

COMPAMD 2016-02, Greenbriar Downs  
Submittal No. 4

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## Attachment “D”

### Part Three, Required Exhibits

# Greenbriar Downs

( fka WCI C.R. 210 Land)

Comprehensive Plan Amendment  
Application

Part Three

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Required Exhibits



Owner's Authorization Form

WCI Communities, LLC, Prosser, Inc., Gunster, Dunn & Associates Inc. and Chindalur Traffic Solutions, Inc. are

is hereby authorized TO ACT ON BEHALF OF

Raydient LLC dba Raydient Places + Properties LLC

the owners(s) of those lands described within

the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for:

Comprehensive Plan Amendment

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts

or otherwise stated ( ), have been notified of the Comp Plan Amendment

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

[Handwritten signature]

Print Name

S. Allister Fisher as Vice President

Signature of Owner

N/A

Print Name

N/A

Telephone Number

904-321-1012

State of Florida County of St. Johns

Signed and sworn before me on this 18th day of June 20 18

By Joy L. LaWarre

Identification verified: Personally known to me

Oath sworn: Yes No x

Notary Signature

[Handwritten signature]

My Commission expires: 02/23/2022



A PORTION OF SECTIONS 11, 13, 14, 23, AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 37, AS SHOWN ON THE PLAT OF WILDFIRE PINES ONE AT CIMARRONE GOLF & COUNTRY CLUB, RECORDED IN MAP BOOK 39, PAGE 65 THROUGH 70, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY AND SOUTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 09°55'18" EAST, 149.78 FEET; COURSE NO. 2: SOUTH 30°00'21" EAST, 640.24 FEET; COURSE NO. 3: SOUTH 51°51'44" EAST, 107.78 FEET; COURSE NO. 4: SOUTH 30°03'39" EAST, 79.25 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESIGNATED GOLF PARCEL "E", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 OF SAID PUBLIC RECORDS; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 10°11'33" EAST, 113.83 FEET; COURSE NO. 2: SOUTH 49°23'59" EAST, 116.82 FEET; COURSE NO. 3: SOUTH 30°03'39" EAST, 601.66 FEET; COURSE NO. 4: SOUTH 16°18'24" EAST, 36.43 FEET; COURSE NO. 5: SOUTH 22°13'33" EAST, 50.85 FEET; THENCE SOUTH 15°45'43" EAST, 463.11 FEET, TO THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THE PLAT OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, RECORDED IN MAP BOOK 23, PAGES 6 THROUGH 14, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE SOUTH 01°41'43" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF SAID CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, 197.29 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY, CONTINUING ALONG SAID WESTERLY LINE OF CIMARRONE GOLF & COUNTRY CLUB UNIT ONE, RUN THE FOLLOWING NINE (9) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°44'20" WEST, 247.20 FEET; COURSE NO. 2: SOUTH 06°30'22" EAST, 258.30 FEET; COURSE NO. 3: SOUTH 14°05'45" EAST, 332.96 FEET; COURSE NO. 4: SOUTH 13°18'23" EAST, 314.43 FEET; COURSE NO. 5: SOUTH 06°37'12" EAST, 427.25 FEET; COURSE NO. 6: SOUTH 10°49'58" EAST, 249.31 FEET; COURSE NO. 7: SOUTH 02°40'51" EAST, 266.39 FEET; COURSE NO. 8: SOUTH 23°41'07" WEST, 397.27 FEET; COURSE NO. 9: SOUTH 15°58'40" WEST, 336.82 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESIGNATED GOLF PARCEL "B", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1422, PAGE 624 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE

FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 15°30'06" WEST, 179.84 FEET; COURSE NO. 2: SOUTH 37°30'13" WEST, 291.42 FEET; COURSE NO. 3: SOUTH 32°02'23" WEST, 121.77 FEET; THENCE SOUTH 41°49'25" WEST, CONTINUING ALONG LAST SAID LINE AND ALONG THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3234, PAGE 1257 OF SAID PUBLIC RECORDS, 500.27 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS; THENCE NORTH 42°31'56" WEST, ALONG LAST SAID LINE, 50.00 FEET, TO THE NORTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 47°41'19" WEST, ALONG LAST SAID LINE, 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3055, PAGE 248 OF SAID PUBLIC RECORDS; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 42°23'34" WEST, 14.73 FEET; COURSE NO. 2: SOUTH 48°07'46" WEST, 189.64 FEET; COURSE NO. 3: SOUTH 39°11'57" WEST, 255.85 FEET, TO THE SOUTHWESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 42°31'56" EAST, ALONG LAST SAID LINE, 881.62 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 47°27'37" WEST, ALONG LAST SAID LINE, 1970.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°08'17" WEST, 99.42 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659 OF SAID PUBLIC RECORDS, ALSO BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295 OF SAID PUBLIC RECORDS; THENCE NORTH 02°09'50" WEST, ALONG LAST SAID LINE AND ALONG THE EASTERLY LINE OF THE PLAT OF STONE CREEK LANDING, RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE OF SAID PUBLIC RECORDS, 1024.84 FEET, TO THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659, ALSO BEING THE NORTHERLY LINE OF SAID PLAT OF STONE CREEK LANDING; THENCE NORTH 89°13'00" WEST, ALONG LAST SAID LINE, 1296.71 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED HELOW TRACT, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1307, PAGE 1419 OF SAID PUBLIC RECORDS; THENCE

NORTH 61°45'29" WEST, ALONG LAST SAID LINE, 1455.91 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF PROPOSED COUNTY ROAD NO. 223, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825, SAID PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 32°25'17" EAST, 1255.75 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1115.00 FEET, AN ARC DISTANCE OF 805.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°43'13" EAST, 788.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 08°58'50" WEST, 6445.56 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1115.00 FEET, AN ARC DISTANCE OF 163.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°11'10" WEST, 163.54 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2, OF SAID PUBLIC RECORDS; THENCE SOUTH 87°48'21" EAST, ALONG LAST SAID LINE AND ALONG THE EASTERLY PROLONGATION THEREOF, 2094.10 FEET, TO THE NORTHEASTERLY LINE OF SAID PARCEL NO. 5; THENCE SOUTHERLY, SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE COURSES AND DISTANCES: COURSE NO. 1: SOUTH 02°47'10" EAST, 423.96 FEET; COURSE NO. 2: SOUTH 30°31'06" EAST, 2270.93 FEET; COURSE NO. 3: NORTH 34°11'11" EAST, 760.71 FEET, TO THE POINT OF BEGINNING.

CONTAINING 728.78 ACRES, MORE OR LESS.





A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY (COUNTY ROAD 244 EAST, A 150 FOOT RIGHT OF WAY, PER MAP BOOK 59, PAGE 13 THROUGH 21, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY WITH THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, SOUTHERLY AND WESTERLY, ALONG SAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2586, PAGE 2, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 23°17'56" WEST, 681.04 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1950.00 FEET, AN ARC DISTANCE OF 378.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°44'39" WEST, 377.51 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 12°11'22" WEST, 279.25 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 550.00 FEET, AN ARC DISTANCE OF 554.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°03'47" WEST, 531.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 69°56'11" WEST, 310.44 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF PROPOSED COUNTY ROAD NO. 223, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825, SAID PUBLIC RECORDS; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 20°03'38" WEST, 1249.12 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1435.00 FEET, AN ARC DISTANCE OF 1169.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°17'45" EAST, 1137.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH 26°39'09" EAST, 192.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; COURSE NO. 4:

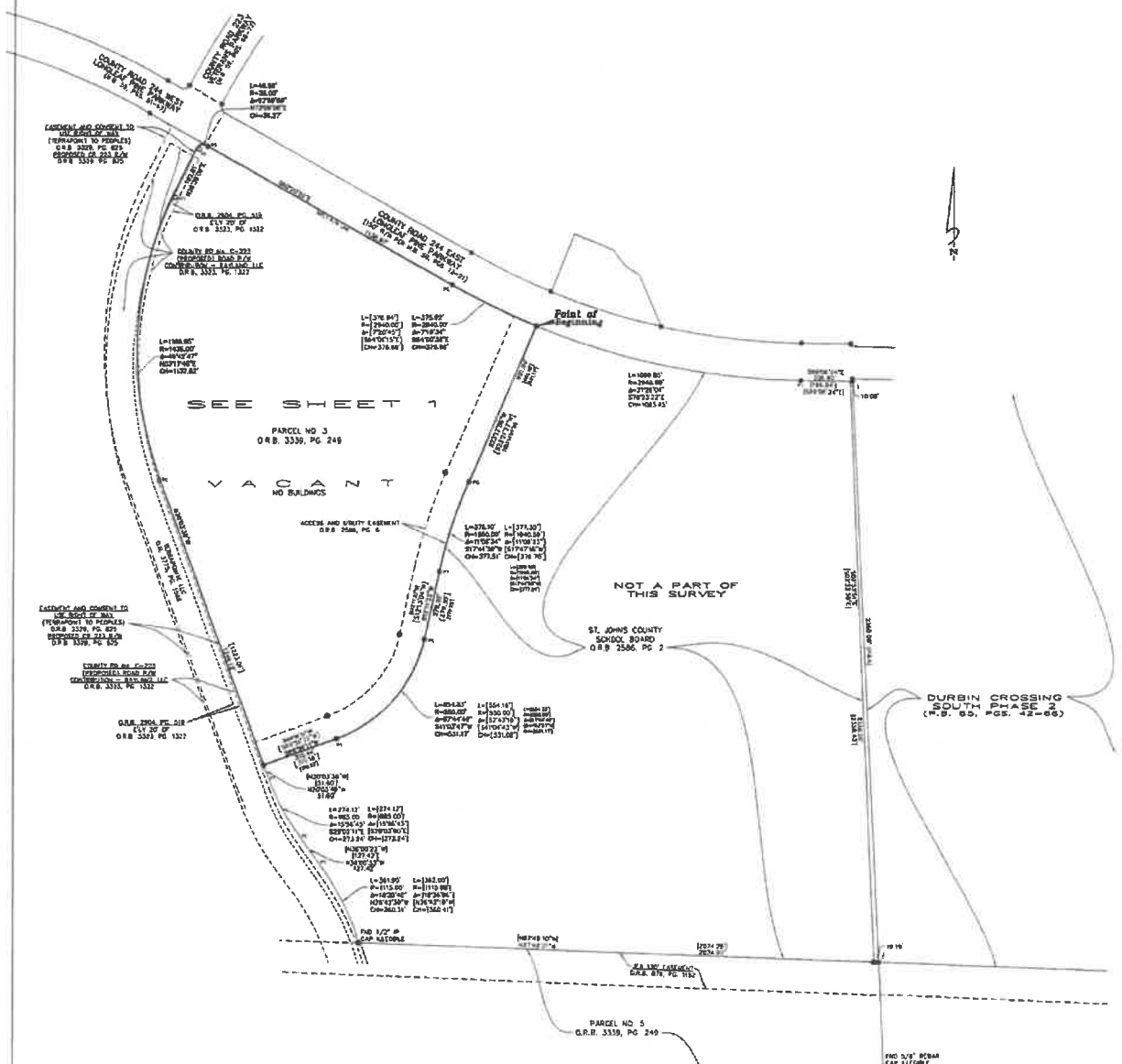
EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°09'08" EAST, 36.27 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY AND THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 60°20'52" EAST, ALONG LAST SAID LINE, 1136.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2940.00 FEET, AN ARC DISTANCE OF 375.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°00'38" EAST, 375.66 FEET, TO THE POINT OF BEGINNING.

CONTAINING 55.40 ACRES, MORE OR LESS.



# An ALTA/ACSM Land Title Survey Map Showing a Boundary Survey

A PORTION OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

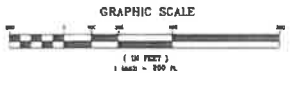


### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY BOUNDARY OF WAY EAST OF COUNTY ROAD 314, AS SURVEYED BY THE STATE PLANT COORDINATE SYSTEM, FLORIDA (EAST ZONE, NORTH AMERICAN DATUM 1983/1980 ADJUSTMENT).
2. THIS SURVEY MAY HAVE BEEN DELAYED OR REDUCED FROM THE ORIGINAL SIZE OF THE GRAPHIC SCALE AS SHOWN.
3. INTERIOR FENCES, WELLS, TRAIL, ROADS, UNDERGROUND STRUCTURES, DITCHES, DRAINAGEWAYS OF JURISDICTIONAL AREAS, IF ANY WERE NOT LOCATED EXCEPT THOSE SHOWN HEREON.
4. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND BELOW GROUND IMPROVEMENTS/STRUCTURES IF ANY, NOT SHOWN OR LOCATED.
5. ALL DISTANCES SHOWN HEREON ARE RECORD MAP MEASUREMENTS UNLESS NOTED OTHERWISE.
6. THE SUBJECT PROPERTY HAS NO POWER ADJUSTMENTS.
7. THE LINES SHOWN HEREON AS WITHIN 30% "X" (X) ARE DETERMINED TO BE OUTSIDE THE DEE ANALYZE CHANGE FLOODPLAIN AS SHOWN BY FLOOD INSURANCE RATE MAP (FIRM) COUNTY NO. 12514-D, DATED SEPTEMBER 2, 2004. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
8. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING NOW, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WREST DOWN, SAND OR SANITARY LANDFILL.

### LEGEND

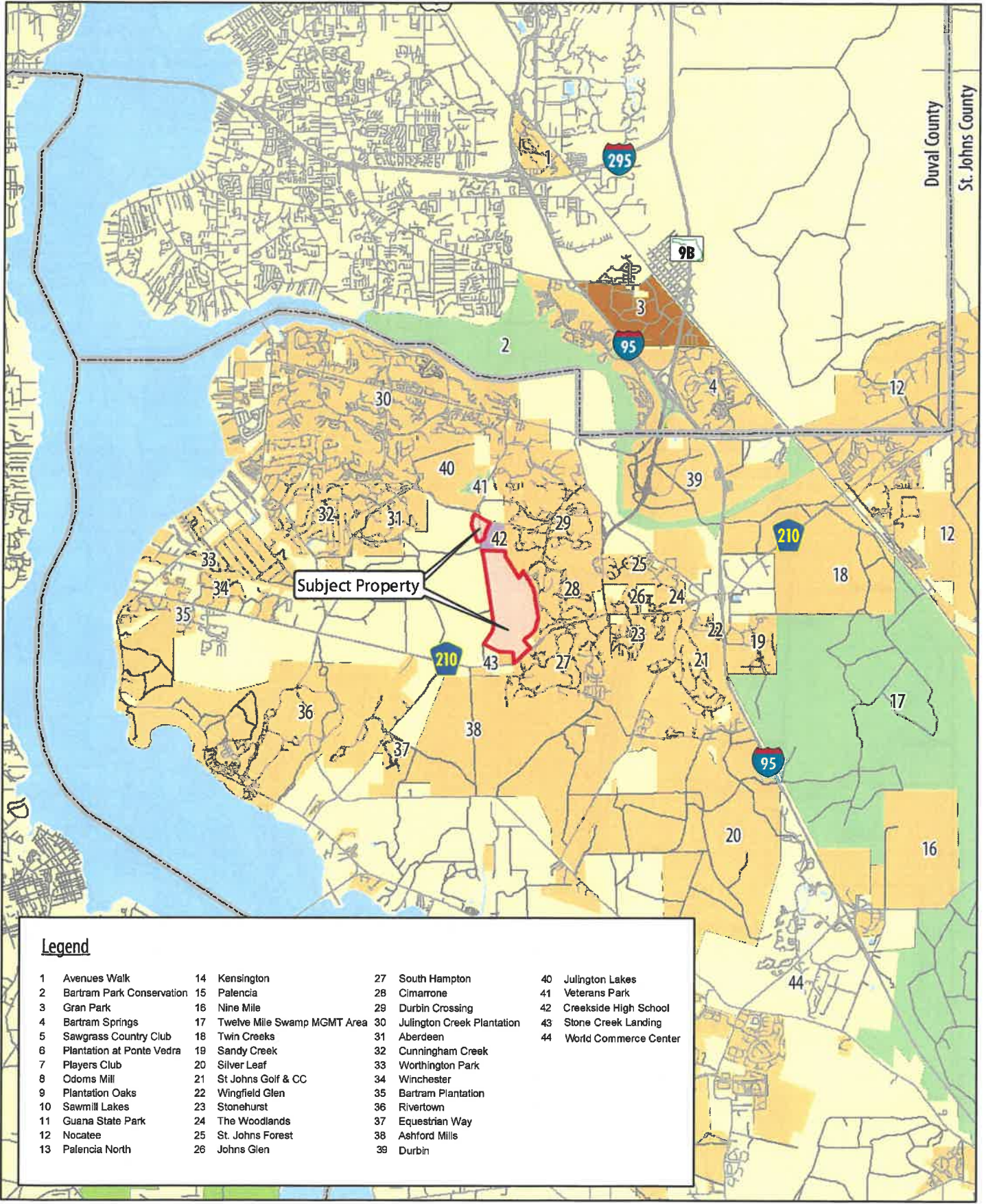
- R/W = RIGHT OF WAY
- AT = APPROXIMATE TOP OF BANK
- O.R.B. = OFFICIAL RECORD BOOK
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- 1 = ARC LENGTH
- 2 = CHORD LENGTH
- C = CHORD DISTANCE
- 11 = RECORD
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- 100 = RECORD



SHEET 2 OF 2

Clary & Associates  
PROFESSIONAL SURVEYORS & MAPPERS  
1100 N. W. 11th St., Suite 100  
Fort Lauderdale, FL 33304  
Tel: (954) 561-1111  
Fax: (954) 561-1112  
www.clary.com

DATE: 4/22/15  
PROJECT: 2015-628-2  
SHEET: 2 OF 2



**Legend**

- |                             |                                |                               |                          |
|-----------------------------|--------------------------------|-------------------------------|--------------------------|
| 1 Avenues Walk              | 14 Kensington                  | 27 South Hampton              | 40 Julington Lakes       |
| 2 Bartram Park Conservation | 15 Palencia                    | 28 Cimarrone                  | 41 Veterans Park         |
| 3 Gran Park                 | 16 Nine Mile                   | 29 Durbin Crossing            | 42 Creekside High School |
| 4 Bartram Springs           | 17 Twelve Mile Swamp MGMT Area | 30 Julington Creek Plantation | 43 Stone Creek Landing   |
| 5 Sawgrass Country Club     | 18 Twin Creeks                 | 31 Aberdeen                   | 44 World Commerce Center |
| 6 Plantation at Ponte Vedra | 19 Sandy Creek                 | 32 Cunningham Creek           |                          |
| 7 Players Club              | 20 Silver Leaf                 | 33 Worthington Park           |                          |
| 8 Odoms Mill                | 21 St Johns Golf & CC          | 34 Winchester                 |                          |
| 9 Plantation Oaks           | 22 Wingfield Glen              | 35 Bartram Plantation         |                          |
| 10 Sawmill Lakes            | 23 Stonehurst                  | 36 Rivertown                  |                          |
| 11 Guana State Park         | 24 The Woodlands               | 37 Equestrian Way             |                          |
| 12 Nocatee                  | 25 St. Johns Forest            | 38 Ashford Mills              |                          |
| 13 Palencia North           | 26 Johns Glen                  | 39 Durbin                     |                          |

PA1114062.01GIS\WCI\_Location\_8x11.mxd

**Greenbriar Downs**  
 Comprehensive Plan Amendment Application  
 General Location

December 16, 2015  
 (Updated May 29, 2018)

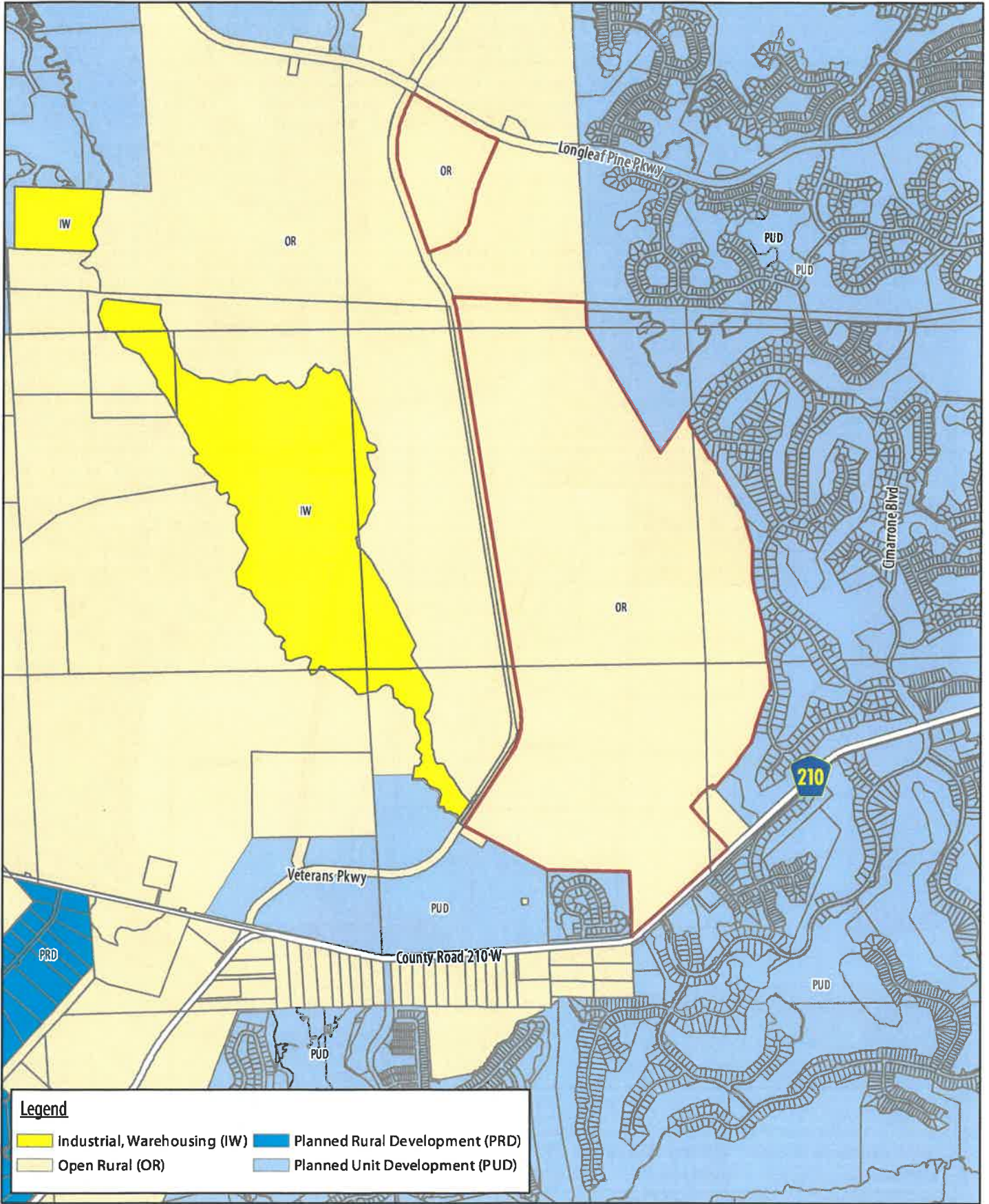
Source: SJC, Prosser Inc.






114062.02





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# Greenbriar Downs

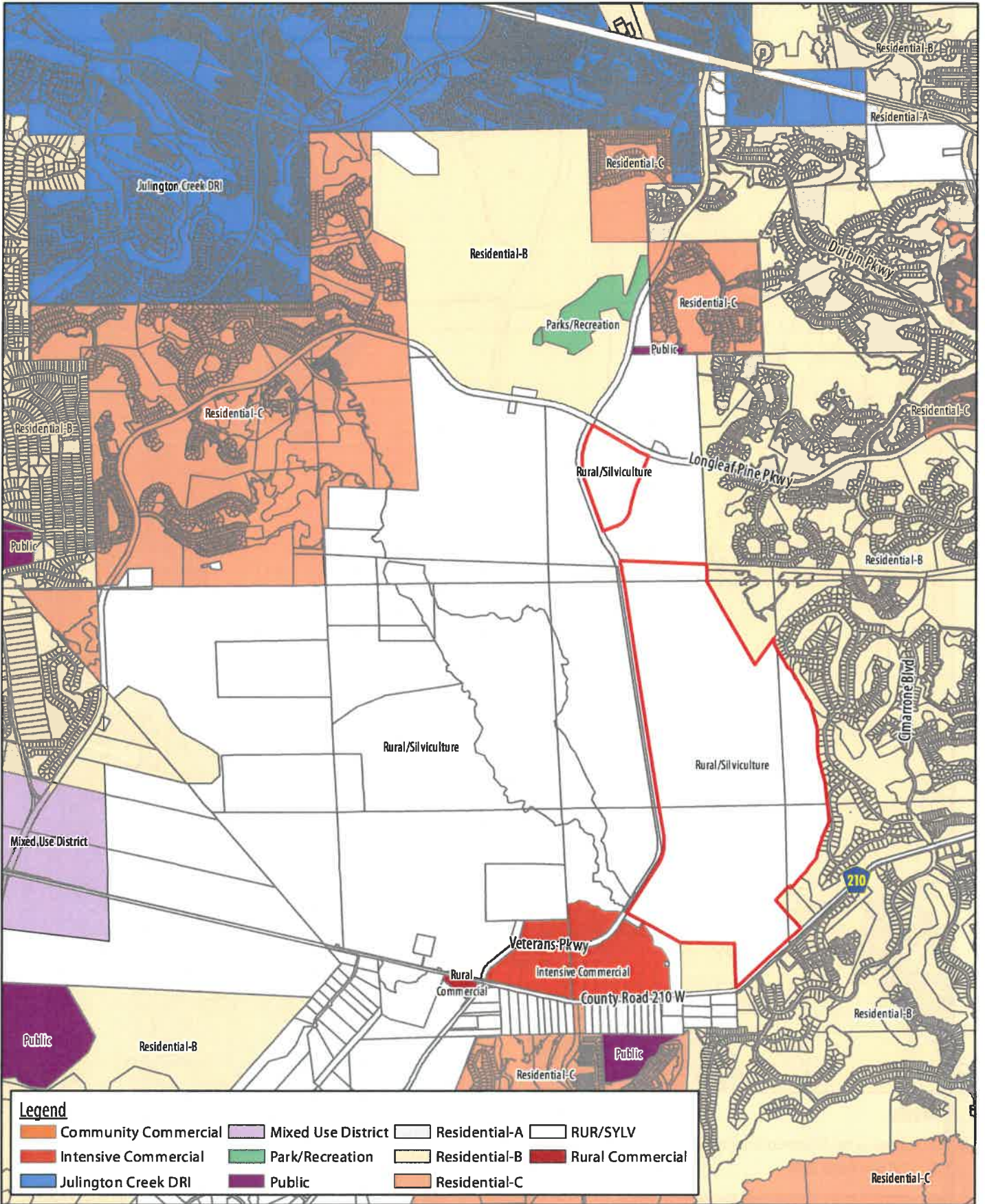
## Comprehensive Plan Amendment Application

### Zoning Map

December 16, 2015  
(Updated May 29, 2018)



Source: SJC, Prosser Inc.  
114062.02



PA114062.01\GIS\WCL\_FLUM\_8x11.mxd

Source: SJC, Prosser Inc.

# Greenbriar Downs

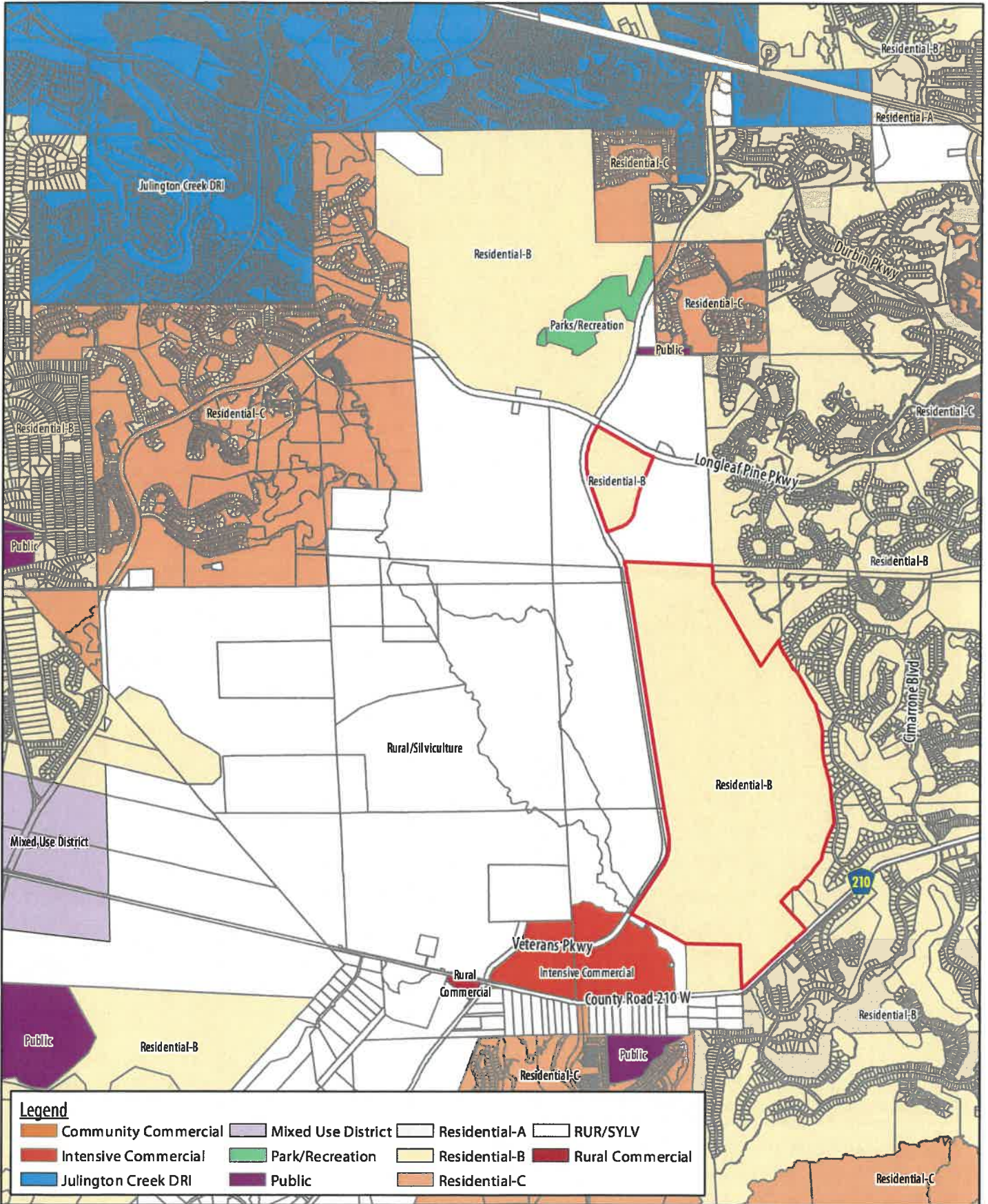
## Comprehensive Plan Amendment Application

### Future Land Use Map

December 16, 2015  
(Updated May 29, 2018)



114062.02



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# Greenbriar Downs

## Comprehensive Plan Amendment Application

### Requested Future Land Use Map

December 16, 2015  
(Updated May 29, 2018)



Source: SJC, Prosser Inc.

114062.02



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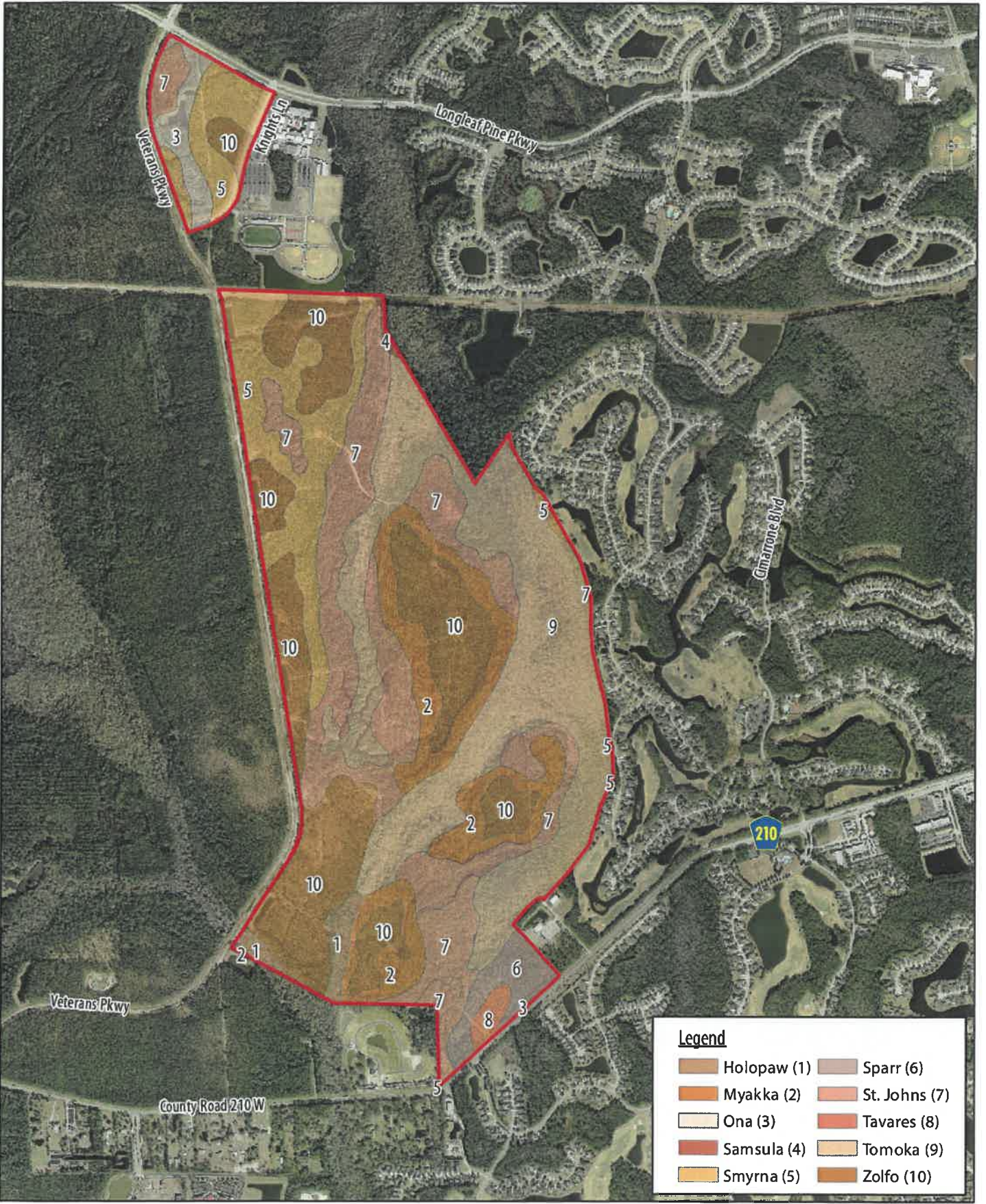
Source: SJC, FDOT (2016), Prosser Inc.

# Greenbriar Downs Comprehensive Plan Amendment Application Aerial Map



December 16, 2015  
(Updated May 29, 2018)

114062.02



PA114062.01\GIS\WCL\_Soils\_8x11.mxd

**Legend**

|             |               |
|-------------|---------------|
| Holopaw (1) | Sparr (6)     |
| Myakka (2)  | St. Johns (7) |
| Ona (3)     | Tavares (8)   |
| Samsula (4) | Tomoka (9)    |
| Smyrna (5)  | Zolfo (10)    |

**Greenbriar Downs**  
 Comprehensive Plan Amendment Application  
 Soils Map

December 16, 2015  
 (Updated May 29, 2018)

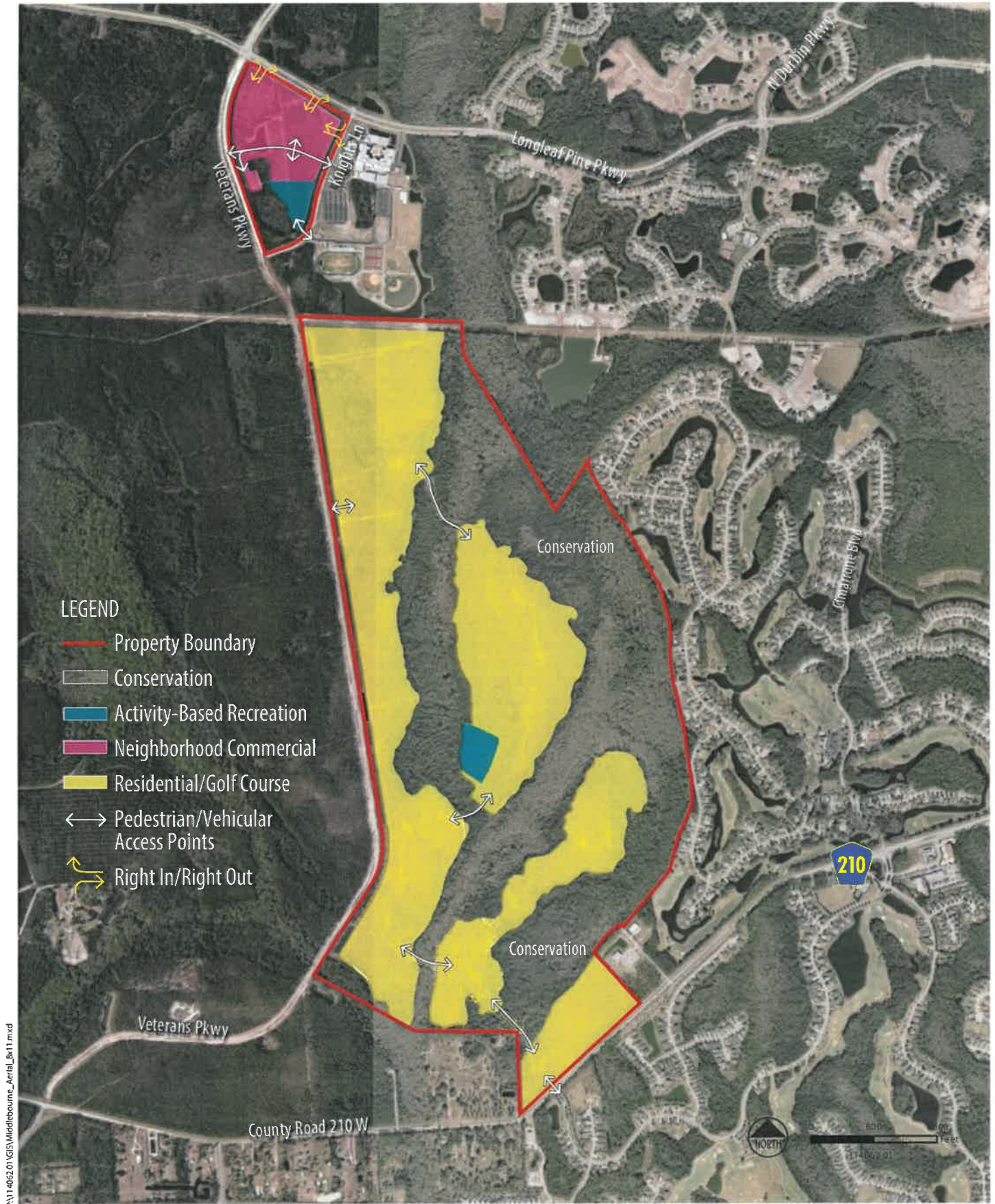
Source: SJC, FDOT (2016), Prosser Inc.

**WCI**  
 A LENNAR COMPANY

**PROSSER**

0 800 1,600 Feet

114062.02



P:\114662.01\GIS\Middlebourne\_Aerial\_LB11.mxd

Source: SJC, Bing, Prosser

# Greenbriar Downs Generalized Site Plan

June 14, 2018



114062.02



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Glen Wieger  
Dunn & Associates, Inc.  
8375 Dix Ellis Trail, Suite 102  
Jacksonville, Florida, 32256

March 09, 2018

Project Name: Fairway Forest  
Availability#: 2018-0483

Dear Mr/Mrs Glen Wieger,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price  
Water/Wastewater System Planning  
(904) 665-7710



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-0483  
Request Received On: 2/23/2018  
Availability Response: 3/9/2018  
Prepared by: Mollie Price

**Project Information**

Name: Fairway Forest  
Type: Single Family  
Requested Flow: 286,300 gpd  
Location: North of CR210, south of Longleaf Pine Parkway, east of proposed CR 223  
Parcel ID No.: 009860-0050  
Description: Requesting an update for expired LOA #2014-1337The site is 416 condos and 402 single family lots, 818 total units.

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
Connection Point #1: Existing 16-in water main in the intersection of CR 210W and South Hampton Club Way (See Special Conditions)  
Connection Point #2: Existing 16-in water main stub on the north side of CR 210W, approx. 550-ft east of the property (See Special Conditions)  
Special Conditions: Fire protection needs to be addressed. JEA must approve construction and accept the lines prior to meter issue. Contact Catalina Gonzalez at 904-665-8185 for a pre-application meeting for your project. Copies of reference records can be requested from JEA Record section at 665-4403.

**Sewer Connection**

Sewer Treatment Plant: BLACKS FORD  
Connection Point #1: Existing 16-in forcemain along the north side of JEA Electric Transmission Easement (See Special Conditions)  
Connection Point #2: Existign 12-in forcemain on the CR210 W (see Special Conditions)  
Special Conditions: JEA intends to cost participate in the upsizing of force mains.The force main through Phase 1 from the ROW of CR210 to the ROW of CR223 should be 12" in diameter. The remaining force main should be 16" in diameter and should be located within an easement immediately adjacent the easterly ROW of CR223. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Contact Catalina Gonzalez at 904-665-8185 for a pre-application meeting for your project. Copies of reference records can be requested from JEA Record section at 665-4403.

**Reclaimed Water Connection**

Sewer Region/Plant: South Grid

Connection Point #1: Existing 12-in reclaimed water main stub in the northerly side of CR 201W, approx. 550-ft east of the property (See Special Conditions)

Connection Point #2: NA

Special Conditions: Cost participation on the reclaimed water main extension to be determined during plan review if necessary. Reclaimed water shall be used for irrigation. JEA must approve construction and accept the lines prior to meter issue. Contact Catalina Gonzalez at 904-665-8185 for a pre-application meeting for your project. Copies of reference records can be requested from JEA Record section at 665-4403.

**General Comments:**



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Glen Wieger  
Dunn & Associates, Inc.  
8375 Dix Ellis Trail, Suite 102  
Jacksonville, Florida, 32256

March 27, 2018

Project Name: WCI Land Middlebourne - Commercial Parcel  
Availability#: 2018-0683

Dear Mr/Mrs Glen Wieger,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

Susan West  
Water/Wastewater System Planning  
(904) 665-7980



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-0683

Request Received On: 3/12/2018

Availability Response: 3/27/2018

Prepared by: Susan West

### Project Information

Name: WCI Land Middlebourne - Commercial Parcel

Type: OTHER

Requested Flow: 30,000 gpd

Location: North of CR210, south of longleaf pine parkway, east of proposed CR 223

Parcel ID No.: 009833-0000

Description: Proposed 200,000SF of commercial

### Potable Water Connection

Water Treatment Grid: SOUTH GRID

Connection Point #1: Existing 12" water main stub in the southwest corner of Longleaf Pine Parkway and Knights Lane

Connection Point #2: Existing 16" water main along the southerly side of Longleaf Pine Parkway

Special Conditions: Copies of reference records may be requested from the JEA Record online at [https://www.jea.com/engineering\\_and\\_construction/request\\_an\\_as-built\\_drawing/](https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/). Fire protection needs to be addressed. Contact Catalina Gonzalez at 904-665-8185 or [gonzce@jea.com](mailto:gonzce@jea.com) for a pre-application meeting prior to plan submittal.

### Sewer Connection

Sewer Treatment Plant: BLACKS FORD

Connection Point #1: Existing 16" sewer force main along the easterly side of Veterans Parkway

Connection Point #2: NA

Special Conditions: For force main connection conditions, please email [fmconnections@jea.com](mailto:fmconnections@jea.com) referencing this availability letter. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

### Reclaimed Water Connection

Sewer Region/Plant: South Grid

Connection Point #1: Existing 20" reclaimed water main stub in the southeast corner of Veterans Parkway and Longleaf Pine Parkway

Connection Point #2: NA

Special Conditions: Reclaimed water shall be used for irrigation.

### General Comments:

