existing Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513 Financial Project No. 209294-1; thence North  $14^{\circ}27'30''$  West, along said existing Easterly limited access right of way line, 403.98 feet to the point of curvature of a curve concave Easterly having a radius of 5529.58 feet, thence Northerly, continuing along said existing Easterly limited access right of way line and along the arc of said curve, through a central angle of  $14^{\circ}09'36''$ , an arc length of 1366.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}22'42''$  West, 1363.10 feet; thence North  $00^{\circ}17'54''$  West, continuing along said existing Easterly limited access right of way line, 1535.01 feet to a point of intersection with the existing Easterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation right of way map Section 72002-2511, Work Program Identification No. 2114883, said point also being on a non-tangent curve concave Westerly having a radius of 3000.00 feet; thence Northerly along said existing Easterly limited access right of way line the following 4 courses: Course 1, thence Northerly, departing said existing Easterly limited access right of way line of State Road No. 9B and along the arc of said curve, through a central angle of  $29^{\circ}31'23''$ , an arc length of 1545.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}27'47''$  East, 1528.78 feet; Course 2, thence North  $07^{\circ}17'54''$  West, 984.62 feet to the point of curvature of a curve concave Easterly having a radius of 11600.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $07^{\circ}00'00''$ , an arc length of 1417.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $03^{\circ}47'54''$  West, 1416.33 feet; Course 4, thence North  $00^{\circ}17'54''$  West, 3893.50 feet to a point on the Southerly line of those lands described and recorded in Official Records Book 14340, page 1809 of said current Public Records; thence Easterly along said Southerly line the following 49 courses: Course 1, thence South  $89^{\circ}59'26''$  East, departing said existing Easterly limited access right of way line of State Road No. 9A, a distance of 432.74 feet; Course 2, thence North  $21^{\circ}15'25''$  West, 36.30 feet; Course 3, thence North  $20^{\circ}45'13''$  West, 89.37 feet; Course 4, thence North  $02^{\circ}14'31''$  East, 76.89 feet; Course 5, thence North  $05^{\circ}05'57''$  West, 76.05 feet; Course 6, thence North  $06^{\circ}49'09''$  East, 66.87 feet; Course 7, thence North  $07^{\circ}59'28''$  East, 82.84 feet; Course 8, thence North  $16^{\circ}34'34''$  East, 50.24 feet; Course 9, thence North  $68^{\circ}48'58''$  East, 59.12 feet; Course 10, thence North  $76^{\circ}43'46''$  East, 45.45 feet; Course 11, thence South

**EXHIBIT "A"**  
**4 OF 26**

**Zoning Parcel A (continued)**

78°23'48" East, 52.05 feet; Course 12, thence South 39°08'47" East, 58.60 feet; Course 13, thence South 39°28'45" East, 74.97 feet; Course 14, thence South 05°56'18" East, 68.71 feet; Course 15, thence South 26°13'12" West, 65.57 feet; Course 16, thence South 06°43'08" West, 65.84 feet; Course 17, thence South 19°43'54" East, 70.06 feet; Course 18, thence South 85°03'59" East, 47.28 feet; Course 19, thence South 85°54'54" East, 65.61 feet; Course 20, thence North 73°03'34" East, 72.99 feet; Course 21, thence North 80°31'18" East, 63.06 feet; Course 22, thence North 16°01'47" East, 59.50 feet; Course 23, thence North 47°16'37" East, 59.12 feet; Course 24, thence South 80°10'42" East, 68.96 feet; Course 25, thence South 16°30'35" East, 62.48 feet; Course 26, thence South 17°56'14" West, 59.51 feet; Course 27, thence North 89°48'18" West, 35.19 feet; Course 28, thence South 35°54'27" West, 39.94 feet; Course 29, thence South 05°38'03" East, 63.89 feet; Course 30, thence South 55°17'48" East, 39.15 feet; Course 31, thence South 89°59'26" East, 294.87 feet; Course 32, thence North 34°56'34" East, 54.72 feet; Course 33, thence North 22°07'41" East, 59.05 feet; Course 34, thence North 10°52'36" East, 60.69 feet; Course 35, thence North 82°56'19" East, 29.72 feet; Course 36, thence North 16°06'27" East, 39.94 feet; Course 37, thence North 72°50'32" West, 53.92 feet; Course 38, thence North 13°45'11" East, 35.39 feet; Course 39, thence North 73°39'04" East, 46.76 feet; Course 40, thence South 48°14'27" East, 56.63 feet; Course 41, thence South 62°54'37" East, 60.74 feet; Course 42, thence North 82°34'21" East, 69.28 feet; Course 43, thence South 42°33'13" East, 62.46 feet; Course 44, thence North 84°40'50" East, 66.44 feet; Course 45, thence North 11°16'49" East, 57.07 feet; Course 46, thence North 09°59'01" East, 75.29 feet; Course 47, thence North 08°03'20" East, 61.18 feet; Course 48, thence South 81°39'47" East, 86.64 feet; Course 49, thence South 85°54'44" East, 51.63 feet; thence South 45°09'13" East, departing said Southerly line, 35.48 feet to the Northeast corner of those lands described and recorded in Official Records Book 14863, page 466 of said current Public Records; thence along the boundary of last said lands the following 3 courses: Course 1, thence North 89°59'26" West, 70.00 feet; Course 2, thence South 00°00'34" West, 65.00 feet; Course 3, thence South 89°59'26" East, 70.00 feet the Southeast corner thereof, said corner lying on the existing Westerly right of way line of R.G. Skinner Parkway Extension, a 110 foot right of way as presently established; thence South 00°00'34" West, along said Westerly right of way line, 107.34 feet to the Southerly terminus of said R.G. Skinner Parkway Extension; thence South 89°59'26" East, departing said Westerly right of way line and along said Southerly terminus, 110.00 feet to a point on the Southerly line of said Official Records Book 14340, page 1809; thence Easterly and Northerly along the Southerly and Easterly line of last said lands the following 62 courses: Course 1, thence South 00°00'34" West, departing said Southerly terminus, 145.55 feet; Course 2, thence South 89°59'26" East, 2280.15 feet; Course 3, thence North 07°41'27" West, 12.17 feet; Course 4, thence North 20°26'25" West, 28.98 feet; Course 5, thence North

**EXHIBIT "A"****5 OF 26**

October 9, 2013

Davis 9A/9B

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W.O. No.13-171.00

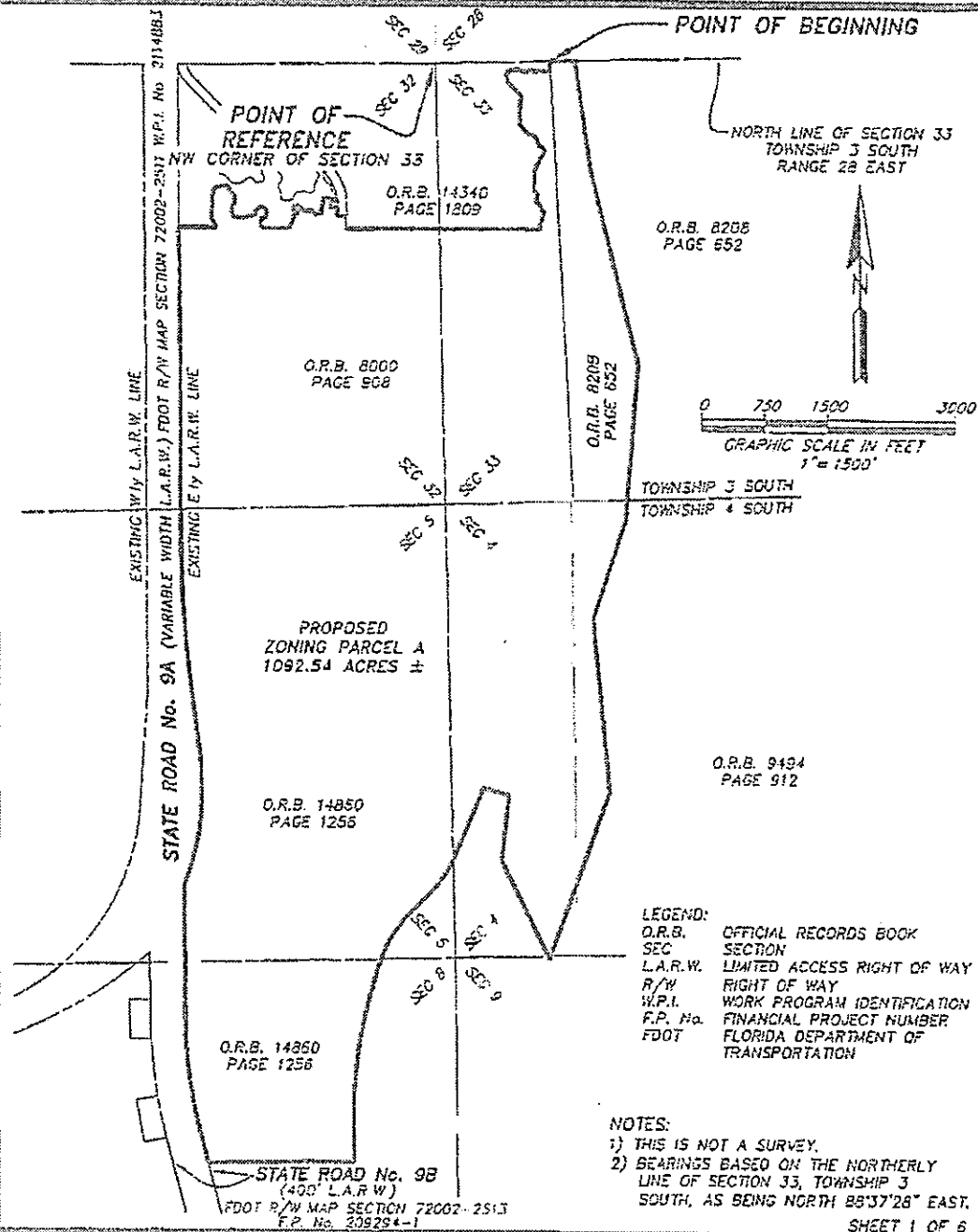
File No. 123A-03.00M

**Zoning Parcel A (continued)**

06°37'03" East, 35.94 feet; Course 6, thence North 26°09'20" East, 47.24 feet; Course 7, thence North 10°50'26" East, 18.12 feet; Course 8, thence North 19°27'45" East, 19.37 feet; Course 9, thence North 10°56'37" East, 57.23 feet; Course 10, thence North 31°50'19" West, 53.99 feet; Course 11, thence North 25°51'04" West, 36.99 feet; Course 12, thence North 29°13'43" West, 21.65 feet; Course 13, thence North 71°51'12" West, 34.33 feet; Course 14, thence North 04°17'54" East, 38.72 feet; Course 15, thence North 00°16'03" East, 31.09 feet; Course 16, thence North 16°06'04" East, 32.18 feet; Course 17, thence North 20°33'04" West, 21.97 feet; Course 18, thence North 56°02'19" West, 40.42 feet; Course 19, thence North 02°24'10" West, 36.61 feet; Course 20, thence North 02°52'24" East, 35.41 feet; Course 21, thence North 00°06'57" East, 45.28 feet; Course 22, thence North 08°57'28" East, 54.79 feet; Course 23, thence North 06°50'55" West, 38.58 feet; Course 24, thence North 14°45'17" East, 32.02 feet; Course 25, thence North 24°38'30" East, 38.36 feet; Course 26, thence North 21°16'45" East, 42.29 feet; Course 27, thence North 46°41'48" East, 24.93 feet; Course 28, thence North 09°37'57" East, 38.41 feet; Course 29, thence North 40°13'50" East, 35.75 feet; Course 30, thence North 25°36'12" East, 31.37 feet; Course 31, thence North 21°18'20" East, 52.69 feet; Course 32, thence North 30°51'04" West, 51.14 feet; Course 33, thence North 62°04'55" West, 46.62 feet; Course 34, thence North 18°00'39" West, 57.14 feet; Course 35, thence North 25°51'03" West, 51.16 feet; Course 36, thence North 64°02'20" West, 56.18 feet; Course 37, thence North 64°31'59" West, 44.40 feet; Course 38, thence North 45°11'49" West, 58.29 feet; Course 39, thence North 37°43'23" West, 68.80 feet; Course 40, thence North 02°41'36" West, 88.50 feet; Course 41, thence North 02°06'49" West, 73.09 feet; Course 42, thence North 04°53'38" East, 86.05 feet; Course 43, thence North 05°05'30" East, 95.10 feet; Course 44, thence North 28°50'30" West, 58.14 feet; Course 45, thence North 48°55'53" West, 68.30 feet; Course 46, thence North 45°34'57" West, 74.88 feet; Course 47, thence North 29°56'25" West, 51.40 feet; Course 48, thence North 12°05'37" West, 72.07 feet; Course 49, thence North 31°46'26" East, 28.73 feet; Course 50, thence North 62°21'20" East, 59.52 feet; Course 51, thence North 89°26'28" East, 25.20 feet; Course 52, thence North 82°18'54" East, 55.94 feet; Course 53, thence South 65°50'59" East, 41.72 feet; Course 54, thence South 66°19'42" East, 49.58 feet; Course 55, thence North 47°17'56" East, 30.64 feet; Course 56, thence North 84°19'39" East, 48.59 feet; Course 57, thence South 67°19'52" East, 48.05 feet; Course 58, thence North 57°16'24" East, 26.00 feet; Course 59, thence North 89°32'02" East, 47.84 feet; Course 60, thence South 87°36'33" East, 51.75 feet; Course 61, thence North 85°07'24" East, 50.38 feet; Course 62, thence North 01°03'43" West, 115.11 feet to the Point of Beginning.

Containing 1092.54 acres, more or less.

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 908, OFFICIAL RECORDS BOOK 8208, PAGE 652, OFFICIAL RECORDS BOOK 14860, PAGE 1256, AND OFFICIAL RECORDS BOOK 9494, PAGE 912, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No. LB J624

SCALE: 1"=1500'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE of FLORIDA LS No. 3546

ORDER NO.: 13-17100 FILE NO. 12SA-0386M DRAWN BY NDB CAD FILE P:\DRAWING\ARCHITECTURE\3D\Hatchwork\Drawings\Bldg\Bldg.dwg

EXHIBIT "A" 6 OF 26

On File  
Page 92 of 139

SECTION 28  
TOWNSHIP 3 SOUTH

POINT OF BEGINNING

N88°37'28"E 1343.30'

N88°37'28"E 239.49'

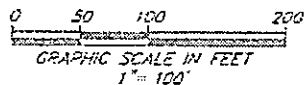
POINT OF REFERENCE  
NW CORNER OF SECTION 33

NORTH LINE OF SECTION 33  
TOWNSHIP 3 SOUTH  
RANGE 28 EAST

L103, L104, L105, L106, L107, L108, L109, L110, L111, L112, L113, L114

SEC 29 SEC 32 SEC 33 SEC 34

LEGEND:  
O.R.B. OFFICIAL RECORDS BOOK  
LT TABULATED LINE DATA  
SEC SECTION



LINE	BEARING	LENGTH
L87	N18°00'38"W	57.14'
L88	N25°51'03"W	51.16'
L89	N64°02'20"W	56.18'
L90	N64°31'36"W	44.40'
L91	N45°11'45"W	58.25'
L92	N37°43'23"W	66.50'
L93	N02°41'36"W	88.55'
L94	N02°05'48"W	73.09'
L95	N04°53'38"E	65.05'
L96	N03°05'32"E	95.10'
L97	N28°50'30"W	52.14'
L98	N48°55'55"W	68.30'
L99	N45°34'57"W	74.88'
L100	N29°56'38"W	51.40'
L101	N12°05'37"W	72.07'
L102	N31°46'26"E	28.73'
L103	N62°21'20"E	59.52'
L104	N89°36'28"E	25.20'
L105	N82°18'54"E	55.94'
L105	S65°50'59"E	41.72'

LINE TABLE		
LINE	BEARING	LENGTH
L107	S66°19'42"E	49.92
L108	N47°17'56"E	30.64
L109	N84°19'39"E	48.59
L110	S67°19'52"E	48.05
L111	N57°18'24"E	26.00
L112	N89°32'02"E	47.84
L113	S87°36'33"E	51.75
L114	N85°07'24"E	50.38
L115	N01°53'43"W	115.11

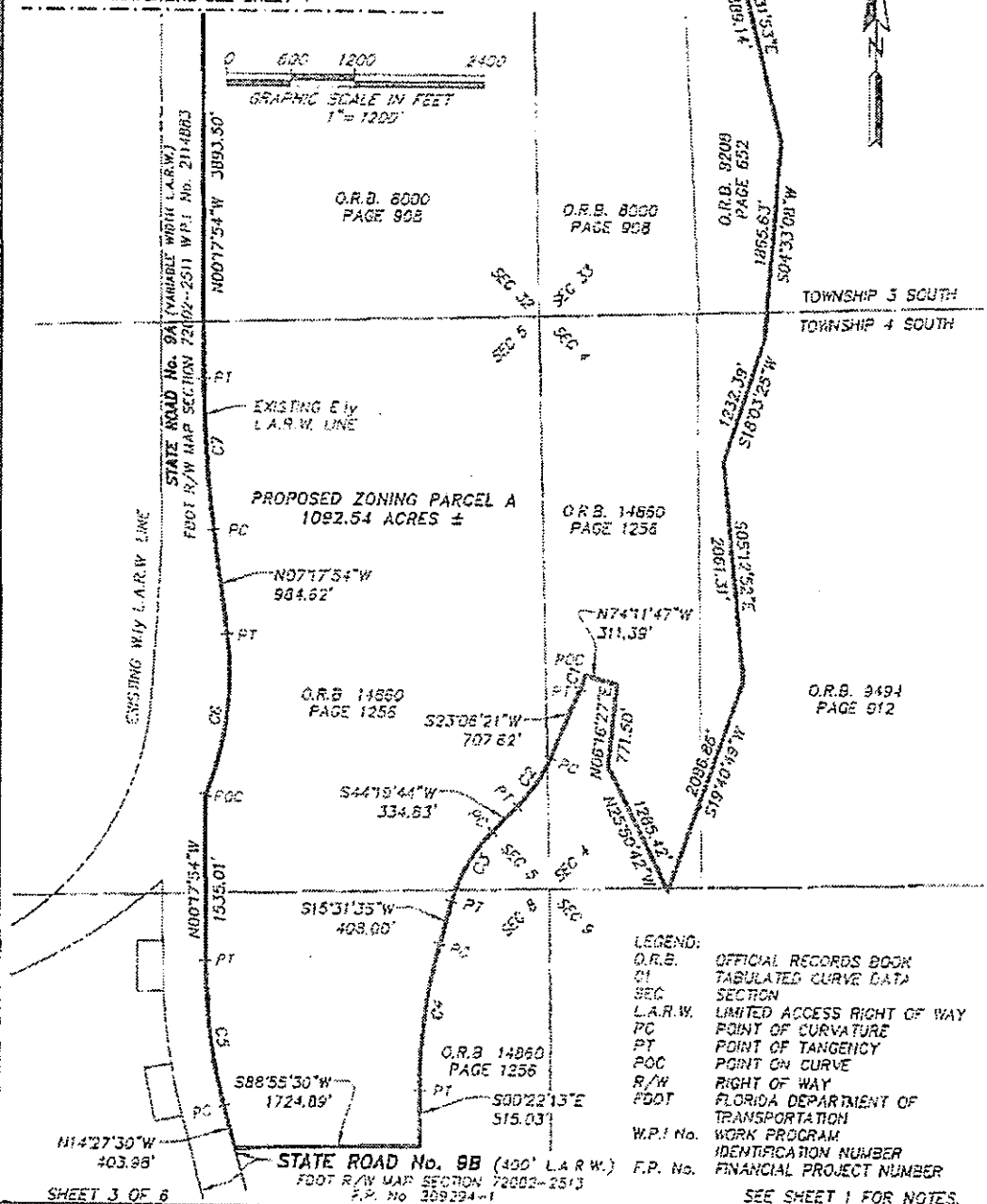
On File  
Page 93 of 139



A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 3 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUYAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 908, OFFICIAL RECORDS BOOK 8208, PAGE 652, OFFICIAL RECORDS BOOK 14860, PAGE 1256, AND OFFICIAL RECORDS BOOK 9494, PAGE 912, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1250.00'	87°12'1"	135.01'	S20°00'49"W	134.58'
C2	1500.00'	21°32'22"	555.61'	S33°43'02"W	532.44'
C3	1500.00'	28°48'08"	754.04'	S28°55'39"W	745.13'
C4	5000.00'	15°53'48"	1397.25'	S07°34'41"W	1382.80'
C5	5525.53'	14°08'36"	1365.57'	N07°22'42"E	1353.10'
C6	3000.00'	28°31'23"	1545.82'	N07°27'47"E	1528.78'
C7	11500.00'	7°03'00"	1417.21'	N03°47'54"W	1416.33'

MATCHLINE SEE SHEET 4



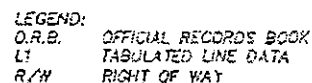
ORDER NO. 13-17160 FILE NO. 12-1-21-1344 DRAWN BY: MDS CAD FILE: 13-17160.dwg

EXHIBIT "A" 8 OF 26



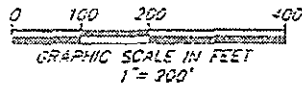
WATCHLINE SEE SHEET 4.

LINE	BEARING	LENGTH
L50	N89°59'26"W	70.00'
L51	S00°00'34"W	65.00'
L52	S89°59'26"E	70.00'
L53	S00°00'34"W	107.34'
L54	S89°59'26"E	710.00'
L55	S00°00'34"W	145.55'



SEE SHEET 1 FOR NOTES.

A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 908, OFFICIAL RECORDS BOOK 8208, PAGE 652, OFFICIAL RECORDS BOOK 14860, PAGE 1256, AND OFFICIAL RECORDS BOOK 9494, PAGE 912, ALL OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



LEGEND:  
O.R.B. OFFICIAL RECORDS BOOK  
L1 TABULATED LINE DATA

SECTION 32  
TOWNSHIP 3 SOUTH

O.R.B. 14340  
PAGE 1809

S.W. LINE OF  
O.R.B. 14340  
PAGE 1809

S89°59'25"E 2280.15'

E.L.Y. LINE OF  
O.R.B. 14340  
PAGE 1809

MATCHLINE SEE SHEET 2

O.R.B. 8000  
PAGE 908

PROPOSED  
ZONING PARCEL A  
1092.54 ACRES ±

O.R.B. 8208  
PAGE 652

MATCHLINE SEE SHEET 5

LINE TABLE

LINE	BEARING	LENGTH
L56	N07°41'27"W	12.17'
L57	N20°28'25"W	28.98'
L58	N05°37'03"E	35.94'
L59	N26°09'20"E	47.24'
L60	N10°50'26"E	18.12'
L61	N19°27'45"E	19.37'
L62	N10°56'37"E	57.23'
L63	N31°50'19"W	53.99'
L64	N25°51'04"W	35.99'
L65	N29°13'43"W	21.55'
L66	N71°51'12"W	34.33'
L67	N04°17'54"E	38.72'
L68	N00°16'03"E	31.09'
L69	N16°06'04"E	32.18'
L70	N20°33'04"W	21.97'
L71	N56°02'19"W	40.42'
L72	N02°24'10"W	36.61'
L73	N02°52'24"E	35.41'
L74	N00°06'57"E	45.28'
L75	N08°57'28"E	54.79'

LINE TABLE

LINE	BEARING	LENGTH
L76	N06°50'55"W	38.58'
L77	N14°46'17"E	32.02'
L78	N24°38'30"E	38.36'
L79	N21°16'45"E	42.29'
L80	N46°41'46"E	34.93'
L81	N09°37'57"E	38.41'
L82	N40°13'50"E	33.75'
L83	N25°36'12"E	31.37'
L84	N21°18'20"E	32.69'
L85	N30°51'04"W	31.14'
L86	N62°04'55"W	46.62'
L87	N18°00'39"W	57.14'

SHEET 6 OF 6

SEE SHEET 1 FOR NOTES.

ORDER NO. 13-17100 FILE NO. 123A-03 DCM DRAWN BY: MDU CAO FILE 1 (County, City, State, and Federal Land Records, including Survey, Plat, and Map)

EXHIBIT "A" 11 OF 26



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14775 Old St Augustine Road • Jacksonville, Florida 32258

## EXHIBIT "A"

12 OF 26

Parcels (12, 13, 14, 15)

W.O. No.13-171.00

File No. 123A-03.00L

October 9, 2013

Davis 9A/9B

Page 1 of 2

### Zoning Parcel B

A portion of Sections 8, 9 and 17, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 14860, page 1256, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 8; thence North  $00^{\circ}34'30''$  West, along the Easterly line of said Section 8, a distance of 1284.21 feet to the Point of Beginning.

From said Point of Beginning, thence South  $16^{\circ}19'17''$  West, departing said Easterly line, 1667.05 feet; thence South  $56^{\circ}47'47''$  West, 1747.63 feet to a point being on the existing Easterly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation right of way map Section 72002-2513, Financial Project No. 209294-1, said point being on a curve concave Westerly having a radius of 23118.31 feet; thence Northerly along said existing Easterly limited access right of way line and along the arc of said curve, through a central angle of  $03^{\circ}08'47''$ , an arc length of 1269.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $12^{\circ}14'55''$  West, 1269.34 feet; thence Northerly departing said existing Easterly limited access right of way line and along the arc of a curve concave Easterly having a radius of 2906.00 feet, through a central angle of  $09^{\circ}47'27''$ , an arc length of 496.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $03^{\circ}48'41''$  West, 495.98 feet; thence North  $01^{\circ}05'03''$  East, 632.38 feet to the point of curvature of a curve concave Southeasterly having a radius of 56.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $74^{\circ}27'27''$ , an arc length of 72.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $38^{\circ}18'46''$  East, 67.76 feet; thence North  $75^{\circ}32'30''$  East, 240.11 feet to the point of curvature of a curve concave Northerly having a radius of 1142.00 feet; thence Easterly along the arc of said curve, through a central angle of  $14^{\circ}54'30''$ , an arc length of 297.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $68^{\circ}05'15''$  East, 296.31 feet; thence North  $29^{\circ}22'01''$  West, 284.00 feet to a point on a curve concave Northwesterly having a radius of 858.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $02^{\circ}53'29''$ , an arc length of 43.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $62^{\circ}04'44''$  West, 43.29 feet; thence South  $79^{\circ}24'50''$  West, 48.54 feet to a point on a curve concave Northerly having a radius of 846.00 feet; thence Westerly along the arc of said curve, through a central angle of  $08^{\circ}51'13''$ , an arc length of

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October 9, 2013  
Davis 9A/9B  
Page 2 of 2

**EXHIBIT "A"**  
**13 OF 26**

W.O. No. 13-171.00  
File No. 123A-03.00L

**Zoning Parcel B (continued)**

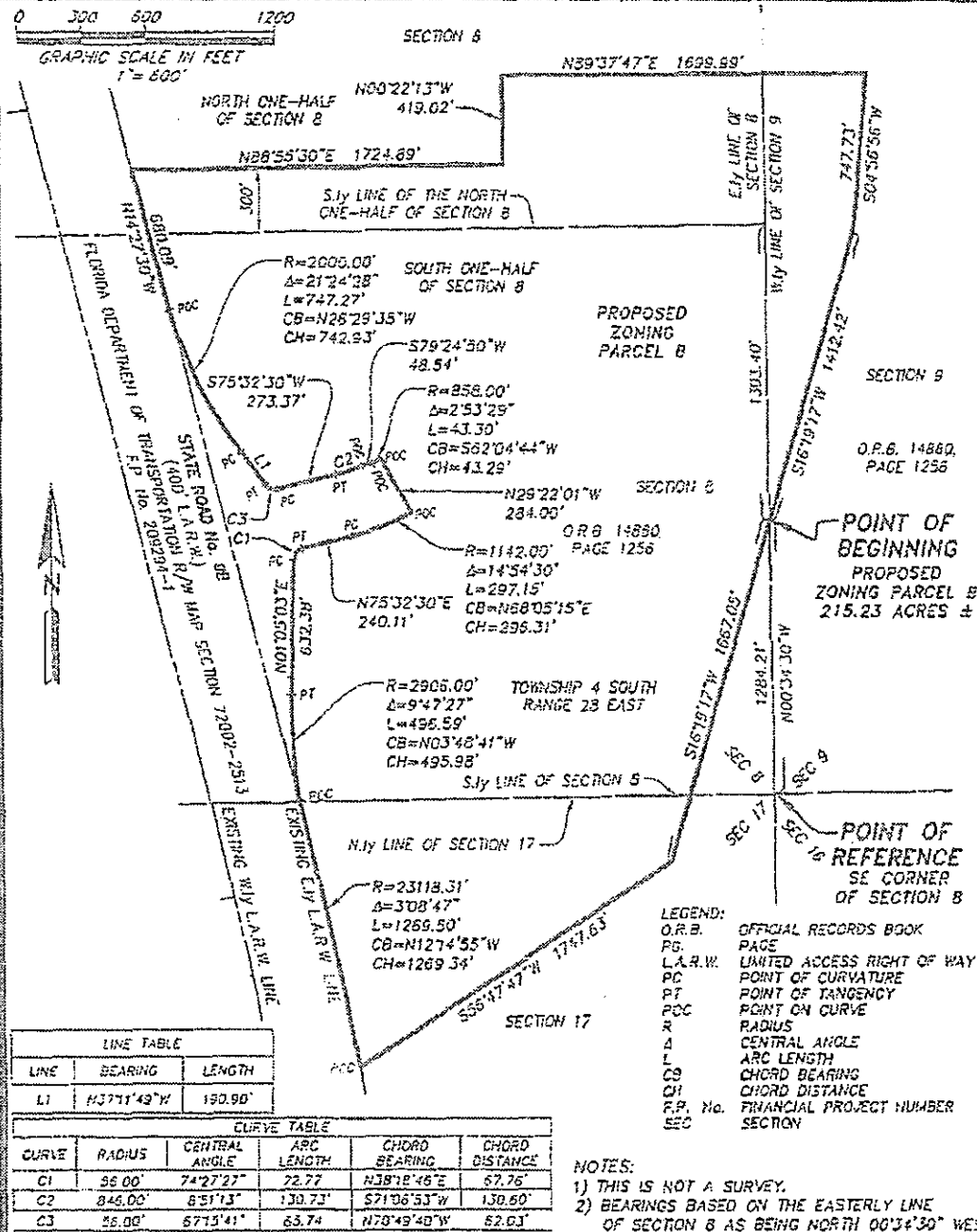
130.73 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 71°06'53" West, 130.60 feet; thence South 75°32'30" West, 273.37 feet to the point of curvature of a curve concave Northerly having a radius of 56.00 feet thence Westerly along the arc of said curve, through a central angle of 67°15'41", an arc length of 63.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 70°49'40" West, 62.03 feet; thence North 37°11'49" West, 190.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 2000.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 21°24'28", an arc length of 747.27 feet to its intersection with said existing Easterly limited access right of way line of State Road No. 9B, said arc being subtended by a chord bearing and distance of North 26°29'35" West, 742.93 feet; thence North 14°27'30" West, along said existing Easterly limited access right of way line, 680.09 feet to a point on a line 300.00 feet North of and parallel with the Southerly line of the North one-half of said Section 8; thence North 88°55'30" East, departing said existing Easterly limited access right of way line and along said parallel line, 1724.89 feet; thence North 00°22'13" West, departing said parallel line, 419.02 feet; thence North 89°37'47" East, 1699.99 feet; thence South 04°56'56" West, 747.73 feet; thence South 16°19'17" West, 1412.42 feet to the Point of Beginning.

Containing 215.23 acres, more or less.



# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 8, 9 AND 17, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14860, PAGE 1256, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



ROBERT M. ANGAS ASSOCIATES, INC.  
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14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel. (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: 15 3624

DATE: OCTOBER 9, 2013

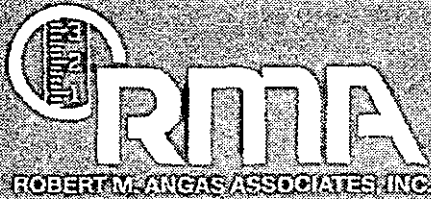
SCALE: 1"=600'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 5546

ORDER NO. 13-171.00 FILE NO. 1234-01000 DRAWN BY: ABE CAD FILE 13-171.00.dwg

EXHIBIT "A" 14 OF 26



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## EXHIBIT "A"

15 OF 26

Parcel (17)

Work Order 13-146.00

File No. 122F-27.00D

Revised September 25, 2013  
Davis 9B Interchange Land  
Page 1 of 2

### Zoning Parcel C

A portion of Sections 8 and 17, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 5829, page 373, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 8; thence North  $01^{\circ}03'14''$  West, along the Westerly line of said Section 8, a distance of 543.07 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $01^{\circ}03'14''$  West, along said Westerly line, 394.75 feet to the Southwest corner of JEA Well Site No. 3, as described and recorded in Official Records Book 12303, page 2322, of said current Public Records; thence along the boundary line of said Well Site No. 3 the following 4 courses: Course 1, thence South  $89^{\circ}58'01''$  East, departing said Westerly line, 129.90 feet; Course 2, thence North  $02^{\circ}12'30''$  West, 121.09 feet; Course 3, thence North  $18^{\circ}02'51''$  West, 83.10 feet; Course 4, thence North  $89^{\circ}58'01''$  West, 103.17 feet to the Northwestern corner thereof, said corner lying on said Westerly line of Section 8; thence North  $01^{\circ}03'14''$  West, along said Westerly line, 843.13 feet; thence North  $85^{\circ}20'35''$  East, departing said Westerly line, 2226.12 feet to a point on a curve concave Westerly having a radius of 2906.00 feet; thence Southerly along the arc of said curve, through a central angle of  $03^{\circ}23'53''$ , an arc length of 172.35 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $02^{\circ}22'23''$  East, 172.32 feet; thence South  $00^{\circ}40'27''$  East, 670.77 feet to the point of curvature of a curve concave Northwesterly having a radius of 56.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $76^{\circ}12'57''$ , an arc length of 74.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $37^{\circ}26'01''$  West, 69.12 feet; thence South  $75^{\circ}32'30''$  West, 351.18 feet; thence South  $14^{\circ}27'30''$  East, 284.00 feet; thence North  $75^{\circ}32'30''$  East, 106.88 feet; thence North  $89^{\circ}02'14''$  East, 51.42 feet; thence North  $75^{\circ}32'30''$  East, 202.40 feet to the point of curvature of a curve concave Southerly having a radius of 56.00 feet; thence Easterly along the arc of said curve, through a central angle of  $71^{\circ}14'35''$ , an arc length of 69.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}50'13''$  East, 65.23 feet; thence South  $33^{\circ}12'56''$  East, 382.39 feet to the point of curvature of a curve concave Southwesterly having a radius of 2000.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $19^{\circ}33'20''$ , an arc length of 682.62 feet to a point lying on the Westerly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way per Florida Department of Transportation Right of Way Map Section 72002-2513,

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**EXHIBIT "A"**  
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Work Order 13-146.00  
File No. 122F-27.00D

**Zoning Parcel C**

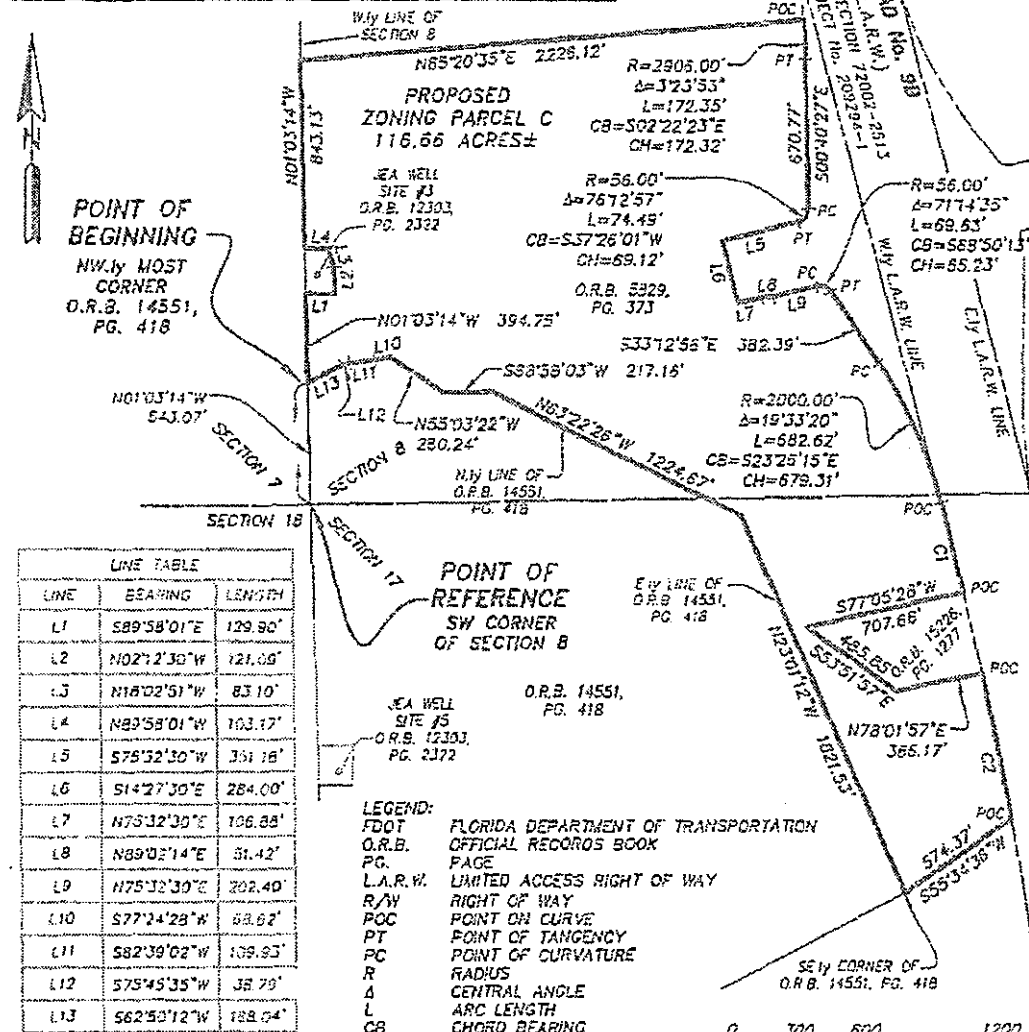
Financial Project No. 209294-1, said arc being subtended by a chord bearing and distance of South 23°26'15" East, 679.31 feet; thence Southerly along said Westerly limited access right of way line and along the arc of a curve concave Westerly having a radius of 22,718.31 feet, through a central angle of 01°02'21", an arc length of 412.09 feet to the Northeast corner of those lands described and recorded in Official Records Book 15226, page 1277, said current Public Records, said arc being subtended by a chord bearing and distance of South 13°25'43" East, 412.08 feet; thence along the boundary line of last said lands the following 3 courses: Course 1, thence South 77°05'28" West, departing said Westerly limited access right of way line, 707.66 feet; Course 2, thence South 53°51'57" East, 485.85 feet; Course 3, thence North 78°01'57" East, 386.17 feet to the Southeasterly corner thereof, said corner lying on said Westerly limited access right of way line of State Road No. 9B; thence Southerly along the arc of a curve concave Westerly having a radius of 22,718.31 feet, through a central angle of 01°39'37", an arc length of 658.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 11°08'15" East, 658.32 feet; thence South 55°34'36" West, departing said Westerly limited access right of way line, 574.37 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 14551, page 418, said current Public Records; thence along the Easterly and Northerly lines of last said lands the following 8 courses: Course 1, thence North 23°01'12" West, 1821.53 feet; Course 2, thence North 63°22'26" West, 1224.67 feet; Course 3, thence South 88°58'03" West, 217.16 feet; Course 4, thence North 55°03'22" West, 280.24 feet; Course 5, thence South 77°24'28" West, 68.62 feet; Course 6, thence South 82°39'02" West, 109.93 feet; Course 7, thence South 75°45'35" West, 38.79 feet; Course 8, thence South 62°50'12" West, 168.04 feet to the Northwesterly most corner thereof and the Point of Beginning.

Containing 116.66 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 8 AND 17, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5829, PAGE 373, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	22718.31'	1'02'21"	412.09'	S13°25'43"E	412.09'
C2	22718.31'	1'39'37"	658.34'	S11°08'15"E	658.32'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°58'01"E	129.90'
L2	N02°12'30"W	121.06'
L3	N18°02'51"W	83.10'
L4	N83°58'01"W	103.17'
L5	S75°32'30"W	351.18'
L6	S14°27'30"E	284.00'
L7	N73°32'30"E	106.88'
L8	N89°02'14"E	51.42'
L9	N75°32'30"E	202.40'
L10	S77°24'28"W	58.62'
L11	S82°39'02"W	109.83'
L12	S75°45'35"W	38.79'
L13	S62°50'12"W	188.04'

## NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 8 AS BEING NORTH 01°03'14" WEST.

REVISED SEPTEMBER 25, 2013 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.



ROBERT M. ANGAS ASSOCIATES, INC.  
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14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel. (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3524

DATE: AUGUST 7, 2013 SCALE: 1"=600'

SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 5545

ORDER NO.: 13-146-00 FILE NO.: 121-27-000 DRAWN BY: DWS/200 SWS PLS: 1. Copyright reserved by the Florida Department of Transportation. All rights reserved. No part of this publication may be reproduced without the written permission of the Florida Department of Transportation.

EXHIBIT "A" 17 OF 26



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## EXHIBIT "A"

September 25, 2013  
Davis 9A/9B  
Page 1 of 2

18 OF 26  
Parcel (16)

W.O. No.13-171.00  
File No. 123A-03.00K

### Zoning Parcel D

A portion of Sections 5 and 8, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 5829, page 373, of the current Public Records of said county, being more particularly described as follows;

For a Point of Reference, commence at the Southwesterly corner of said Section 8; thence North  $01^{\circ}03'14''$  West, along the Westerly line of said Section 8, a distance of 1980.98 feet to the Point of Beginning.

From said Point of Beginning; thence continue North  $01^{\circ}03'14''$  West, along said Westerly line, 1029.92 feet to the Southwesterly corner of JEA Well Site No. 2, as described and recorded in Official Records Book 12303, page 2322 of said current Public Records; thence along the boundary line of said Well Site No. 2, the following 8 courses: Course 1, thence North  $34^{\circ}11'18''$  East, departing said Westerly line of Section 8, a distance of 69.35 feet; Course 2, thence North  $12^{\circ}40'01''$  East, 105.15 feet; Course 3, thence North  $11^{\circ}37'44''$  East, 107.40 feet; Course 4, thence North  $05^{\circ}21'41''$  East, 109.01 feet; Course 5, thence North  $03^{\circ}28'05''$  East, 151.13 feet; Course 6, thence North  $27^{\circ}50'53''$  West, 25.22 feet; Course 7, thence North  $86^{\circ}34'17''$  West, 84.73 feet; Course 8, thence South  $51^{\circ}55'03''$  West, 21.04 feet to a point on said Westerly line of Section 8; thence North  $01^{\circ}03'14''$  West, along said Westerly line, 565.35 feet to the Southwest corner of JEA Well Site No. 1, as described and recorded in said Official Records Book 12303, page 2322; thence North  $45^{\circ}00'00''$  East, along the Easterly line of said JEA Well Site No.1, a distance of 197.78 feet; thence North  $15^{\circ}00'00''$  East, continuing along said Easterly line, 262.97 feet to the Northeasterly corner of said JEA Well Site No. 1, said point being on the existing Southeasterly limited access right of way line of State Road No. 9A, a variable width limited access right of way per Florida Department of Transportation map Section 72002-2511, Work Program Identification Number 2114883; thence North  $66^{\circ}06'44''$  East, along said existing Southeasterly limited access right of way line, 188.26 feet to the point of curvature of a curve concave Northwesterly, having a radius of 5729.58 feet; thence Northeasterly, continuing along said existing Southeasterly right of way line and along the arc of said curve, through a central angle of  $17^{\circ}02'38''$ , an arc length of 1704.38 feet to a point of intersection with the existing Westerly limited access right of way line of State Road No. 9B, a 400 foot limited access right of way line as per Florida Department of Transportation map Section 72002-2513 Financial Project No. 209294-1, said arc being subtended by a chord bearing and distance of North  $57^{\circ}35'25''$  East, 1698.10 feet; thence South  $00^{\circ}17'54''$  East, along said existing Westerly limited access right of way line, 557.27 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 15226, page 1277 of said

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Jacksonville, Florida

September 25, 2013  
Davis 9A/9B  
Page 2 of 2

**EXHIBIT "A"**  
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W.O. No.13-171.00  
File No. 123A-03.00K

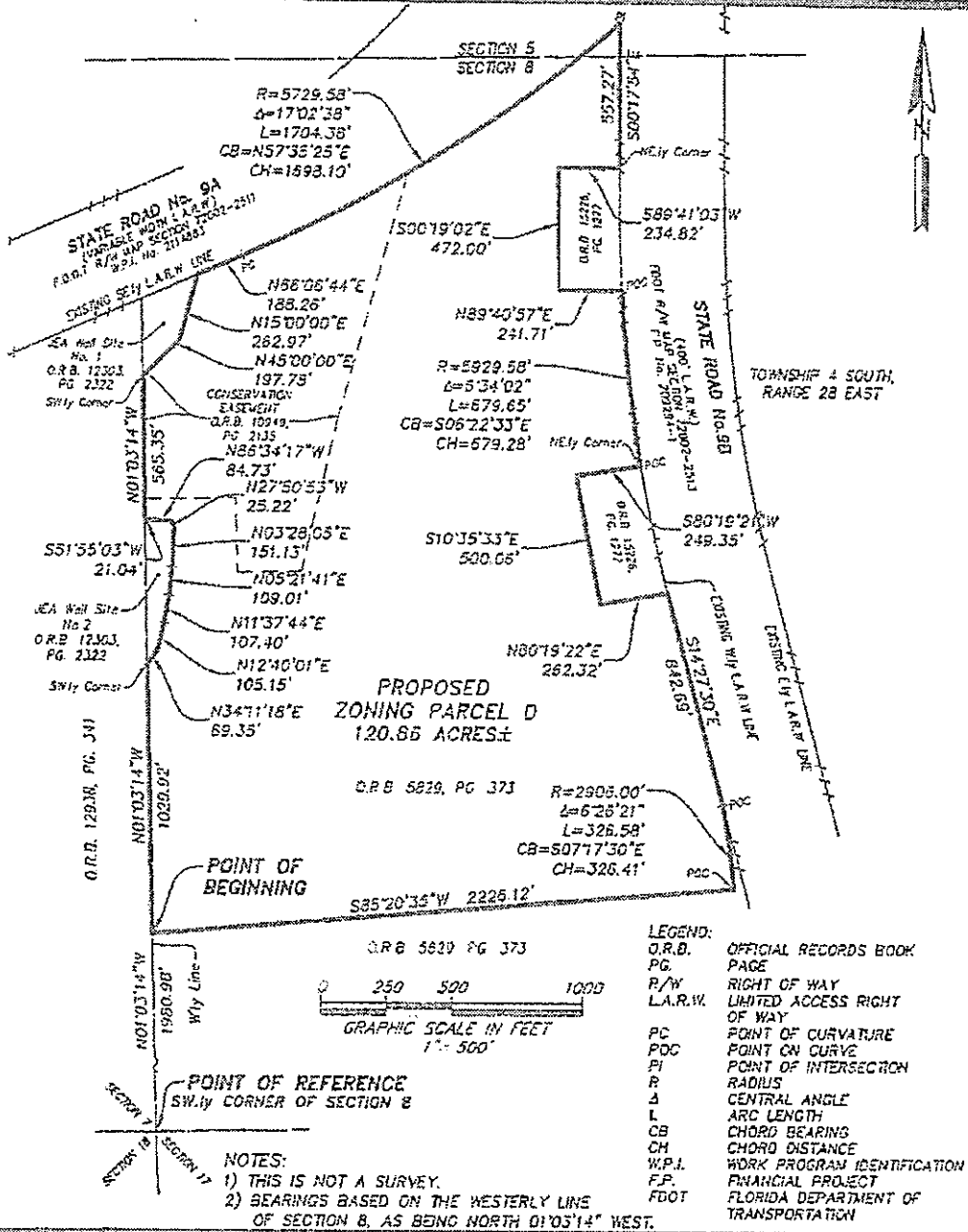
**Zoning Parcel D**

current Public Records; thence along the boundary line of said lands the following 3 courses: Course 1, thence South 89°41'03" West, 234.82 feet; Course 2, thence South 06°19'02" East, 472.00 feet; Course 3, thence North 89°40'57" East, 241.71 feet to a point on a non-tangent curve concave Easterly having a radius of 5929.58 feet, said point also being on said existing Westerly limited access right of way line of State Road No. 9B; thence Southerly along the arc of said curve and along said existing Westerly limited access right of way line, through a central angle of 06°34'02", an arc length of 679.65 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 15226, page 1277 of said current Public Records, said arc being subtended by a chord bearing and distance of South 06°22'33" East, 679.28 feet; thence along the boundary line of said lands the following 3 courses: Course 1, thence South 80°19'21" West, 249.35 feet; Course 2, thence South 10°35'33" East, 500.06 feet; Course 3, thence North 80°19'22" East, 262.32 feet to a point on said existing Westerly limited access right of way line of State Road No. 9B; thence South 14°27'30" East, 842.69 feet, along said existing Westerly limited access right of way line to a point on a non-tangent curve concave Westerly having a radius of 2906.00 feet; thence Southerly departing said existing Westerly limited access right of way line and along the arc of said curve, through a central angle of 06°26'21", an arc length of 326.58 feet to a point on a non-tangent line, said arc being subtended by a chord bearing and distance of South 07°17'30" East, 326.41 feet; thence South 85°20'35" West, along said non-tangent line, 2226.12 feet to the Point of Beginning.

Containing 120.86 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5829, PAGE 373, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**ROBERT M. ANGAS ASSOCIATES, INC.**  
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 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No. LS 3624

DATE: SEPTEMBER 25, 2013

SCALE: 1"=500'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 5546



**EXHIBIT "A"**  
**21 OF 26**  
**(Parcel 1)**

October 4, 2013  
Davis 9A/9B  
Page 1 of 3

W.O. No.13-171.00  
File No. 123A-03.00N

**Zoning Parcel E**

A portion of Section 32, Township 3 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 8000, page 908, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 32; thence South  $89^{\circ}26'55''$  West, along the North line of said Section 32, a distance of 1455.76 feet to the Southwest corner of the plat of Sweetwater by Del Webb Phase One, according to the plat thereof, recorded in Plat Book 57, page 83, of said current Public Records; thence South  $89^{\circ}26'55''$  West, continuing along said North line of Section 32, a distance of 1582.58 feet to a point on the existing Easterly limited access right of way line of State Road No. 9A, a 400 foot right of way as shown on Florida Department of Transportation right of way map Section 72002-2511, W.P.L. No. 2114883, said point also being on the existing Westerly right of way line of R.G. Skinner Parkway Extension, a 110 foot right of way according to the plat thereof as recorded in Plat Book 65, page 118, of said current Public Records and a point on a curve concave Northeasterly, having a radius of 300.00 feet; thence Southeasterly along said existing Westerly right of way line of R.G. Skinner Parkway Extension and the arc of said curve, through a central angle of  $43^{\circ}17'06''$ , an arc length of 226.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $21^{\circ}56'27''$  East, 221.29 feet; thence South  $43^{\circ}35'00''$  East, along said existing Westerly right of way line, 446.83 feet to the point of curvature of a curve concave Northeasterly, having a radius of 600.00 feet; thence Southeasterly along said existing Westerly right of way line and the arc of said curve, through a central angle of  $25^{\circ}15'01''$ , an arc length of 264.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $56^{\circ}12'31''$  East, 262.29 feet; thence South  $68^{\circ}50'01''$  East, continuing along said existing Westerly right of way line, 263.07 feet to the Point of Beginning.

From said Point of Beginning, continuing along said existing Westerly right of way line the following five courses: Course 1, thence South  $68^{\circ}50'01''$  East, 483.67 feet to the point of curvature of a curve concave Southwesterly having a radius of 975.00 feet;

**EXHIBIT "A"**  
**22 OF 26**

**Zoning Parcel E (continued)**

Course 2, thence Southeasterly along the arc of said curve, through a central angle of 40°54'44", an arc length of 696.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 48°22'39" East, 681.51 feet; Course 3, thence South 27°55'17" East, 64.52 feet to the point of curvature of a curve concave Westerly having a radius of 300.00 feet; Course 4, thence southerly along the arc of said curve, through a central angle of 27°55'51", an arc length of 146.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 13°57'22" East, 144.80 feet; Course 5, thence South 00°00'34" West, 34.12 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 14863, page 466, of said current Public Records; thence North 45°09'13" West, departing said existing Westerly right of way line, 35.48 feet; thence North 02°12'11" East, 41.80 feet; thence North 26°06'15" West, 32.51 feet; thence North 24°46'40" West, 56.39 feet; thence North 13°07'44" West, 44.38 feet; thence North 59°04'18" West, 52.23 feet; thence North 40°20'23" West, 57.10 feet; thence North 14°36'39" West, 42.26 feet; thence North 19°52'56" East, 39.91 feet; thence North 45°25'16" West, 54.76 feet; thence North 71°57'16" West, 51.30 feet; thence South 01°48'23" West, 43.34 feet; thence South 42°18'11" East, 56.04 feet; thence South 36°08'27" West, 68.81 feet; thence South 25°14'24" West, 59.38 feet; thence South 05°06'56" West, 69.39 feet; thence South 35°50'17" West, 30.71 feet; thence South 85°04'13" West, 33.16 feet; thence North 78°17'09" West, 69.51 feet; thence South 76°54'19" West, 50.12 feet; thence North 78°01'28" West, 36.71 feet; thence South 41°44'07" West, 55.91 feet; thence South 17°44'41" West, 38.19 feet; thence South 57°17'36" West, 58.75 feet; thence North 80°17'39" West, 50.60 feet; thence North 75°57'31" West, 33.30 feet; thence North 07°41'54" West, 90.90 feet; thence North 29°03'41" West, 51.97 feet; thence North 08°09'16" East, 60.88 feet; thence North 38°52'42" East, 48.46 feet; thence North 04°06'11" West, 57.55 feet; thence North 48°06'29" West, 55.42 feet; thence North 14°50'50" West, 56.43 feet; thence North 67°21'23" West, 54.16 feet; thence South 88°38'44" West, 49.62 feet; thence South 50°00'38" West, 57.16 feet; thence South 46°31'57" West, 62.01 feet; thence South 39°25'04" East, 59.68 feet; thence South 00°26'34" East, 52.95 feet; thence South 68°09'16" West, 90.76 feet; thence North 41°27'00" West, 50.99 feet; thence North 44°57'44" West, 51.37 feet; thence South 65°14'07" West, 63.44 feet; thence South 51°47'07" West, 59.88 feet; thence South 73°27'14" West, 68.75 feet; thence North 72°15'25" West, 65.91 feet; thence North 42°29'27" West, 63.28 feet; thence North 35°00'24" West, 50.94 feet; thence North 81°52'44" West, 73.42 feet; thence North 00°24'25" West, 68.26 feet; thence South 84°25'00" East, 84.95 feet; thence North 23°19'42" East, 58.13 feet; thence North 18°07'14" East, 49.93 feet; thence North 16°44'01" East, 33.11 feet; thence North 13°05'33" West, 42.42 feet; thence North 12°02'36" West, 52.58 feet; thence North 37°46'20" East, 47.85 feet; thence North 60°24'13" East, 59.40 feet; thence North 44°25'16" East, 53.99 feet; thence

October 4, 2013  
Davis 9A/9B  
Page 3 of 3

**EXHIBIT "A"**  
**23 OF 26**

W.O. No.13-171.00  
File No. 123A-03.00N

**Zoning Parcel E (continued)**

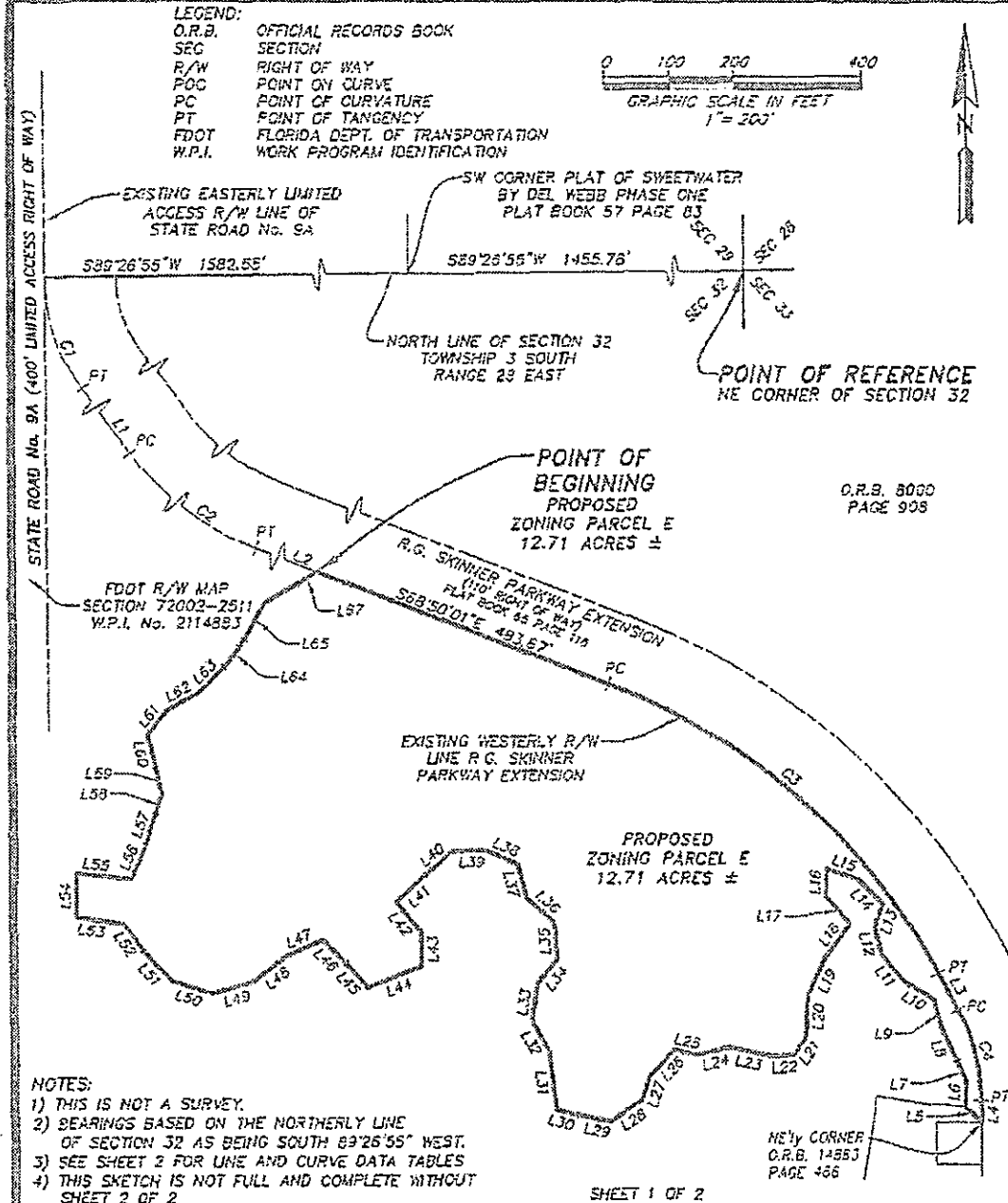
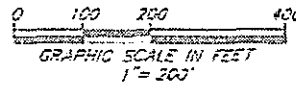
North 36°12'31" East, 52.77 feet; thence North 28°07'37" East, 63.38 feet; thence North 59°53'26" East, 60.77 feet; thence North 56°47'19" East, 34.93 feet to the Point of Beginning.

Containing 12.71 acres, more or less.

A PORTION OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8000, PAGE 908, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
SEC	SECTION
R/W	RIGHT OF WAY
POC	POINT ON CURVE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
FDOT	FLORIDA DEPT. OF TRANSPORTATION
W.P.I.	WORK PROGRAM IDENTIFICATION



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**SURVEYORS • PLANNERS • CIVIL ENGINEERS**  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel. (904) 542-8550 Fax: (904) 542-4165  
Certificate of Authorization No.: LB 3624

SCALE: 1"=200'

SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE of FLORIDA LS No. 5546

ORDER NO. 15-17100 FILE NO. 123A-03.GOV DRAWN BY: ACK/MDB CAD FILE: 15200-10000-10000 IS IN THE PUBLIC DOMAIN

EXHIBIT "A" 24 OF 26

## EXHIBIT "A"

25 OF 26

September 9, 2013  
Davis 9A/9B

W.O. No.13-171.00  
File No. 123A-03.00J

### Zoning Parcel 11

A portion of Sections 4, 5, 8 and 9, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 14860, page 1256, of the current Public Records of said county, being more particularly described as follows;

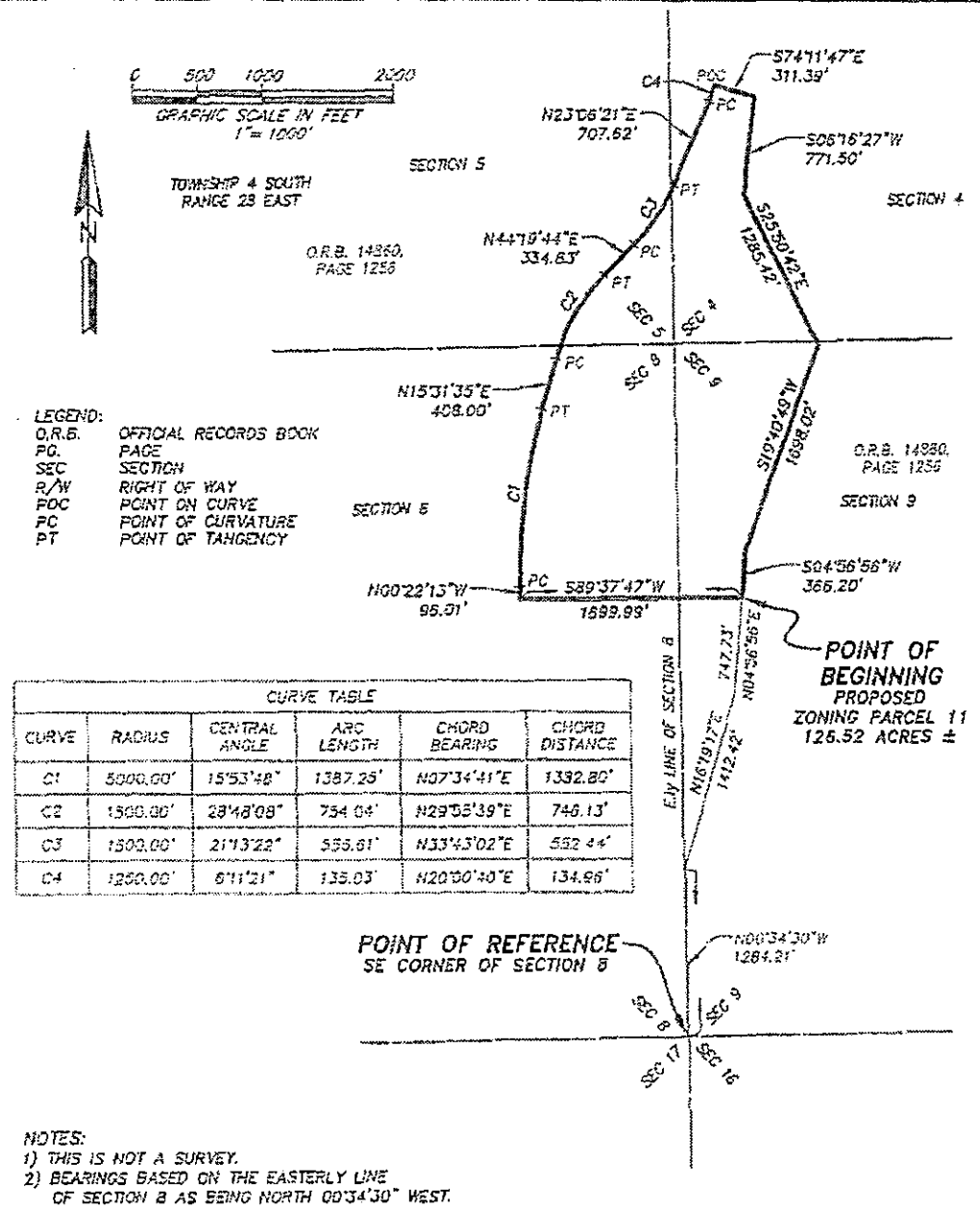
For a Point of Reference, commence at the Southeast corner of said Section 8; thence North 00°34'30" West, along the Easterly line of said Section 8, a distance of 1284.21 feet; thence North 16°19'17" East, departing said Easterly line, 1412.42 feet; thence North 04°56'56" East, 747.73 feet to the Point of Beginning.

From said Point of Beginning; thence South 89°37'47" West, 1699.99 feet; thence North 00°22'13" West, 96.01 feet to the point of curvature of a curve concave Easterly having a radius of 5000.00 feet; thence Northerly along the arc of said curve, through a central angle of 15°53'48", an arc length of 1387.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°34'41" East, 1382.80 feet; thence North 15°31'35" East, 408.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 1500.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 28°48'08", an arc length of 754.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 29°55'39" East, 746.13 feet; thence North 44°19'44" East, 334.83 feet to the point of curvature of a curve concave Northwesterly having a radius of 1500.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 21°13'22", an arc length of 555.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 33°43'02" East, 552.44 feet; thence North 23°06'21" East, 707.62 feet to the point of curvature of a curve concave Westerly having a radius of 1250.00 feet; thence Northerly along the arc of said curve, through a central angle of 06°11'21", an arc length of 135.03 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 20°00'40" East, 134.96 feet; thence South 74°11'47" East, 311.39 feet; thence South 06°16'27" West, 771.50 feet; thence South 25°50'42" East, 1285.42 feet; thence South 19°40'49" West, 1698.02 feet; thence South 04°56'56" West, 366.20 feet to the Point of Beginning.

Containing 126.52 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 4, 5, 8 AND 9, TOWNSHIP 4 SOUTH,  
RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE  
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14860,  
PAGE 1255, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4155  
Certificate of Authorization No: LS 3624

DATE: SEPTEMBER 9, 2013

SCALE: 1"=1000'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**SCOTT A. GRAHAM**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 5546

ORDER NO: 13-17100 FILE NO: 1215-03100 DRAWN BY: MLE CAD FILE: 13-17100.DWG

**EXHIBIT "A" 26 OF 26**

**EXHIBIT "B"**  
**1 OF 2**  
**PHASING AND PROJECTED FLOW TABLE**

Phase	Water		Wastewater		Reuse	
	ADF* (GPD)	ADF* (GPD) (Cumulative)	ADF* (GPD)	ADF* (GPD) (Cumulative)	ADF* (GPD)	ADF* (GPD) (Cumulative)
Phase 1	2017	53,200	53,200	53,200	114,000	114,000
	2018	53,200	53,200	106,400	114,000	228,000
	2019	52,920	52,920	159,320	113,400	341,400
	2020	160,586	160,586	319,906	100,260	441,660
	2021	47,586	47,586	367,491	100,260	541,920
	2022	47,586	47,586	415,077	100,260	642,180
	2023	47,586	47,586	462,663	100,260	742,440
	2024	47,586	47,586	510,248	100,260	842,700
	2025	144,086	144,086	654,334	100,260	942,960
	2026	46,186	46,186	700,520	97,260	1,040,220
Phase 2	2027	6,986	6,986	707,505	13,260	1,053,480
	2028	6,986	6,986	714,491	13,260	1,066,740
	2029	6,986	6,986	721,477	13,260	1,080,000
	2030	119,986	119,986	841,462	13,260	1,093,260
	2031	6,986	6,986	848,448	13,260	1,106,520
	2032	6,986	6,986	855,433	13,260	1,119,780
	2033	6,986	6,986	862,419	13,260	1,133,040
	2034	6,986	6,986	869,405	13,260	1,146,300
	2035	103,486	103,486	972,890	13,260	1,159,560
	2036	6,986	6,986	979,876	13,260	1,172,820
	2037	6,986	6,986	986,862	13,260	1,186,080
	2038	6,986	6,986	993,847	13,260	1,199,340
	2039	6,986	6,986	1,000,833	13,377	1,212,717

\* ADF - Average Daily Flow

Water/Wastewater Demand Notes

1. Single family demand = 280 GPD
2. Multi-family demand = 250 GPD
3. Commercial/office demand = 0.15 GPD/SF
4. Hotel/ALF demand = 110 GPD/room
5. Industrial demand = 0.03 GPD/SF

Reuse Demand Notes

1. Single family demand = 600 GPD
2. All other land use demand = 3,900 GPD/Irr. Acre

\*Connection to 8" force main is limited to 400 residential lots



EXHIBIT "B"  
2 OF 2

PHASING AND PROJECTED FLOW TABLE - DEVELOPMENT DETAILS

	Single Family Homes	Single Family Homes (Cumulative)	Multi-Family Homes	Multi-Family Homes (Cumulative)	Commercial/Office (SF)	Commercial/Office (SF) (Cumulative)	Hotel/ALF (Room)	Hotel/ALF (Room) (Cumulative)	Industrial (SF)	Industrial (SF) (Cumulative)	Water Demand (GPD) (Cumulative)	Waste Water Flow (GPD) (Cumulative)	Reuse Irrigated Area (Ac.)	Reuse Irrigated Area (Ac.) (Cumulative)	Reuse Demand (GPD) (Cumulative)
2017	190	190									53,200	53,200			116,000
2018	190	380									106,400	106,400			232,000
2019	157	537									159,600	159,600			348,000
2020	145	682	386	386	40,232	40,232	150	150	31,695	31,695	319,906	319,906	3.40	3.40	441,600
2021	145	827			80,464	120,696			31,695	63,390	367,491	367,491	3.40	6.80	541,930
2022	145	972			40,232	160,928			31,695	95,085	415,077	415,077	3.40	10.20	642,180
2023	145	1,117			40,232	201,160			31,695	126,780	462,663	462,663	3.40	13.60	742,430
2024	145	1,262			40,232	241,392			31,695	158,475	510,248	510,248	3.40	17.00	842,700
2025	145	1,407	386	772	40,232	281,624			31,695	190,170	558,134	558,134	3.40	20.40	942,950
2026	140	1,547			40,232	321,856			31,695	221,865	600,530	600,530	3.40	23.80	1,040,220
2027					40,232	362,088			31,695	253,560	652,425	652,425	3.40	27.20	1,082,460
2028					40,232	402,320			31,695	285,255	704,421	704,421	3.40	30.60	1,086,760
2029					40,232	442,552			31,695	316,950	721,377	721,377	3.40	34.00	1,090,000
2030			386	1,158	40,232	482,784	150	300	31,695	348,645	841,462	841,462	3.40	37.40	1,093,760
2031					40,232	523,016			31,695	380,340	848,448	848,448	3.40	40.80	1,105,520
2032					40,232	563,248			31,095	412,035	855,433	855,433	3.40	44.20	1,119,760
2033					40,232	603,480			31,695	443,730	862,419	862,419	3.40	47.60	1,133,040
2034					40,232	643,712			31,695	475,425	869,405	869,405	3.40	51.00	1,146,300
2035			386	1,544	40,232	683,944			31,695	507,120	876,390	876,390	3.40	54.40	1,159,560
2036					40,232	724,176			31,695	538,815	883,376	883,376	3.40	57.80	1,172,820
2037					40,232	764,408			31,695	570,510	890,362	890,362	3.40	61.20	1,186,080
2038					40,232	804,640			31,695	602,205	897,347	897,347	3.40	64.60	1,199,340
2039					40,232	844,872			31,695	633,900	904,333	904,333	3.40	68.00	1,212,600
TOTAL	1,579	1,579	1,544	1,544	804,640	804,640	300	300	633,900	633,900	1,000,833	1,000,833	68.00	68.00	1,212,600

Phase 1

Phase 2

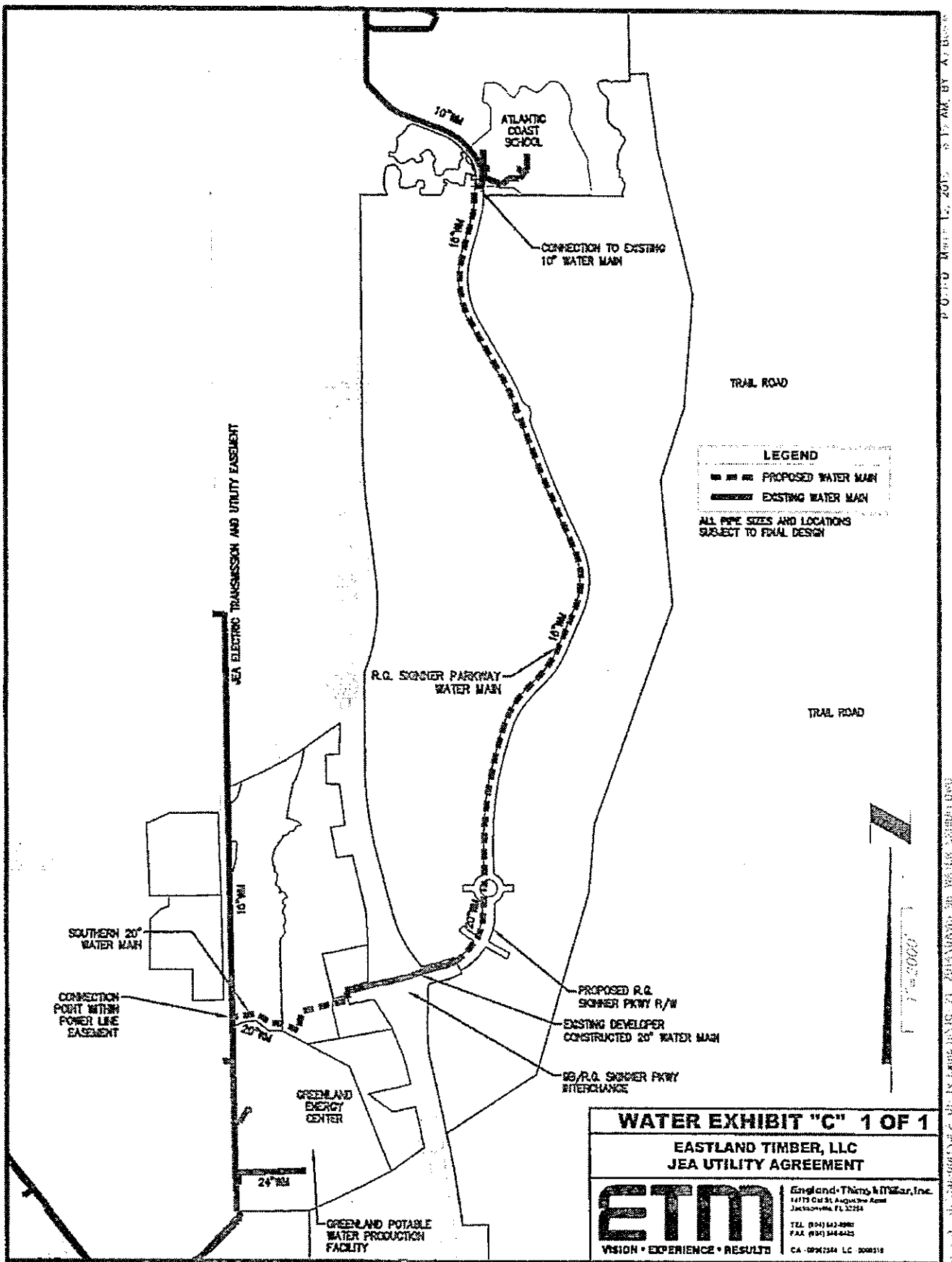
Water/Wastewater Demand Notes

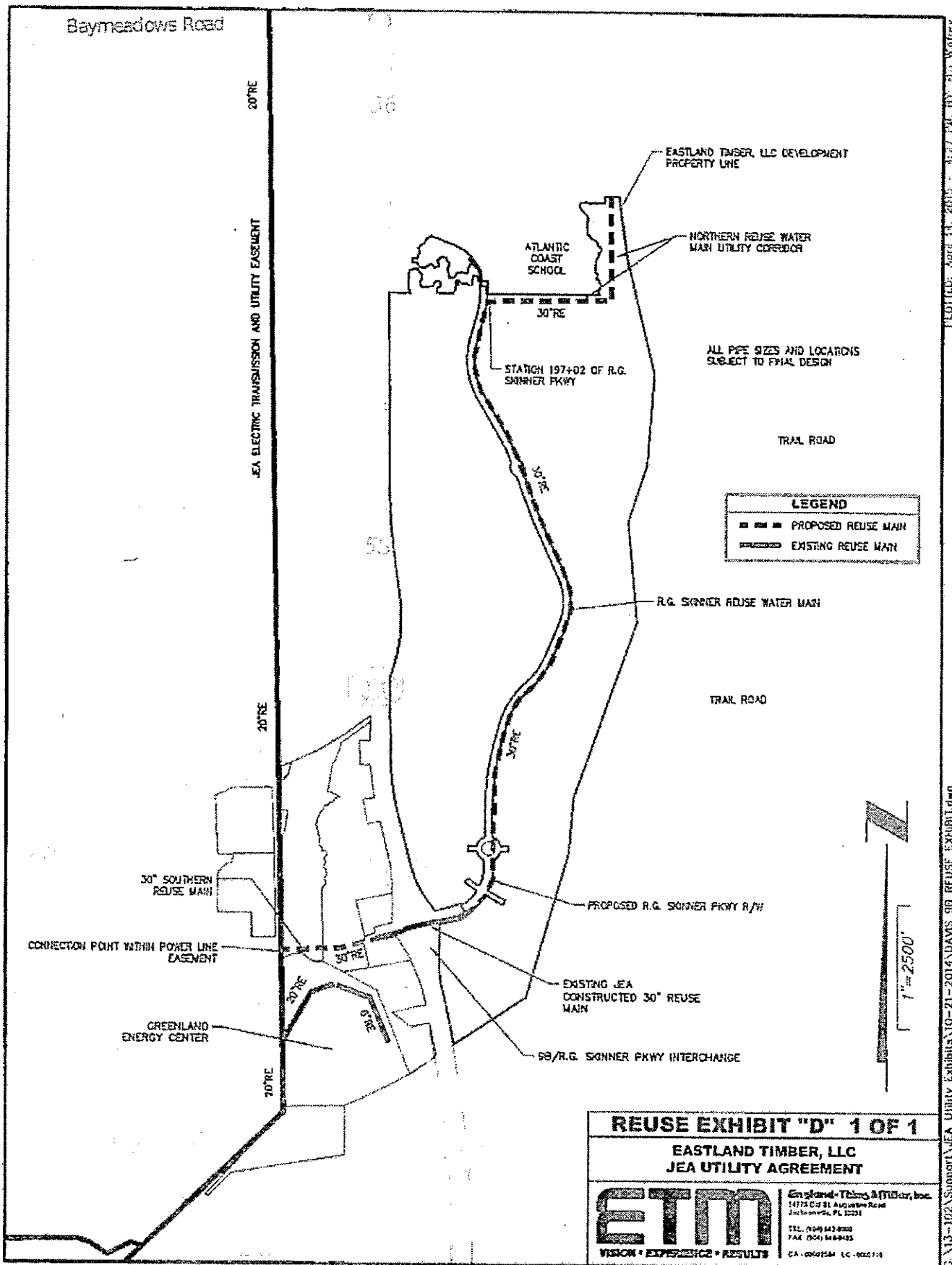
1. Single family demand = 280 GPD
2. Multi-family demand = 100 GPD/bedroom
3. Average 2.5 bedrooms per Multi-Family Home
4. Commercial/office demand = 0.15 GPD/SF
5. Hotel/ALF demand = 110 GPD/room
6. Industrial demand = 0.03 GPD/SF

Reuse Demand Notes

1. Single family demand = 600 GPD
2. All other land use demand = 3,900 GPD/acre

\*Connection to 8" force main is limited to 400 residential lots





PLOTTED: April 14, 2015 - 3:27 PM, BY: dlv-watney

G:\13-102\Summit\JEA Utility Exhibits\10-21-2014\DAWS 9B REUSE EXHIBIT.dwg



## EXHIBIT "F"

### 1 OF 2

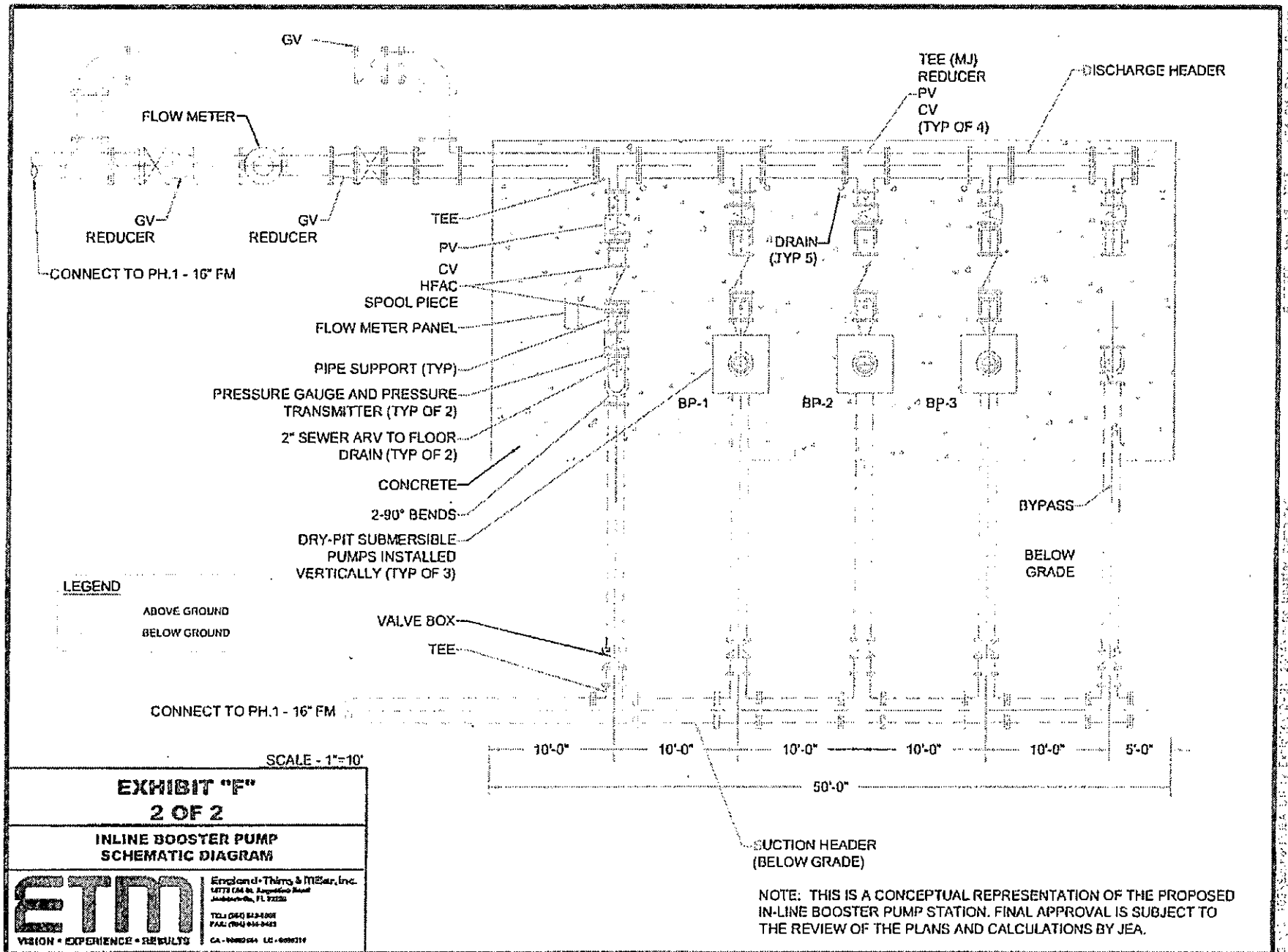
#### INLINE BOOSTER PUMP STATION

##### BASIS OF DESIGN CRITERIA

Below are the general specifications for the inline booster pump station based on preliminary design calculations coordinated with JEA.

1. Three (3) pumps shall be installed to meet design flows.
2. This inline booster station is projected to be an interim facility with pump sizes between 75 hp and 100 hp. As such, no prefabricated building for electrical, controls, and SCADA equipment will be required.
3. No odor control or provision for odor control will be provided as per JEA W&S Standards, Section 433, III.6.3 (not required for inline booster station).
4. Generator set with automatic transfer switch and fuel storage tank will be provided as per JEA W&S Standards, Section 433, III.6.2.3.
5. Suction and discharge piping to be stainless steel. All other piping shall be PVC.
6. Air release valves (ARV) shall be provided on pump discharge piping.
7. ARVs and piping shall be stainless steel. No vault will be required.
8. By-pass with isolation and check valves will be provided.
9. Above ground valves shall be plug valves. Underground valves shall be gate valves
10. Pump out shall be provided with 6-inch male camlocks.
11. Non-structural concrete slab will be provided around pumps and piping. No building canopy or super structure over pumps.
12. Access shall be provided from the Greenland Energy Site via stabilized drive.
13. No landscape or irrigation shall be required by JEA.

Note: The inline booster pump station shall be designed and built in accordance with the manuals and the criteria and schematic drawing set forth in this Exhibit "F". If there is a conflict between the manuals and the criteria, the criteria in this exhibit shall control.



8



**EXHIBIT 8A**  
**INFRASTRUCTURE COST AND TIMETABLE ESTIMATE**  
**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

ORIGINAL INFRASTRUCTURE	Total	Annual Outlay <sup>4</sup>		
		2018	2019	2020
1. E-Town Parkway/R.G. Skinner Parkway Landscape/Irrigation	\$1,035,000	80%	20%	
2. E-Town Parkway/R.G. Skinner Parkway Hardscape/Signage	\$172,500	50%	50%	
3. E-Town Parkway/R.G. Skinner Parkway Fencing	\$949,929	30%	40%	30%
4. E-Town Parkway/R.G. Skinner Electric/Street Lighting	\$2,587,500	30%	40%	30%
5. Utilities (Water, Sewer, Electrical, Street Lighting) <sup>1,2</sup>	\$8,040,145	30%	40%	30%
6. Stormwater Systems	\$7,124,544	50%	30%	20%
7. Roadway Improvements	\$26,812,800	30%	40%	30%
8. Recreational Improvements <sup>3</sup>	\$15,480,000	30%	40%	30%
9. Engineering, Testing, Planning, CEI, Mobilization, As-builts, Erosion Control, Etc.	\$13,901,617	30%	40%	30%
<b>TOTAL COSTS</b>	<b>\$76,104,034</b>			

1. Includes Transmission (Trunk) Water, Sewer (Force Main), and JEA Electric. Costs include Booster Pump Station and Reuse Pump Stations.

2. Reclaimed water improvements will be funded by JEA pursuant to the Master Utility Agreement.

3. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

4. Represents anticipated annual outlay of costs based on anticipated construction timeline.

**2019 BOUNDARY AMENDMENT ADDITIONAL  
INFRASTRUCTURE**

	Total	2019	2020	2021
1. Apex Trail Roadway, Drn., and Water, Sewer Infrastructure (Master)	\$2,530,000	50%	50%	
2. Apex Trail Landscape/Irrigation (Master)	\$64,800	50%	50%	
3. Apex Trail Electric/Street Lighting (Master)	\$143,750	50%	50%	
4. Apex Trail Engineering, Permitting, Planning, CEI, Etc. (Master)	\$240,000	50%	50%	
5. Neighborhood Infrastructure (roads, stormwater, signage, amenity, parks, utilities, electric, etc.)	\$2,772,000	25%	50%	25%
<b>TOTAL COSTS</b>	<b>\$5,750,550</b>			

1. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.

2. Represents anticipated annual outlay of costs based on anticipated construction timeline.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

**England-Thim & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
Jacksonville • Palm Coast  
CA-00002584 LC-0000316

**EXHIBIT 8B**  
**DISTRICT INFRASTRUCTURE IMPROVEMENTS OWNER/MAINTENANCE ENTITY**  
**CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT**

<b>Description of Original Improvements</b>	<b>Construction Entity<sup>5</sup></b>	<b>Final Owner</b>	<b>Maintenance Entity</b>
E-Town Parkway/R.G. Skinner Parkway Landscape/Irrigation	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
E-Town Parkway/R.G. Skinner Parkway Hardscape/Signage	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
E-Town Parkway/R.G. Skinner Parkway Fencing	Developer	CDD	CDD
E-Town Parkway/R.G. Skinner Electric/Street Lighting	Developer	JEA <sup>4</sup>	JEA <sup>4</sup>
Utilities (Water, Sewer, Electrical, Street Lighting)	Developer	JEA	JEA
Stormwater Systems	Developer	CDD	CDD
Roadway Improvements	Developer	COJ/HOA <sup>2</sup>	COJ/HOA <sup>2,3</sup>
Recreational Improvements	CDD	CDD	CDD

**Notes:**

<sup>1</sup> COJ is expected to operate and maintain the right of way infrastructure; CDD may provide enhanced landscape maintenance through an interlocal agreement with the city.

<sup>2</sup> HOA will be responsible for operation and maintenance of all roadways which COJ will not own (private roads, alleys, etc.) and that are not funded by the CDD.

<sup>3</sup> HOA may provide enhanced maintenance on COJ owned roads.

<sup>4</sup> Funding for electricity provided by COJ.

<sup>5</sup> It is currently the intention of the CDD to acquire E-Town Parkway landscape, irrigation, hardscape, signage, street lighting, electrical, master utilities, and ponds and for the CDD to construct the master recreational improvements including the amenity center. These plans are subject to change.

<b>Description of 2019 Boundary Amendment Additional Improvements</b>	<b>Construction Entity<sup>5</sup></b>	<b>Final Owner</b>	<b>Maintenance Entity</b>
Apex Trail Roadway and Drainage/Stormwater	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
Apex Trail Utilities (Water, Sewer, Reuse)	Developer	JEA	JEA
Apex Trail Landscape/Irrigation	Developer	COJ/CDD <sup>1</sup>	COJ/CDD <sup>1</sup>
Apex Trail Electric/Street Lighting	Developer	JEA <sup>4</sup>	JEA <sup>4</sup>
Neighborhood Roads	Developer	COJ/HOA <sup>2</sup>	COJ/HOA <sup>2,3</sup>
Neighborhood Stormwater	Developer	CDD/HOA <sup>6</sup>	CDD/HOA <sup>6</sup>
Neighborhood Utilities	Developer	JEA	JEA
Neighborhood Recreational Improvements	Developer	CDD/HOA <sup>5</sup>	CDD/HOA <sup>5</sup>

**Notes:**

<sup>1</sup> COJ is expected to operate and maintain the right of way infrastructure; CDD may provide enhanced landscape maintenance through an interlocal agreement with the city.

<sup>2</sup> HOA will be responsible for operation and maintenance of all roadways which COJ will not own (private roads, alleys, etc.) and that are not funded by the CDD.

<sup>3</sup> HOA may provide enhanced maintenance on COJ owned roads.

<sup>4</sup> Funding for electricity provided by COJ.

<sup>5</sup> HOA will be responsible for operation and maintenance of all recreational improvements that are not funded by the CDD.

<sup>6</sup> HOA will be responsible for operation and maintenance of all stormwater improvements that are not funded by the CDD.

COJ = City of Jacksonville  
CDD = Community Development District  
JEA = Jacksonville Electric Authority  
HOA = Home Owners Association

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

**England - Thims & Miller, Inc.**

ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS  
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CA-00002584 LC-0000316

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**STATEMENT OF ESTIMATED REGULATORY COSTS**  
**FOR**  
**CYPRESS BLUFF**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**EXPANSION OF DISTRICT BOUNDARIES**

PREPARED BY:

**Governmental Management Services, LLC**

475 West Town Place

Suite 114

St Augustine, Florida 32092

(904) 940-5850

JULY 25, 2019

**CYPRESS BLUFF  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS**

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## I. INTRODUCTION

### 1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with City of Jacksonville (the "City") to expand the boundaries of the Cypress Bluff Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"), and specifically Section 190.046(1), Florida Statutes ("F.S."). As part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to Section 120.541 F.S., is required to be submitted.

A community development district ("CDD") is established pursuant to the Act. A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

*The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*

In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.*

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment (or expansion) of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S. is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans that require adequate public facilities and services as a pre-condition for future development. See section 163.3177(10)(h), F.S. (the "concurrency" requirement).

A CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual administrative costs of the District, as well as the costs of operating District infrastructure, will be borne entirely by the District and its landowners, and will not require any subsidy from the State of Florida or the City, nor will it place any additional economic burden on those persons not residing within the District or benefitting from the improvements therein. While some District improvements may eventually be dedicated to the City for ownership/control and maintenance, this is a common mechanism associated with development, and the limited impact to City revenues would likely occur even if the District did not exist, and alternative financing was used.

**2. CYPRESS BLUFF COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT")**

The District was created by Ordinance No. 2018-335-E enacted by the City of Jacksonville on June 29, 2018. The District boundaries currently encompass approximately 1,249.73 acres (the "Existing District").



The petitioner is seeking authority to expand the boundaries of the Existing District. The result of the boundary amendment will be the addition of approximately 24.19 acres of land ("Expansion Area") to the Existing District, for a revised total of approximately 1,273.92 acres.

Within the Expansion Area, the District will continue to exercise the powers outlined in Section 190.012, F.S., to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: water management and control, water supply, sewer, wastewater management, bridges or culverts, District roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, or any other project, within or without the boundaries of the District, legally authorized, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity.

The District has financed infrastructure improvements through special or non-ad valorem assessment revenue bonds. Repayment of these bonds is through special or non-ad valorem assessments levied against all benefited properties. On-going operation and maintenance ("O&M") for District-owned facilities is funded through operation and maintenance assessments levied against all benefited properties. Upon approval of this Petition, there will be additional O&M special assessments on the Expansion Area.

## II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2013), in pertinent part, defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

(a) *An economic analysis showing whether the rule directly or indirectly:*

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;*
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the*

*aggregate within 5 years after the implementation of the rule; or*

*3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.*

*(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.*

*(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.*

*(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.*

*(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses.*

*(f) Any additional information that the agency determines may be useful.*

*(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.*

The estimated regulatory impacts of the expansion of the boundaries of the District are summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.

**1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE**

**ORDINANCE DIRECTLY OR INDIRECTLY:**

**A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;**

Expansion of the District boundaries is not expected to have any material economic impact. Currently permitted District land uses are either developed or will be developed within the Expansion Area. As such, there is no expected loss of development activity beyond what was planned for the Existing District. The Expansion Areas is planned for 110 townhome units.

**B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;**

Any impact on overall business competitiveness and/or innovation resulting from the District expansion will be negligible, if any, for similar reasons outlined in subparagraph a. above.

**C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.**

A dramatic increase in overall regulatory or transaction costs is highly unlikely. As will be stated in further detail below, The City of Jacksonville may incur incidental administrative costs in reviewing the documents germane to the boundary amendment, but it is expected that these costs will be offset by the required filing fees for the Petition. Since this transaction represents an expansion to an existing District, there are no new or additional regulatory or transaction costs expected.

- 2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE RULE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE RULE:**

The individuals and entities likely to be required to comply with the rule or affected by the proposed action (i.e., adoption of the rule) can be categorized, as follows: 1) The State of Florida and its residents, 2) The City of Jacksonville and its residents, 3) current property owners in the Expansion Area and 4) future property owners.

a. State Governmental Entities

The State of Florida and its residents and general population will not incur any compliance costs related to the expansion of the District boundaries and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(a)(2) below.

b. City of Jacksonville

The City of Jacksonville and its residents not residing within the boundaries of the District will not incur any compliance costs related to the expansion of the District boundaries other than any one-time administrative costs outlined in Section 3(a)(1) below. Once the District is expanded, these residents will not be affected by adoption of the ordinance.

c. Current Property Owners – Modified Area

The current property owners of the lands within the boundaries of the Expansion Area are not expected to realize a significant impact from the addition of the Expansion Area. The property owner of land to be included in the District boundaries will be impacted because they will be responsible for funding infrastructure and they will be responsible for annual operation and maintenance costs consistent with other landowners.

d. Current Property Owner and Future Property Owners –Expansion Area

The current property owner and future property owners of the lands within the boundaries of the Expansion Area will be affected by the revised District boundaries to the extent that they will be located within the District and will be subject to District special assessments.

3. **A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE**

AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED  
ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the  
Ordinance

1. City of Jacksonville

The City may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the District's payment of a filing fee.

Once the District boundaries have been expanded the City will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the City, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

2. State Government Entities

The District already exists and is in good standing with the State. The State's limited involvement with the District will continue to include the review of the reports outlined in the attached Appendix.

Once the District boundaries have been expanded, the State of Florida will continue to incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These are not additional costs but rather cost already incurred. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. This amount is currently being paid by the District and will not change if the District boundaries are expanded. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established, and there will be no impact as a result of the expansion.

3. The District

The District will also continue to incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the Expansion Area benefiting from its facilities and its services. The fiscal year 2019-2020 Operations and Maintenance budget is already in place.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues, primarily for the reasons stated in Section 1(A) above.

In summary, expanding the boundaries of the Cypress Bluff Community Development District will not create any significant economic costs for the State of Florida or for the City.

4. **A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE RULE:**

There are no anticipated additional transaction costs associated with modifying the District boundaries for the Expansion Area. Landowners within the Expansion Area will be subject to same state and local governmental taxes and fees as they were previously.

5. **AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:**

Amending the boundaries of the District should not have any negative impact on small businesses, primarily for the reasons outlined in Section 1(A) above.

6. **ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:**

Certain data utilized in this report was provided by the petitioner and the developer and represents the best information available at this time. Other data was provided by Governmental Management Services, LLC and the District Engineer and was based on observations, analysis and experience with private development and other community development districts in various stages of existence.

In Exhibit 8A of the engineer's report is a table which provides for infrastructure cost estimates related to the original District boundaries and for the expansion Area. Also contained in Exhibit 8B is a table of capital improvements that provides for the construction entity/final owner and maintenance entity related to the original District boundaries and the Expansion Area.

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:

Not applicable.



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**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Katie S. Buchanan of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for the Cypress Bluff Community Development District ("District") with regard to any and all matters pertaining to the Petition to the City Council of the City of Jacksonville, Florida, to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

**WITNESSES:**

Witness Signature

Printed Name: Gregory J. Barber

**CYPRESS BLUFF COMMUNITY  
DEVELOPMENT DISTRICT**

By: May

Name: Richard Ray

Title: Chairman

Witness Signature

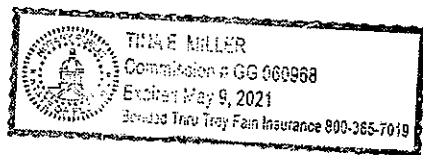
Printed Name: Jill Whalen

STATE OF FLORIDA )

COUNTY OF Duval )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of July, 2019, by Richard Ray, as Chairman of the Board of Supervisors of Cypress Bluff Community Development District, for and on behalf of the District. He ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

**NOTARY STAMP:**



Signature of Notary Public

Printed Name of Notary Public

**11**

IN RE:            A Petition to Amend the Boundaries of the )  
                     Cypress Bluff Community Development )  
                     District )  

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STATE OF FLORIDA  
COUNTY OF Duval

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Richard Ray and I am the Chairperson of the District.
3. I am authorized to act on behalf of the District to take all action necessary

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

On File  
Page 138 of 139

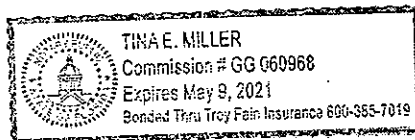
Executed this 16<sup>th</sup> day of July, 2019.

Richard Ray  
Richard Ray  
Chairperson

STATE OF FLORIDA  
COUNTY OF Duval

July SWORN TO and SUBSCRIBED before me by the Affiant on this 16<sup>th</sup> day of \_\_\_\_\_, 2019.

(SEAL)



Tina E Miller  
Notary Public  
Print Name: Tina E Miller  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

☒ Personally Known

\_\_\_\_ Produced Identification \_\_\_\_\_  
(Form of Identification)