

**SUNDSTROM  
& MINDLIN, LLP**  
Attorneys | Counselors



August 27, 2019

Office of the Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

RE: First Coast Regional Utilities, Inc. Application for Original Certificate of  
Authorization and Initial Rates and Charges for Water and Wastewater Service.

Dear Sir/Madam:

First Coast Regional Utilities, Inc. ("First Coast"), by and through its undersigned attorneys and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, hereby applies for original certificates to operate a water and wastewater utility in Duval, Baker and Nassau Counties. Enclosed please find First Coast's Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service. The proposed water and wastewater systems will have the capacity to serve over 4000 ERC's therefore the appropriate filing fee is \$3,000.00 for water and \$3,000.00 for wastewater. The total filing fee of \$6,000.00 is also enclosed.

Notice of the Application will be given in accordance with Rule 25-30.030, Florida Administrative Code, upon receipt of lists of the appropriate individuals/entities from the Commission staff. First Coast requests that the Commission staff forward, electronically if possible, the appropriate entities and individuals in Duval, Baker and Nassau Counties that must receive notice at its earliest convenience. Please forward said lists to: [rbrannan@sfflaw.com](mailto:rbrannan@sfflaw.com)

If you have any questions, or need additional information, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink that reads "Robert C. Brannan /brf". The signature is written in a cursive, flowing style.

Robert C. Brannan, Esq.  
For the Firm

Enclosures

RECEIVED-FPSC  
2019 AUG 27 PM 1:25  
COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application for Original  
Certificate of Authorization and Initial  
Rates and Charges For Water and  
Wastewater Service in Duval, Baker  
and Nassau Counties, Florida by First  
Coast Regional Utilities, Inc.

---

DOCKET NO.: \_\_\_\_\_

**APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION AND  
INITIAL RATES AND CHARGES FOR WATER AND WASTEWATER SERVICE**

First Coast Regional Utilities, Inc. (“Applicant”), by and through its undersigned attorneys and pursuant to Sections 367.031 and 367.045, Florida Statutes, and Rule 25-30.033, Florida Administrative Code, hereby applies for original certificates to operate a water and wastewater utility in Duval, Baker and Nassau Counties, and submits the following information:

**PART I. APPLICANT INFORMATION**

A. Full name and address and telephone number of the Applicant:

First Coast Regional Utilities, Inc.  
P.O. Box 238  
Lake Butler, Florida 32054  
Phone: (386) 496-3509  
Fax: (386) 496-4309

B. Name, address, telephone number and email address of Applicant’s counsel:

William E. Sundstrom, Esq.  
Robert C. Brannan, Esq.  
Sundstrom & Mindlin, LLP  
2548 Blairstone Pines Drive  
Tallahassee, FL 32301  
Phone: (850) 877-6555  
[wsundstrom@sfflaw.com](mailto:wsundstrom@sfflaw.com)  
[rbrannan@sfflaw.com](mailto:rbrannan@sfflaw.com)

C. The Applicant is a Florida corporation created on March 26, 2019, Document Number P19000027444. A certified copy of the Applicant's Certificate of Active Status is attached hereto as Exhibit "A". The Applicant's name, First Coast Regional Utilities, Inc., is a registered fictitious name with registration number G19000061560. The Applicant has elected to be treated as a "C" Corporation under the Internal Revenue Code for taxation purposes.

D. (1) The names and address of the President and Secretary are as follows:

Robert Kennelly, President  
Denise Howard, Secretary  
P.O. Box 238  
Lake Butler, Florida 32054  
Phone: (386) 496-3509  
Fax: (386) 496-4309

(2) The sole shareholder of the Applicant is:

301 Capital Partners, LLC.  
P.O. Box 238  
Lake Butler, Florida 32054  
Phone: (386) 496-3509

**Part II. ORIGINAL CERTIFICATE REQUESTING INITIAL RATES**

**A. DESCRIPTION OF SERVICE**

This Application is for water and wastewater certificates. Applicant intends to provide water, wastewater and reuse/irrigation utility services within the proposed service territory.

**B. NEED FOR SERVICE**

The land which is the subject of this Application consists of approximately 11,800 acres. 301 Capital Partners, LLC either owns or has exclusive purchase rights to 10,000 acres of

contiguous property located in Duval, Nassau and Baker Counties. An additional 1,800 acre property included in this Application is located in Baker County and owned by the Chemours Company FC, LLC.

(1). The territory in Duval and Nassau Counties proposed to be served by Applicant is owned or controlled by related parties which intend to develop the property as a Planned Unit Development (the “Development”). Initially, the Development is anticipated to contain 2,500 residential ERC’s and 300 commercial ERC’s and will require water, wastewater and reuse/irrigation utility services on or before January 2022. Accordingly, Applicant plans to begin serving the Development’s customers on or before January 2022. The Development will begin in Duval County and expand based on the economy and housing demand in the area. The owners of the properties in Baker County are currently in the planning stages for development.

C. The proposed territory current land use classifications are as follows:

(1) Duval County – Ordinance 2010-874-E, as revised and amended (the “Ordinance”), rezoned and reclassified the subject property to Planned Unit Development – Satellite Community with the following development entitlements for a Planned Unit Development on the subject property: (a) 11,250 single family units; (b) 3,750 multi-family units; (c) 750,000 square feet of commercial space; and (d) 300,000 square feet of office space. A copy of the Ordinance is attached as Exhibit “B”.

(2) Nassau County – Commercial and Industrial. A copy of the relevant Ordinances designating the land use classifications are attached as Exhibit “C”.

(3) Baker County – Agricultural.

C. To the best of the Applicant’s knowledge, the provision by the Applicant of water and wastewater service to the proposed territory is consistent with the water and

wastewater sections of the Duval, Baker and Nassau County Comprehensive Plans at the time this Application is filed.

(1) At the time of filing, Applicant knows of no plans by JEA to timely and economically serve the proposed territory in Duval County. Additionally, the Ordinance requires the developers to construct onsite water and wastewater facilities.

(2) Nassau County - At the time of filing, Applicant knows of no plans by Nassau County to timely and economically serve the proposed territory. Nassau County requires that Developments in the unincorporated areas of the County shall be compatible with the County's adopted levels of service. The provision of utility services by Applicant will comply with the Nassau County 2030 Comprehensive Plan.

(3) Baker County - At the time of filing, Applicant knows of no plans by Baker County to timely and economically serve the proposed territory. Baker County's Comprehensive Plan states that Development requiring water and sewer facilities may construct facilities compliant with adopted County Utility Standards. Applicant's facilities will comply with the Baker County Comprehensive Plan.

D. The Service Territory may include conservation lands and environmentally sensitive areas. Any impacts to these lands or areas, if necessary, will comply with applicable regulatory requirements.

E. Letters from the owners of all the properties subject to this Application seeking service from the Applicant are attached as Composite Exhibit "D".

### **PART III. SYSTEM INFORMATION**

#### **A. WATER AND WASTEWATER**

(1) The Applicant proposes to provide potable water and wastewater service within the entire proposed service territory, along with reuse for irrigation purposes. The proposed treatment facilities will be constructed and expanded to serve the Development as it is constructed and expanded. A Feasibility Assessment Report prepared by Bevin Beaudet, P.E., LLC, in conjunction with Globaltech Design Builders, providing a detailed description of the proposed utility facilities is attached as Exhibit "E".

(2) At build out of the Duval County property the water and wastewater demand projects to be: Water 4 MGD; Wastewater 3.2 MGD.

(3) At build-out the Duval County portion of the service area, the only portion of the service area currently entitled for development, is entitled to have approximately 13,875 residential ERC's (11,250 single family and 2,625 multi-family) and 1,000 commercial ERC's. At this time, however, the exact customer mix and timing of the development phases has not been determined. The Developer has planned Phase I to include 2,800 ERC's consisting of 2,500 Residential and 300 Commercial ERC's.

#### **Residential Customers**

Residential customers will consist of conventionally built single-family and multi-family detached and attached homes. Single family homes and multi-family homes will utilize ¾" meters. Current development plans for this initial phase would require 2,500 ¾" meters.

## **Commercial Customers**

Commercial facilities within the proposed FCRU service territory will be developed around specific village commercial centers. The primary types of commercial customers anticipated to be served include offices, retail stores, and restaurants. Additional supporting uses may include medical facilities and recreational facilities. Depending on the specific commercial use, Applicant intends to utilize ¾ - 1” meters. Depending on the specific commercial uses, Applicant anticipates that the initial phase of development will require a mix of 300 ¾” – 1” meters.

(4) The following is a brief description of the proposed capacities of Applicant’s initial lines and treatment facilities:

### **Water**

The proposed capacity of the water treatment plant and associated distribution system will be designed and constructed to supply the maximum daily demand and the peak hour demand for the Development as the developers construct it over time. The facilities will be adequate to supply the demand of the entire service territory at build-out. Accordingly, the water treatment plant will initially be designed using a 1.0 MGD average daily flow (“ADF”) design, expandable to accommodate the Development as it expands in the future. The treatment process will consist of water storage and chlorination. Raw water will be initially supplied by two (2) raw water supply wells drilled and developed to approximately 1,000 feet below the surface. The target well capacity is 1,400 GPM. A 16 inch raw water trunk main sized for the future design flow of 2 MGD will discharge into a 1 million gallon prestressed concrete storage tank

equipped with a mixing device to promote disinfection and sulfide oxidation. For a more detailed description of the proposed water facilities please refer to Exhibit "E", page 16.

### **Wastewater**

The proposed capacity of the wastewater treatment plant and associated collection system will be designed and constructed to accept the maximum monthly average daily demand for the Development as it is constructed over time. The facilities will be expandable to adequately provide collection and treatment for the entire service area at build-out. The Developer has planned Phase I to include 2,800 ERC's consisting of 2,500 Residential and 300 Commercial ERC's.

Accordingly, the wastewater system will be initially designed based on a current average daily flow of 1 MGD. The influent pump station and the headworks facilities will be designed to accommodate the peak hour flow, while the facilities downstream of the headworks will be designed to hydraulically accommodate the peak daily flow. For a more detailed description of the proposed wastewater facilities please refer to Exhibit "E", pages 16-19.

(5) The on-site water and wastewater treatment facilities are to be located on a 50-acre site in the Duval County portion of the proposed service area. The property has good drainage and soil conditions. Attached as Exhibit "F" is an unrecorded copy of a Special Warranty Deed for the real property within which the treatment facilities will be located and a map setting forth the location of the site within the property. The Special Warranty Deed will be recorded and filed with the Commission within the time required in the order granting the certificates.



**PART IV. FINANCIAL AND TECHNICAL INFORMATION**

A. (1) Financial Ability. The Applicant is a newly formed single purpose entity created for the sole purpose of providing water, wastewater and irrigation utility services to the proposed service territory. As such, Applicant does not have financial statements for the preceding year to file with this Application. The Applicant is an affiliated party of the Developer of the proposed service area to be initially developed and, as such, the Developer will provide necessary start-up funding as well as funds sufficient to cover operational shortfalls during the utility's initial years of operation. Evidence that such funding will be available is shown by attached Exhibit "G" is a letter from the Developer committing the necessary financial support, including a copy of a current balance sheet (for which a request for Confidential Classification is being sought).

(2) Technical Ability. The owners of First Coast Regional Utilities, Inc. is 301 Capital Partners, LLC ("301 Capital"), a Florida limited liability company, who is the Developer of the proposed service area. The majority of the officers of Applicant are members of the Developer/301 Capital. The Applicant has retained the following professionals with regard to engineering, financial and accounting, and legal representation, respectively:

Bevin A. Beaudet, P.E., LLC  
316 Plymouth Road  
West Palm Beach, FL 33405  
(561) 373-4442

Milian, Swain & Associates, Inc.  
2025 SW 32<sup>nd</sup> Ave  
Miami, FL 33145  
(305) 441-0123

Sundstrom & Mindlin, LLP  
2548 Blairstone Pines Drive  
Tallahassee, FL 32301  
(850) 877-6555

With regard to the engineering, design, permitting, construction and operation of its water and wastewater and reuse water systems Applicant shall engage a well known utility design-build-operations contractor such as:

Globaltech Design Builders

Jacobs Engineering and its subsidiary OMI

These entities or their primary personnel have been involved in the development of numerous utility systems throughout the State of Florida.

At the time of filing, Applicant has obtained no permits from either the Department of Environmental Protection (“DEP”) or the water management district. Applicant intends to apply for the necessary permits upon receipt of the Commission’s order granting the service territory that is the subject of this Application. Further, as a new entity Applicant has no correspondence with DEP, county health departments or the water management district to include with this Application.

**PART V. ACCOUNTING AND RATE INFORMATION**

A. A report prepared by Milian, Swain & Associates, Inc. setting forth the required financial information for the rate setting phase of this Docket are attached as Exhibit “H”.

Within Exhibit “H”:

- (1) Schedule 1, page 1 describes the projected rate base at 100% and 80% of design capacity including accumulated depreciation, projected CIAC and

## PART V. ACCOUNTING AND RATE INFORMATION

A report prepared by Milian, Swain & Associates, Inc. setting forth the required financial information for the rate setting phase of this Docket are attached as Exhibit "G".

1. Schedule 1, page 1, describes the projected rate base at 100% and 80% of design capacity including accumulated depreciation, projected CIAC and associated amortization, and working capital allowance. Applicant anticipates that 80% of design capacity will be reached in Year 4.

Schedules 1A and 1B, pages 2 & 3, shows projected utility plant in service by NARUC accounts and related accumulated depreciation at Year 4.

2. Schedules 2A and 2B, pages 4 - 9, describe projected annual contributions-in-aid-of-construction ("CIAC") and associated amortization by year including a description of assumptions regarding customer growth. Applicant anticipates that 80% of design capacity will be reached in Year 4.
3. Schedules 3A and 3B, pages 10 & 11, provides the projected annual operating expenses by NARUC accounts at 80% of capacity.
4. Schedule 4, page 12, shows the projected capital structure including the methods of financing the construction and operation of the utility until the initial phase of the utility is anticipated to reach 80% of capacity.
5. Schedules 5, pages 13 – 15, shows how the proposed rates were developed.
6. Schedules 6A & 6B, pages 16 & 17, show how the proposed service availability policy and charges were developed.
7. Schedules 7A & 7B, pages 18 & 19, show how the customer deposits and miscellaneous service charges were developed.

associated amortization, and working capital allowance. Applicant anticipates that 80% of design capacity will be reached in Year 4.

Schedules 1A and 1B, pages 2 & 3, shows projected utility plant in service by NARUC accounts and related accumulated depreciation at Year 4.

(2) Schedules 2A and 2B, pages 2&3, describe projected annual contributions-in-aid-of-construction (“CIAC”) and associated amortization by year including a description of assumptions regarding customer growth. Applicant anticipates that 80% of design capacity will be reached in Year 4.

(3) Schedules 3A and 3B, pages 10 & 11, provides the projected annual operating expenses by NARUC accounts at 80% of capacity.

(4) Schedule 4, page 12, shows the projected capital structure including the methods of financing the construction and operation of the utility until the initial phase of the utility is anticipated to reach 80% of capacity.

(5) Schedule 5, pages 13-15, shows how the proposed rates were developed.

(6) Schedules 6A & 6B, pages 16 & 17, show how the proposed service availability policy and charges were developed.

(7) Schedules 7A & 7B, pages 18 & 19, show how the customer deposits and miscellaneous service charges were developed.

B. Attached as Composite Exhibit “I” are Applicant’s draft Tariffs.

**PART VI. TERRITORY DESCRIPTION AND MAPS**

**A. TERRITORY DESCRIPTION**

Accurate descriptions using township, range and section references as specified in Rule 25-30.029, Florida Administrative Code, of the proposed service territory are attached hereto as Exhibit “J”.

**B. TERRITORY MAPS**

One copy of an official county tax assessment map or other map showing township, range and section on which the proposed service territory is plotted is attached hereto as Exhibit “K”.

C. One copy of detailed maps showing proposed lines and facilities for the initial Development, and the entire territory to be served is attached hereto as Composite Exhibit “L”.

**PART VII. NOTICE OF APPLICATION**

A draft Notice of Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service is attached as Exhibit “M”. Notice will be given in accordance with Rule 25-30.030, Florida Administrative Code, upon receipt of the appropriate individuals and entities from the Commission staff.

**PART VIII. FILING FEE**

Indicate the filing fee enclosed with the application.

The proposed water and wastewater systems will have the capacity to serve over 4000

ERC's and the appropriate filing fee is \$3,000.00 for water and \$3,000.00 for wastewater. The total filing fee of \$6,000.00 is enclosed.

Respectfully submitted on this 27th day of August, 2019, by:

SUNDSTROM & MINDLIN, LLP  
2548 Blairstone Pines Drive  
Tallahassee, FL 32301  
Telephone: (850) 877-6555  
Fax: (850) 656-4029  
[rbrannan@sfflaw.com](mailto:rbrannan@sfflaw.com)



ROBERT C. BRANNAN  
For the Firm

**EXHIBIT "A"**

CERTIFICATE OF ACTIVE STATUS



FLORIDA DEPARTMENT OF STATE  
Division of Corporations

May 31, 2019

WILLIAM E. SUNDSTROM  
2548 BLAIRSTONE PINES DRIVE  
TALLAHASSEE, FL 32301 US

Re: Document Number P19000027444

The Articles of Amendment to the Articles of Incorporation for FIRST COAST REGIONAL UTILITIES, INC., a Florida corporation, were filed on May 31, 2019.

The certification requested is enclosed.

Should you have any question regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Darlene Connell  
Regulatory Specialist II Supervisor  
Division of Corporations

Letter Number: 519A00010918



# State of Florida



## Department of State

I certify from the records of this office that FIRST COAST REGIONAL UTILITIES, INC. is a corporation organized under the laws of the State of Florida, filed on March 26, 2019, effective March 26, 2019.

The document number of this corporation is P19000027444.

I further certify that said corporation has paid all fees due this office through December 31, 2019, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this the  
Thirty-first day of May, 2019



*Laurel M. Lee*

Laurel M. Lee

Secretary of State

Articles of Amendment  
to  
Articles of Incorporation  
of  
FIRST COAST REGIONAL UTILITIES, INC.

FILED

2019 MAY 31 PM 12:47

SECRETARY OF STATE  
TALLAHASSEE, FL

(Name of Corporation as currently filed with the Florida Dept. of State)

P19000027444

(Document Number of Corporation (if known))

Pursuant to the provisions of section 607.1006, Florida Statutes, this *corporation* adopts the following amendment(s) to its Articles of Incorporation:

**A. If amending name, enter the new name of the corporation:**

*The new name must be distinguishable and contain the word "corporation," "company," or "incorporated" or the abbreviation "Corp.," "Inc.," or Co.," or the designation "Corp.," "Inc.," or "Co.". A professional corporation name must contain the word "chartered," "professional association," or the abbreviation "P.A."*

**B. Enter new principal office address, if applicable:**

*(Principal office address **MUST BE A STREET ADDRESS**)*

12469 West State Road 100  
Lake Butler, FL 32054

**C. Enter new mailing address, if applicable:**

*(Mailing address **MAY BE A POST OFFICE BOX**)*

Post Office Box 238

Lake Butler, FL 32354

**D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:**

*Name of New Registered Agent* \_\_\_\_\_

\_\_\_\_\_  
*(Florida street address)*

*New Registered Office Address:* \_\_\_\_\_, Florida

*(City)*

*(Zip Code)*

**New Registered Agent's Signature, if changing Registered Agent:**

*I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.*

\_\_\_\_\_  
*Signature of New Registered Agent, if changing*

**If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:**

*(Attach additional sheets, if necessary)*

*Please note the officer/director title by the first letter of the office title:*

*P = President; V= Vice President; T= Treasurer; S= Secretary; D= Director; TR= Trustee; C = Chairman or Clerk; CEO = Chief Executive Officer; CFO = Chief Financial Officer. If an officer/director holds more than one title, list the first letter of each office held. President, Treasurer, Director would be PTD.*

*Changes should be noted in the following manner. Currently John Doe is listed as the PST and Mike Jones is listed as the V. There is a change, Mike Jones leaves the corporation, Sally Smith is named the V and S. These should be noted as John Doe, PT as a Change, Mike Jones, V as Remove, and Sally Smith, SV as an Add.*

**Example:**

X Change                    PT     John Doe  
X Remove                    V       Mike Jones  
X Add                         SV     Sally Smith

<u>Type of Action</u> (Check One)	<u>Title</u>	<u>Name</u>	<u>Address</u>
1) <input checked="" type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove	<u>P</u>	<u>Robert Kennelly</u>	<u>37 Lagoon Course Ave.</u> <u>Ponte Vedra Beach, FL 32082</u>
2) <input type="checkbox"/> Change <input checked="" type="checkbox"/> Add <input type="checkbox"/> Remove	<u>S</u>	<u>Denise Howard</u>	<u>Post Office Box 238</u> <u>Lake Butler, FL 32054</u>
3) <input type="checkbox"/> Change <input type="checkbox"/> Add <input checked="" type="checkbox"/> Remove	<u>P</u>	<u>William E. Sundstrom</u>	
4) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove			
5) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove			
6) <input type="checkbox"/> Change <input type="checkbox"/> Add <input type="checkbox"/> Remove			



The date of each amendment(s) adoption: \_\_\_\_\_ if other than the date this document was signed.

Effective date if applicable: \_\_\_\_\_  
(no more than 90 days after amendment file date)

Adoption of Amendment(s) (CHECK ONE)

The amendment(s) was/were adopted by the shareholders. The number of votes cast for the amendment(s) by the shareholders was/were sufficient for approval.

The amendment(s) was/were approved by the shareholders through voting groups. The following statement must be separately provided for each voting group entitled to vote separately on the amendment(s):

"The number of votes cast for the amendment(s) was/were sufficient for approval

by \_\_\_\_\_  
(voting group)

The amendment(s) was/were adopted by the board of directors without shareholder action and shareholder action was not required.

The amendment(s) was/were adopted by the incorporators without shareholder action and shareholder action was not required.

Dated 5.31.19

Signature William Sundstrom

(By a director, president or other officer - if directors or officers have not been selected, by an incorporator - if in the hands of a receiver, trustee, or other court appointed fiduciary by that fiduciary)

WILLIAM SUNDSTROM  
(Typed or printed name of person signing)

P/D  
(Title of person signing)

**EXHIBIT "B"**

ORDINANCE 2010-874-E

301 Capital Partners  
(PUD-SC)

AMENDED & ENACTED 2/8/11

1 Introduced and amended by the Land Use and Zoning Committee:  
2  
3

4 **ORDINANCE 2010-874-E**

5 AN ORDINANCE REZONING APPROXIMATELY 5,520±  
6 ACRES LOCATED IN COUNCIL DISTRICT 11 ON THE  
7 WEST SIDE OF U. S. 301 BETWEEN INTERSTATE 10  
8 AND GILRIDGE ROAD (PORTIONS OF R.E. NO(S).  
9 000952-0000, 000974-0000, 000978-0000 AND  
10 000991-0000), AS DESCRIBED HEREIN, OWNED BY  
11 ICI VILLAGES, LLC, FROM PUD-SC (PLANNED UNIT  
12 DEVELOPMENT-SATELLITE COMMUNITY) AND AGR  
13 (AGRICULTURE) DISTRICTS TO PUD-SC (PLANNED  
14 UNIT DEVELOPMENT-SATELLITE COMMUNITY)  
15 DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE  
16 ZONING CODE, TO PERMIT RESIDENTIAL COMMERCIAL  
17 BUSINESS AND OFFICE USES, AS DESCRIBED IN THE  
18 APPROVED WRITTEN DESCRIPTION AND SITE PLAN FOR  
19 THE ICI RURAL VILLAGES PUD; PROVIDING AN  
20 EFFECTIVE DATE.  
21

22 WHEREAS, ICI Villages, LLC, the owner(s) of approximately  
23 5,520± acres located in Council District 11 on the west side of U.  
24 S. 301 between Interstate 10 and Gilridge Road (Portions of R.E.  
25 No(s). 000952-0000, 000974-0000, 000978-0000 and 000991-0000), as  
26 more particularly described in Exhibit 1, attached hereto (Subject  
27 Property), has applied for a rezoning and reclassification of that  
28 property from PUD-SC (Planned Unit Development-Satellite Community)  
29 and AGR (Agriculture) Districts to PUD-SC (Planned Unit  
30 Development-Satellite Community) District, as described in Section  
31 1 below; and

1           **WHEREAS**, the Planning Commission has considered the  
2 application and has rendered an advisory opinion; and

3           **WHEREAS**, the Land Use and Zoning Committee, after due notice  
4 and public hearing, has made its recommendation to the Council; and

5           **WHEREAS**, the Council finds that such rezoning is: (1)  
6 consistent with the 2030 Comprehensive Plan; (2) furthers the  
7 goals, objectives and policies of the 2030 Comprehensive Plan; and  
8 (3) is not in conflict with any portion of the City's land use  
9 regulations; and

10           **WHEREAS**, the Council finds the proposed rezoning does not  
11 adversely affect the orderly development of the City as embodied in  
12 the Zoning Code; will not adversely affect the health and safety of  
13 residents in the area; will not be detrimental to the natural  
14 environment or to the use or development of the adjacent properties  
15 in the general neighborhood; and will accomplish the objectives and  
16 meet the standards of Section 656.340 (Planned Unit Development) of  
17 the Zoning Code; now therefore

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

19           **Section 1. Property Rezoned.** The Subject Property is  
20 hereby rezoned and reclassified from PUD-SC (Planned Unit  
21 Development-Satellite Community) and AGR (Agriculture) Districts to  
22 ~~PUD-SC (Planned Unit Development-Satellite Community) District,~~ as  
23 shown and described in the approved site plan dated October 25,  
24 2010 and written description dated February 1, 2011 for the ICI  
25 Rural Villages PUD. The PUD district for the Subject Property  
26 shall generally permit residential and commercial business and  
27 office uses, as more specifically shown and described in the  
28 approved site plan and written description, both attached hereto as  
29 **Revised Exhibit 2.**

30           **Section 2. Owner and Description.** The Subject Property  
31 is owned by ICI Villages, LLC and is legally described in **Exhibit**



1 1. The agent is Anthony S. Robbins, AICP, 13901 Sutton Park Drive  
2 South, Suite 200, Jacksonville, Florida 32224; (904) 739-3655.

3 Section 3. Effective Date. The adoption of this  
4 ordinance shall be deemed to constitute a quasi-judicial action of  
5 the City Council and shall become effective upon signature by the  
6 Council President and the Council Secretary.

7  
8  
9 Form Approved:

10  
11  /s/ Dylan T. Reingold

12 Office of General Counsel

13 Legislation Prepared By Dylan T. Reingold

14 G:\SHARED\LEGIS.CC\2010\ord\PUD\2010-874-E.doc

**ORDINANCE** 2010-874

**Legal Description**

---

**Rural Village**

A portion of Sections 31 and 32, Township 2 South, Range 23 East, together with all of Sections 7, 8, 9 and 17, and portions of Sections 3, 4, 5, 6, 10, 15, 16, 18, 19, 20 and 21, Township 3 South, Range 23 East, all lying in Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46 and Official Records Book 13540, page 344 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 6, thence South 00°29'36" West, along the Westerly line of said Section 6, a distance of 88.85 feet to the Point of Beginning.

From said Point of Beginning, thence South 89°30'31" East, departing said Westerly line of Section 6, a distance of 481.03 feet; thence North 85°51'03" East, 515.22 feet; thence North 31°57'47" East, 454.05 feet; thence South 81°59'01" East, 881.05 feet; thence South 26°02'28" East, 1194.55 feet; thence North 67°29'41" East, 1581.33 feet; thence North 17°23'14" East, 856.58 feet; thence North 47°24'42" East, 797.91 feet; thence North 06°41'46" West, 1390.97 feet; thence North 04°11'49" West, 383.29 feet; thence North 58°05'32" East, 649.87 feet; thence North 10°07'47" West, 1181.01 feet to a point lying on the Southerly right of way line of Interstate Highway 10 (State Road 8), a variable width right of way as presently established; thence North 79°12'10" East, along said Southerly right of way line, 1989.80 feet to the point of curvature of a curve concave Southerly, having a radius of 22768.31 feet; thence Easterly, continuing along said Southerly right of way line, and along the arc of said curve, through a central angle of 01°29'07", an arc length of 590.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 79°56'44" East, 590.25 feet; thence South 01°58'39" East, departing said Southerly right of way line, 1132.10 feet; thence South 44°44'35" East, 839.61 feet; thence South 03°19'45" East, 778.69 feet; thence South 46°40'00" West, 1330.39 feet; thence South 19°38'06" East, 1238.05 feet; thence South 87°52'14" East, 751.27 feet; thence South 85°42'17" East, 1067.02 feet; thence South 85°09'34" East, 183.99 feet; thence South 50°11'13" East, 1030.34 feet; thence North 42°01'54" East, 22.65 feet; thence South 67°00'48" East, 1758.97 feet; thence South 35°13'02" East, 806.99 feet; thence North 45°19'04" East, 1144.21 feet; thence North 45°07'13" East, 1086.13 feet; thence South 39°37'31" East, 2053.41 feet; thence South 39°41'01" East, 132.52 feet; thence South 30°08'29" East, 165.96 feet; thence North 78°50'18" East, 1052.28 feet; thence South 73°29'44" East, 651.84 feet; thence South 72°34'54" East, 247.45 feet; thence South 38°39'40" East, 59.29 feet; thence South 67°12'08" East, 112.20 feet; thence South 75°36'36" East, 141.75 feet; thence South 80°10'48" East, 753.14 feet to a point lying on the Westerly right of way line of U.S. Highway 301, a variable width right of way as currently established; thence Southwesterly and Northwesterly, along said Westerly right of way line

Oct 15, 2010

ORDINANCE

2010-874

Legal Description

Rural Village (cont.)

the following four courses: Course 1, thence South 18°55'47" West, 5679.90 feet; Course 2, thence South 18°56'27" West, 1781.26 feet; Course 3, thence North 71°02'55" West, 32.00 feet; Course 4, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524 of said current public records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318 of said current public records; thence Northerly, Westerly and Southerly along the boundary of said lands, the following three courses: Course 1, thence North 01°10'37" East, departing said Northerly line, 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Northwest corner of said Section 15, said corner also being the Southwest corner of said lands; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, departing said Westerly line and along the Southerly line of said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway 301; thence South 18°57'05" West, along said Westerly right of way line, 3385.74 feet; thence North 87°53'50" West, departing said Westerly right of way line, 2395.53 feet; thence South 39°59'58" West, 670.23 feet; thence South 16°08'27" East, 743.23 feet; thence North 86°27'44" West, 528.65 feet; thence South 22°12'49" West, 575.53 feet; thence South 35°22'41" East, 425.02 feet; thence South 18°08'51" West, 506.15 feet; thence South 43°22'47" East, 737.79 feet; thence South 16°13'30" West, 209.51 feet; thence South 15°20'31" West, 351.94 feet; thence North 74°55'56" West, 1297.70 feet; thence South 24°32'55" West, 248.20 feet; thence North 58°48'37" West, 1692.45 feet; thence North 02°17'30" East, 95.11 feet; thence North 65°01'37" West, 523.33 feet; thence North 69°51'31" West, 1844.55 feet; thence North 74°19'52" West, 1818.60 feet; thence North 89°09'40" West, 370.33 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 7245, page 1751 of said public records; thence along said Northerly line the follow three courses: Course 1, thence North 00°52'24" East, 132.30 feet to a point lying on the Southerly line of said Section 18; Course 2, thence North 00°54'53" East, departing said Southerly line, 4625.67 feet; Course 3, thence North 89°40'53" West, 4665.83 feet to a point lying on the Westerly line of said Section 18; thence North 00°29'20" East, departing said Northerly line and along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, and along the Westerly line of said Section 6, a distance of 9808.18 feet to the Point of Beginning.

Containing 5520.42 acres, more or less.

Oct 15, 2010

2010-874

**EXHIBIT "D"**  
**PUD Written Description**

**ICI Rural Villages**

**Revised December 8, 2006**

**Revised February 1, 2011**

**Current Land Use Designation: AGR**  
**Current Zoning District: PUD-SC and AGR**  
**Requested Zoning District: PUD-SC**

**1.0 Summary**

ICI Homes proposes to modify the ICI Villages PUD-SC adopted by Ordinance 2006-1203-E. ICI Homes seeks to rezone approximately 5,520 acres from Agricultural (AGR) to PUD-SC under the Rural Village criteria for Agricultural land uses. ICI Villages (the Property) consists of land located in western Duval County, approximately 1.7 miles south of I-10 and west of US 301, with approximately 12,000 feet of direct frontage on US 301. The modified Master Plan emphasizes environmental protection and enhancement through design in an area containing regionally significant resources, such as connected wetlands and Deep Creek with its associated tributaries and watersheds. Not more than 75% of the Property may be developed with residential units, commercial businesses and offices, and similar community development. The remaining portion of the Property will be composed of parklands, recreation areas, golf courses, conservation areas of uplands and wetlands, trails, and the Primary Project Parkway. The Property is more particularly described by the legal description (Attachment I) and is shown on the attached vicinity map designated as Attachment II. PUD-SC district is being requested to permit development of the Property for a mixture of land uses serving both the future residences as well as providing essential services for the surrounding area all under the criteria and requirements for a Rural Village

The property is currently an Agricultural (AGR-1 & AGR-2) land use and is currently undeveloped and under silvicultural management. The surrounding land uses also consist of undeveloped silvicultural lands, except for a small residential parcel fronting on US 310. A Florida Power and Light (FPL) overhead power line easement transverses the Property parallel to US 301. Subject to FPL approval portions or all of the FPL easement may be relocated. The Property consists primarily of pine plantations and scattered wetlands. Deep Creek and associated wetlands run generally south to north direction through The Property and is the only notable wetland system on the Property. The land is generally flat with no significant grade differences. An overall environmental assessment was prepared on the Property by Dennis Breedlove and Associates and is provided as an appendix to this application.

The Rural Village is a proposed master planned community with extensive amenities and services for its residents, including athletic complex, neighborhood parks, village green; school; neighborhood shopping center; professional offices; extensive pathway system; open space corridor and wetland preservation lands; environmental interpretive and education program and civic uses. Additionally, the community will provide for a mixture of residential housing types and may include one or more golf courses. All the proposed uses are compatible with the adjacent pine plantation lands and conservation lands, thus protecting the character of the rural landscape. This vision is in keeping with the guiding themes of the Southwest Vision Plan.

## 2.0 Project Access

ICI Villages will have direct access to US 301, a major north/south arterial. US 301 is currently a divided four-lane roadway providing direct access to I-10, approximately 1.7 miles north of the Property.

As shown in the PUD Master Plan, one Primary Project Parkway is proposed with three additional ingress/egress points. These access points to The Property will occur at the existing median openings on US 301. Other right-in and right-out access points may be proposed subject to FDOT approvals.

The primary project entry provides access and egress to the main vehicular thoroughfare for the project. Provisions for up to a two-hundred (200) foot right of way will be made to accommodate this roadway dependant upon the current and future projected traffic intensities.

## 3.0 Project Description

### 3.1 The Master Plan

The Master Plan was based on both the criteria required for a Rural Village and a combination of conventional and traditional master planning principals. To create a mobility-friendly community, the project design links good urban design with an appropriate intensity and density of development that is interconnected through a network of pedestrian amenities and roadway network. The plan seeks to reduce the travel distance necessary for day-to-day activities. The plan consists of villages, all generally surrounding a village center. Each village will have multiple residential neighborhoods connected to one or more neighborhood centers that will support the villages. These neighborhood centers consist of village greens, neighborhood parks, community recreational facilities such as swim and fitness centers and athletic facilities and/or other civic uses. The villages will be linked to the village center by roadways and a pedestrian system consisting of sidewalks and multi-purpose paths. A central boulevard from US 301 will access the four Villages as well as the Village Center. This roadway will be a divided boulevard with multi-purpose pathways on at least one side with an extensive street tree and landscape treatment. The multi-purpose path will be a minimum of 10 feet in width. A gate house may be permitted on this boulevard beyond the commercial and other public facilities which may serve the project.

### 3.2 The Village Center and Neighborhood Centers

The Village Center is centrally located to serve the residents of ICI Villages, while providing essential services to the area. The Village Center shall incorporate a mix of uses, which may include commercial retail, restaurants, office space (both small and large scale) and higher density residential. An extensive pathway system will connect the various villages to each other and to the neighborhood centers and the village center. The village center, with its recreational, civic and commercial uses, as well as various housing options, will ultimately be a community focal point and provide an identity for the project as well as a community gathering destination for its residents. The site design of the Village Center will generally be in a more traditional form. Specifically, the village center and each neighborhood center may include the following uses:

- Community swim and fitness center
- Tennis center
- Athletic complex and facilities
- Neighborhood commercial
- Village Green
- Professional office
- Institutional uses, such as schools, churches, etc.
- Civic facilities
- A variety of residential product types
- Neighborhood parks
- Structured parking which may be incorporated into the first or second floor of multi-family buildings
- Community support facilities

The actual location of the Village Center may vary slightly from the location depicted on the site plan, but will comply with the following criteria:

1. The Village Center will be centrally located within the Rural Village.
2. The Village Center will be located adjacent to a major roadway within the Rural Village.
3. The Village Center location will be consistent with the Rural Village criteria contained within the 2030 Comprehensive Plan.

### 3.3 Villages

The villages consist mainly of residential and associated support uses. Contained within each village shall be a Neighborhood Center described in 3.2 above. Permitted uses include single family, duplex and townhouse residential units; condominium, apartment, rowhomes, community support, amenities, churches, town halls, community support facilities, golf course(s) and associated support uses, recreational and community structures including active and passive parks; amenity and recreational centers including pools, tennis courts, clubhouses and health fitness facilities; golf courses and maintenance facilities; and similar uses. Rear loaded residential units with alleys are permitted.

### 3.4 Open Space

In addition to the parks and recreational areas, an extensive system of wetlands will be preserved within the community. These wetlands will be preserved in corridors created in such a manner to provide a permanent greenway connection throughout the property. Some of the wetlands will be part of an overall environmental interpretive system and associated environmental educational facility.

Greenways/pathway systems shall not count toward the required recreation acreage. Parks and recreation areas combined area will meet or exceed recreation requirements defined by the Comprehensive Plan and the City of Jacksonville Ordinance Code, as effective at the time of the adoption of this PUD. At a minimum, 125.4 acres of active recreation areas will be provided.

The active recreation areas within this PUD shall include no fewer than eighteen (18) athletic fields and fifteen (15) athletic courts. Recreation areas and facilities serving individual neighborhoods shall be completed and operational not later than 40% of that neighborhood's residential units being constructed. Community-wide recreation facilities shall be provided in proportion to the number of residential dwelling units built. In determining the type of fields and courts to include within this PUD, the Applicant shall

consult with the Parks, Recreation, and Entertainment Department to determine what types of fields and courts are available or programmed as public facilities to serve residents within the PUD.

### 3.5 Land Use Summary

The physical and functional characteristics of the PUD shall promote and promulgate reduced vehicle trips and discourage use of single-occupancy vehicles. Specifically,

- o A compact and interconnected mix of uses including office, commercial, and residential adjacent or in close proximity to one another, encouraging internal capture of trips.
- o Utilization of several design standards prescribed in the Jacksonville Design Guidelines and Best Practices Handbook.
- o A range of residential densities and dwelling types avoiding the appearance of any single housing style or monotonous vernacular of the community.
- o Having new businesses locate within an area of higher population concentration than the surrounding area resulting in fewer or shorter daily vehicle trips.
- o The density and intensity of the PUD will be arranged in a manner which supports a variety of transportation options, including walking and biking.
- o Safe and efficient interactions between and among pedestrians, bicyclists, transit riders, and automobile passengers.
- o Provision of a functioning sidewalk and bicycle facilities linking them with transit stops and the recreation and open/space areas.

The City is currently in the process of adopting a Mobility Plan as part of the 2030 Comprehensive Plan and an implementing ordinance. Within that Mobility Plan will be a listing of factors (including potential vehicle trip adjustments to a mobility fee) which may be used to measure or assess the extent to which development implements mobility concepts such as those identified above. To promote mobility, within six (6) months after the City's adoption of the Mobility Plan, the Applicant, working with the Planning and Development Department staff, will seek an administrative modification to this PUD which shall provide and incorporate into the this PUD a metric or measurable guidelines by which the Planning and Development Department may determine the consistency of each development site plan within the PUD with the mobility concepts contained in the Mobility Plan and those identified above.

The PUD shall not be developed with only a single land use. The Developer shall be allowed to develop any portion of the PUD at any time (several construction phases). The table on the following page contains the anticipated development program. In the event market conditions do not support the construction of non-residential uses, the Developer may enter the next phase so long as the infrastructure for the non-residential development has been constructed enabling the non-residential site ready to develop when market conditions warrant.

Land Use	Phase 1	Phase 2 (cumulative)	Phase 3 (cumulative)
Single Family Residential (DU)	2,500	8,250	11,250
Multi-family Residential (DU)	1,400	2,200	3,750
Commercial (GSF)	125,000	475,000	750,000
Office (GSF)	50,000	140,500	300,000

ICI Villages will contain four (4) distinct residential neighborhoods: East Village, South Village, Central Village, and North Village. The maximum residential density of each neighborhood is 7 units per gross acre for single-family and 15 units per gross acre for multi-family. Between 50% and 90% of each neighborhood's land area may be residential.

There will be a mixture of varying lot types for single family detached products. Multi-family attached products will vary with ranges facilitating condominiums, row houses, townhomes and/or apartments. There will be at least three different residential lot types with no single lot type comprising more than 50% of the project total.

Each neighborhood will contain a Neighborhood Center comprised of not more than ten (10) acres in size. Neighborhood Centers should be centrally located within each Village. Neighborhood Center uses may include civic and institutional uses, places of worship, convenience goods, personal services, veterinarians, filling stations and other low intensity retail and office – professional commercial uses developed in freestanding or shopping center configurations.

The maximum non-residential floor area ratio (FAR) is 80% within the Village Center and 50% within each Neighborhood Center. The maximum non-residential intensity within individual parcels is 7,500 Retail square feet per net acre and 12,000 Office square feet per net acre.

**3.6 Recreation**

A minimum 10-acre athletic complex and park within the Village Center will be constructed by the Developer and owned and maintained by the CDD, Developer or Homeowners Association for use by the residents. A minimum 1-acre Village Green or Town Square shall also be constructed by the Developer in the Village Center. One or more golf courses may be located within ICI Villages. An internal trail system will link the Rural Village to neighboring open space and recreational uses permissible in the AGR future land use category (e.g., dude ranches, golf courses, camping grounds, etc.).

**3.7 Pedestrian Environments**

Personal interaction shall be encouraged within ICI Villages through logical and aesthetically congruent pedestrian routes. Pedestrian interconnections shall be provided between adjacent land uses where it is functionally feasible and maintains the highest level of pedestrian safety.

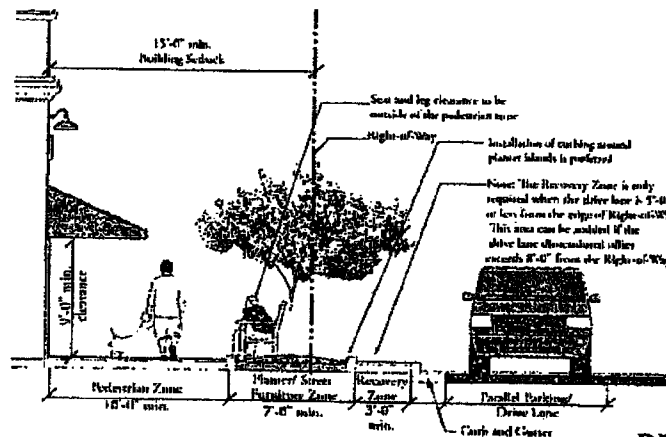
- A. The use of architectural design elements, such as canopies, awnings, umbrellas, site furniture, pedestrian scale lighting, water and fountain features, decorative paving, colored paving, building placement and façade articulation are all elements that are



encouraged to help build the pedestrian environment and create a "sense of place" for each individual project and, in many cases, are a specific node within a project.

- B. The use of plaza spaces to interconnect various pedestrian routes is strongly encouraged. Pedestrian spaces should be designed as multi-functional use spaces that encourage social gathering and interaction. Consideration should be made to incorporate adequate pedestrian seating, landscape and shade cover as well as special visual focal elements within the spaces.
- C. All site furnishings shall be constructed of durable permanent material, excluding plastic. Wood site furniture shall be discouraged due to maintenance requirements; however, this is discretionary based on individual project theme and maintenance program.
- D. Site furnishings shall not be used for advertising in any form, wither by direct or indirect mounting of signs or dramatically bright paint patterns or colors.
- E. The defined pedestrian route shall be kept free of all permanent signage, site furnishing or other physical obstructions. All site furnishing shall be placed within a four-foot (4') wide landscape planter zone.
- F. All pedestrian crosswalks and traffic calming devices shall be clearly defined by unique paving materials.
- G. Pavement within pedestrian routes shall be designed to accentuate the pedestrian experience through use of materials, colors, textures and patterning. Due to the highly reflective nature of concrete, plain white concrete shall be discouraged in areas of high pedestrian traffic and areas that are not protected, either by tree canopy or architectural cover, from solar reflection. Alternative materials such as pavers, colored concrete or stamped concrete are encouraged.
- H. The following chart establishes the required dimensional relationships required for the Village Center streetscapes.

Roadway	Min. Building Setback	Pedestrian Zone	Recovery Zone	Planter and Street Furniture Zone	
				With on-street parking	No On-street parking
0-35 mph	15'	10'	3'	7'	10'
36-45 mph	20'	12'	3'	10'	13'



## 4.0 Land Use and Zoning

### 4.1 Commercial Parcels

#### A. *Permitted Uses (Village Center only):*

1. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
2. Restaurants with the outside sale and service of food; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department.
3. Business and professional offices.
4. Medical, dental and chiropractic offices or clinics.
5. Banks, savings and loans, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access, subject to the review and approval of the Planning and Development Department
6. Hotels and motels
7. Service Station with car wash
8. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.
9. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
10. Art galleries, museums, community centers, and dance, art or music studios
11. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
12. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.
13. Institutional uses such as churches, schools, etc.

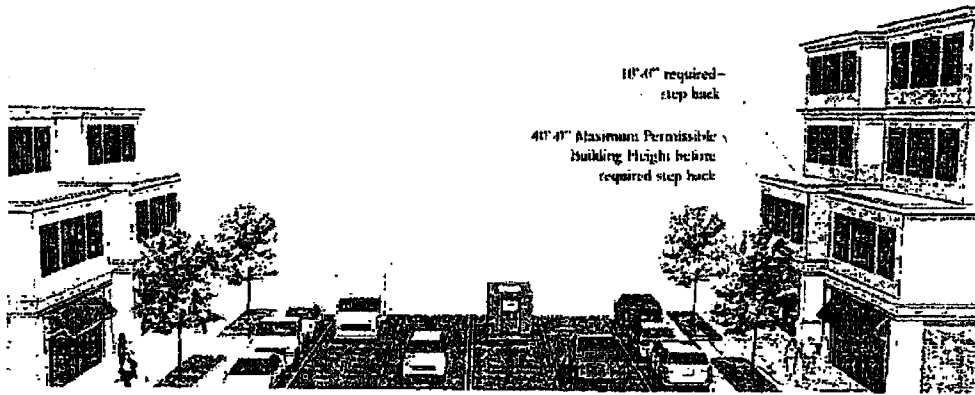
#### B. *Permitted Uses (Neighborhood Centers only):*

1. Restaurants, including those which include the sale of all alcoholic beverages inside and outside, including liquor, beer and wine, for on premises consumption.
2. Business and professional offices.
3. Medical, dental and chiropractic offices or clinics.
4. Hotels and motels
5. Service Station with car wash
6. Retail sales and service establishments permitted in the CCG-1 category shall be permitted in single or multi-tenant buildings.

7. Commercial indoor recreational or entertainment facilities, such as bowling alleys, skating rinks, theaters and similar uses
  8. Art galleries, museums, community centers, and dance, art or music studios
  9. Day care centers meeting the requirements of City of Jacksonville Ordinance Code, Chapter 656, Part IV
  10. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.
  11. Institutional uses such as churches, schools, etc.
- C. *Minimum lot requirement* (width and area). None.
- D. *Maximum lot coverage by all buildings*. None.
- E. *Minimum yard requirements*. For the purpose of these requirements, "lot" refers to the parcel within which the commercial use is located and "yard" refers to distance from the parcel boundary.
1. Front – For U.S. Highway 301 Twenty (20) feet; for others - none.
  2. Side - none.
  3. Rear - ten (10) feet.
  4. Except for TND-style development within the Village Center, where a commercial parcel abuts a single-family or multi-family residential parcel, side and rear yards shall be twenty (20) feet with a buffer meeting Section 656.1216 of the Zoning Code.
- F. *Maximum height of structure*.  
Sixty (60) feet, however height may be unlimited where the building is set back on all sides of the project boundaries no less than one horizontal foot for each six (6) vertical feet in excess of the height limitations identified above.

Building massing shall provide façade "step backs" for all building facades that exceed forty feet (40') in height, whereby a minimum ten-foot (10') building façade "step back" shall be provided for all floors above a two-story level (see illustration below). This provision may be waived for freestanding commercial office buildings as long as the building facades provide a significant amount of exterior material column, and wall fenestration so as to provide physical and visual breaks in the building facades.

The building masses of "Big Box" retailers within the Village Center shall be oriented in such a way to create a more clustered organization rather than single free-standing boxes surrounded by parking. The placement of buildings shall provide for a logical organization of both vertical and pedestrian circulation patterns and prevent the need, to the largest extent possible, for a user to have to "re-park" due to excessive internal pedestrian walking distances.



Source: Jacksonville Design Guidelines and Best Practices Handbook

Interior commercial building lengths shall not exceed three hundred linear feet (300') without a physical break or pedestrian accessway from parking behind. It is strongly encouraged to integrate plaza spaces and/or incorporate public green spaces where building breaks occur.

- F. *Lighting requirements.*  
 Lighting shall be designed and installed so as to be directed downward and reflect back to the subject property prevent glare and/or excessive light onto surrounding property. Pole fixtures shall be flush mounted, with full cut-offs. Light fixtures mounted on canopies shall be recessed so that the lens cover is flush with the bottom surface (ceiling) of the canopy. The applicant shall submit a lighting plan for the entire site, including fixture types and foot-candle illumination for review and approval by the Planning and Development Department.

#### 4.2 Condominiums/Apartments

- A. *Permitted Uses and structures.*
1. Condominiums and Apartments.
  2. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
  3. Structured parking when part of a residential structure and meeting the standards established in Section 5.5(E) below.
  4. Live-Work uses meeting the performance standards and development criteria in Section 5.9 below.
  5. Parks, playgrounds, playfields and recreational/community structures.
  6. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.
- B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Condominium use. Development standards for Condominiums and Apartments are detailed in Table 1. For the purpose of these requirements, "lot" refers to the parent property within which the proposed condominium buildings are located and "yard" refers to distance from the parent property boundary. These requirements permit at*

least three types of condominiums/apartments configurations: structured parking under the units; front street access with common parking; rear alley access.

- C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 below.
1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
  2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

#### 4.3 Townhouses/Row Houses

- A. *Permitted Uses and structures.*
1. Townhouses and Row Houses (fee simple or condominium ownership).
  2. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
  3. Structured parking.
  4. Live-Work uses meeting the performance standards and development criteria in Section 5.9 below.
  5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.6 below.
- B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Townhouse use. Development standards for residential uses are detailed in Table 1.* These requirements permit at least three types of townhouse configurations: front street access with garages; front street access with common parking; rear alley access.
- C. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 below.
1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
  2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.
- D. *Common Landscape Maintenance.* The proper maintenance of all common areas, lawns, and landscaping by means of a common lawn and landscaping company shall be funded by an owners' association with mandatory association dues.
- E. *Parking requirements* - Two spaces (2) spaces per unit, which may be met within garages, driveways or common parking areas.

- F. *Townhouse provisions.* The development criteria for Townhouse uses within this PUD supersedes those requirements set forth in Section 656.414 of the Zoning Code.

#### 4.4 Single Family and Duplexes

A. *Permitted Uses and structures.*

1. Single family detached dwellings.
2. Attached duplexes.
3. Amenity/Recreation center, which may include a pool, cabana, clubhouse, health/exercise facility, and similar uses.
4. Parks, playgrounds, playfields and recreational/community structures.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. Development standards for all residential uses, including the five (5) single-family and duplex lot types, are detailed in Table 1 on the following page.

1. Modifications to the yards for any phase of a use in a parcel may be permitted within the PUD as a minor modification subject to the review and approval of the Planning and Development Department.
2. *Patios and porches.* Patios and porches, including screened patios with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures shall be permitted for each unit.

#### 4.5 Community Support and Amenities

A. *Permitted Uses and structures.*

1. Amenities and related facilities to be owned and operated by the developer or homeowners' association, which may include tennis courts, pools, cabanas/clubhouses, soccer or ball fields, health/exercise/fitness spa or facility, theater or screening room, and similar uses and facilities.
2. Parks, playgrounds, playfields and recreational and community structures.
3. Community Support uses may be integrated vertically or horizontally with multifamily residential uses.
4. Parks, playgrounds, playfields and recreational and community structures.
5. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

B. *Minimum lot width, Maximum density, Maximum lot coverage by all buildings, Minimum yard requirements, and Maximum height of structures for each Amenity and Community Support Use.*

1. *Minimum lot width.* None.

2. *Minimum lot area.* None.
3. *Maximum lot coverage by all buildings.* None
4. *Maximum height of structure.* Forty-five (45) feet.

**4.6 Conservation/Open Space**

**A. *Permitted uses and structures.***

1. Stormwater, surface water management and flood control improvement, as permitted by the applicable regulatory agencies.
2. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies. As minor encroachments deemed necessary in final design and engineering, other uses are permitted, governed by the development criteria above and as permitted by the applicable regulatory agencies.
3. Golf courses.
4. Passive recreation, including pedestrian walkways, walking trails, benches, picnic tables, informational displays, and viewing areas.
  - a. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria in Section 5.10.2 below.

**B. *Minimum lot requirement (width and area).*** None.

**C. *Maximum lot coverage by all buildings.*** None.

**D. *Minimum yard requirements.*** None

**E. *Maximum height of structure.*** None

Table 1 Residential Development Standards

Use Type	Permitted Location	Min. Lot Width (ft)	Min. Lot Area (sq. ft)	Front/Side/Rear Setbacks (ft)		Max. Floor Coverage		Max. Bldg. Ht. (ft)	Max. Yds. Above 1st Fl. (ft)	Max. No. of Units (Per Lot)
				Front Facing Garages	Rear Garages	NC & VC	Villages			
SF-A	NC & VC only	35	3,500	n/a	10 / 5 / 5 from bldg face to alley ROW or easement	70%	NA	40	27	2
SF-B	All areas	50	5,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	65%	45%	40	27	2
SF-C	All areas	60	6,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	60%	45%	40	27	2
SF-D	All areas	70	7,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	50%	45%	40	27	2
SF-E	Villages Only	80	8,000	20 from garage face to ROW and/or 15' from bldg face to ROW / 5 / 10	10 / 5 / 5 from bldg face to alley ROW or easement	40%	40%	40	27	2
Duplex	All areas	32	2,900	20 / 8 / 10	20 / 10 / 10	65%	70%	45	27	2
Row House	NC & VC only	16	900	n/a	0 / 0 / 0	NA	NA	45	27	2
Townhouse	All areas	16	1,200	20 from garage face to sidewalk or to back of curb where there is no sidewalk / 10 / 10	10 / 10 except for corner lots (5) / 5 from bldg face to alley ROW or easement	70%	70%	45	27	2
Condo or Apt.	All areas	n/a	n/a	NC & VC	Residential Villages	75%	75%	Max. 6 residential floors over 2 levels of parking, w/1' of additional setback provided for each 3' of building height over 35'	27	2
				Where adjacent to ROW & not abutting SF lots: 20 / 0 / 0 Where abutting SF & height does not exceed 35': 20 / 20 / 20	Where not abutting SF lots: 20 / 10 / 10 Where abutting SF lots: 20 / 20 / 20					

NC – Neighborhood Centers; VC – Village Center \*Building height means the vertical distance from the finished floor to the peak of the roof, provided however that height may be measured from up to three feet above the required finished floor elevation or up to three feet above the existing grade. Spires, bellies, cupolas, and chimneys that are not intended for human occupancy shall not count towards height measurement. Other rooftop appurtenance and mechanical equipment not intended for human occupancy may be placed above the roofline provided it is not visible from an adjacent ROW.



#### 4.7 Signage

The purpose of these sign criteria standards is to establish a coordinated signage program that provides for directional communication in a distinctive and aesthetically pleasing manner. All project identity and directional signs shall be architecturally compatible with the community.

A summary table of the proposed sign regulations is shown in Table 2.

- A. Community Identification Monument Signs at Major Entrances.  
Community identification monument signs will be permitted at the major entrances to the PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to US Highway 301. These signs will identify the PUD community.
- B. Commercial Uses: Identity Monument Signs.  
Identity monument signs are permitted for each Commercial use not otherwise identified by a monument sign as provided above. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides. These signs will be oriented to the street on which the lot has frontage, identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared monument sign.
- C. Commercial Uses: Elevated Signs.  
No pylon signs are permissible. A maximum of two (2) identity elevated signs will be permitted for Commercial uses fronting U.S. Highway 301. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to U.S. Highway 301 identifying the building (tenant) as a whole and/or its predominant use. Multiple tenants within one building or a connected series of buildings on a lot may be identified with one shared sign.
- As part of verification of substantial compliance with this PUD, prior to commencement of Commercial use which proposes an elevated sign, the applicant shall submit to the Planning and Development Department for its review and approval a plan showing the location, height, size, and design of the sign and the locations of any existing elevated signs within two hundred (200) feet of the parcel.
- D. Residential Uses: Identity Monument Signs.  
Residential use Identity Monument signs are permitted for each residential development (Apartments, Condominium, Townhome, Single Family, and Traditional Neighborhood Single Family). Each development will be permitted one (1) externally illuminated identity sign with two sides (or two single faced signs). These signs will be oriented to the street on which the development has frontage.
- E. Commercial, Office, and Institutional Uses: Other Signs.  
Wall signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way.

In addition to wall signs, awning signs are permitted and shall not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building facing the public rights-of-way; provided, any square footage utilized for an

awning sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of twenty (20) square feet in area per side; provided, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.

Directional signs indicating major buildings, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the use identity signs and may include the project logo and name. For predominately vehicle directional signage, such signs shall be a maximum of four (4) square feet in area per sign face. For pedestrian directional signage, such as "informational side walk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall be a maximum of twenty (20) square feet per side and a maximum of twelve (12) feet in height. All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials.

Real estate and construction signs are permitted. Signs of a maximum of thirty-two (32) square feet in area and twelve (12) feet in height for model homes also shall be permitted.

Because all identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, or numbers on the sign.

Banner signs will be permitted not to exceed fifty (50) square feet in area. The banners shall be permitted to display logos and/or the name of the project and/or owner or developer and identify sales activities. Festival banners placed on street light poles are permitted.

Signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.

**Table 2 Signage Guidelines**

Sign Type	General Location	Quantity	Max Area Per Side (sq ft)	Max Height (ft)	Min Dist Btwn Signs (ft)
Community Identification Monument Signs	Major Entrance(s)	1 Per Entrance	150	35	200
Commercial Identity Monument Signs		1 Per Parcel	50	20	100
Commercial Elevated Signs	On US Highway 301	2 max	200	35	200
Residential Identity Monument Signs	Condominium, Townhome, and Single Family Uses	1 per Parcel	32	8	
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide	1 Per Occupancy	20		
Directional Signs	Project Wide		4		
Information Kiosks	Project Wide		20	12	

**5.0 Additional PUD Conditions**

**5.1 Accessory Uses and Structures**

Accessory uses and structures are permitted if those uses and structures are of the nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses and structures are located on the same lot (or contiguous lot in the same ownership as the principal use. Whether attached or detached to a building structure containing the principal use, the accessory structure shall be considered as a part of the principal building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to the following:

5.1.1 Accessory uses shall not be located in required front or side yards except as follows:

- A. Detached accessory structures such as covered parking, or garages which are separated from the main structure may be located in a required side or rear yard but not less than three (3) feet from a lot line. If bonus rooms are located above such an accessory structure, then such structure shall be not less than five (5) feet from a lot line.
- B. Air conditioning compressors or other equipment designed to serve the main structure or accessory uses may be located in a required yard and may be located not less than three (3) feet to the property line.

C. Swimming pools and associated screened enclosures may be located in a required rear or side yard but may not be located less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, screened enclosures, pools and/or recreational decks do not constitute "buildings" in calculating maximum lot coverage.

5.1.2 Accessory uses and structures in a residential parcel shall include private garages and private boathouses or shelters, toolhouses and garden sheds, garden work centers, children's play areas and play equipment, private barbecue pits and swimming pools. Any structure under a common roof and meeting all required yards is a principal structure. Within the Village Center and Neighborhood Centers, accessory structures shall not exceed thirty-five (35) feet in height. Within all other areas of the Rural Village, accessory structures may not exceed fifteen (15) feet in height.

5.1.3 Land clearing and processing of land clearing debris shall be accessory uses in all zoning districts; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other chapters of the City code to the extent those chapters are applicable.

**5.2 Construction offices/model units/real estate sales**

On-site, temporary construction offices/model homes/sales offices will be permitted in any commercial parcel or residential "unit" or "phase" until that parcel or "unit" or "phase" is built out. Real estate sales activities are permitted throughout the development. Associated parking for sales activities is permitted adjacent to model homes. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of detached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of up to twenty percent (20%) of the residential units and for the construction of the recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s) for the residential lots. Upon the approval of construction plans for the infrastructure improvements for any "unit" or "phase" of attached residential development within the PUD, the Applicant may seek and obtain building permits for the construction of all residential buildings and recreational amenities within that "unit" or "phase" prior to the recordation of the subdivision plat(s) for the residential lots.

**5.3 Landscaping**

Landscape and tree protection will be provided in accordance with Part 12 of the City's Zoning Code (Landscape and Tree Protection regulations) with the following additional provisions:

A. For Commercial, Office, and Institutional uses, landscaping standards shall be applied taking into consideration the entire use or development at issue. For individual lots within a larger development which may own their sites in fee simple, required landscaping may be provided "off-site" within the development and may be shared with other uses, so long as the development at issue in its entirety provides sufficient landscaping for all proposed uses therein. Landscape standards shall be applied within each development without regard to property ownership boundaries, which may exist among individual uses.

- B. A modification from the requirements of Part 12 of the Zoning Code (Landscape and Tree Protection Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review and approval of the Planning and Development Department.
- C. All right-of-way buffers shall be designed to provide a distinct visual appearance for the PUD. Large canopy trees shall be set back a minimum of twenty feet (20') from all overhead utility wires.
- D. All primary access drives entering the Village Center from a public right-of-way shall provide a minimum of ten feet (10') of landscape buffer between the drive and the adjacent parking or buildings. All landscape buffer widths are exclusive of any car overhangs.
- E. All parking aisles shall be terminated by a terminal landscape island. All terminal islands shall be a minimum of fifteen feet (15') in width, as measured from the back of curb. If a radial terminal island is proposed, the fifteen-foot (15') dimension shall be measured from the midpoint of the adjacent parking space. No car overhangs shall be permitted over terminal islands.
- F. Interior parking islands shall be provided every twenty (20) spaces. All interior parking islands shall be a minimum width of ten feet (10'). Each interior and terminal planter island shall be planted with a minimum of one (1) canopy shade tree (per parking row) measuring twelve feet high with a six foot (6') spread as selected from the City's approved plant list.
- G. The maximum height of any shrub material in all terminal planter islands shall not exceed thirty-six inches (36") at maturity.

#### 5.4 Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification to the PUD, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

PUD amendments, including administrative deviations, administrative or minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD. Such PUD amendments may be sought by the owner of the parcel which is the subject of the amendment and without the consent of other PUD owners.

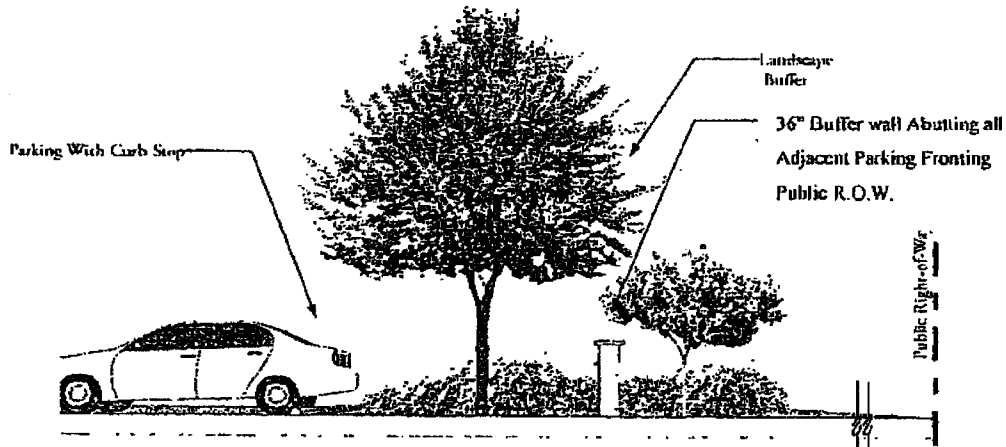
#### 5.5 Parking

Off street parking will be provided in accordance with Part 6 of the City's Zoning Code (Off-street Parking and Loading Regulations) with the following additional and superseding provisions:

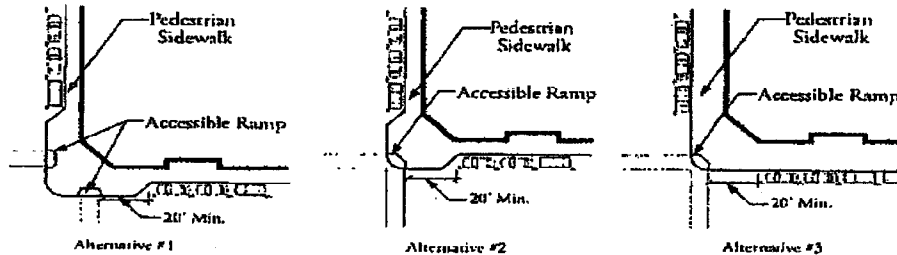
- A. Parking shall be provided in accordance with the following standards (based upon parking generation studies conducted by the Urban Land Institute--ULI):
  - 1. Commercial: 4.0 spaces per 1,000 s.f. GLA
  - 2. Office: 3.0 spaces per 1,000 s.f. GLA

- 3. Hotel: 1.0 space per room
- 4. School: 1 space per 3 student stations
- 5. Live/Work: 2 spaces per dwelling unit  
2 spaces per 1,000 s.f. GLA

- B. All parking spaces abutting terminal or interior parking islands shall be ten feet (10') in width to allow for door swing and pedestrian step out without encroaching in the landscape island.
- C. Along the primary entry roads in the Village Center, all mass surface parking lots shall be located behind buildings. Pedestrian access between or through buildings shall be provided and designed in such a way as to reinforce the pedestrian sense of arrival to the primary streetscape.
- D. Where surface parking lots must abut the public rights-of-way, a minimum thirty-six inch (36"), one hundred percent (100%) visually opaque landscape and/or buffer wall combination shall be provided. If a landscape buffer is to be used, the buffer material shall be thirty-six inch (36") in height at the time of installation (see illustration below).



- E. Where residential parking or driveway tracts abut an internal drive or road, or where it may abut a public right-of-way, a thirty-six inch (36") visually opaque screen wall and landscape buffer shall be provided.
- F. On-street parallel parking shall be permitted along internal drives and roadways but must be set back a minimum of twenty linear feet (20') from any pedestrian crosswalk.



Source: Jacksonville Design Guidelines and Best Practices Handbook

- G. A modification from the requirements of Part 6 of the Zoning Code (Off-street Parking and Loading Regulations) may be permitted within the PUD as an administrative modification to the PUD subject to the review of the Planning and Development Department. Grounds for such modifications include the sharing of parking among uses with parking demands at different times, such as residential and non-residential uses within a development with integrated uses.
- H. Lighting on the top floor of any parking deck may not extend above the parapet wall.
- I. Structured parking is permissible only as part of another use; free-standing parking structures are not permitted within this Rural Village.
- J. Parking requirements associated with Village Center and Neighborhood Center uses may be satisfied through any combination of on-street parking and off-street parking configurations.
- K. Large parking areas shall be divided into "sub-lots" containing no more than three hundred and sixty (360) spaces per lot. Sub-lots shall be defined and separated by landscaped pedestrian accessways that measure no less than twenty-two feet (22') in width, as measured from the back of curb. No parking overhang shall be permitted within this area. The use of wheel stops in parking spaces that abut pedestrian accessways are required to prevent encroachment.
- L. Large expansive parking fields containing more than 2,000 parking spaces shall provide secondary access routes, independent of internal circulation drives, that allow for through-access without being encumbered by parking movement conflicts. These internal secondary drives shall provide a minimum fifteen-foot (15') separator landscape median, as measured from the back of the curb. No parking overhang shall be permitted within this area. The use of wheel stops is required to prevent encroachment.
- M. All parking lots shall have a minimum of two (2) vehicular ingress and egress points.
- N. To limit unnecessary parking, a maximum of ten percent (10%) of the total required parking shall be permitted to be constructed in a surface parking lot or as on-street parking. If additional parking can be accommodated in the form of structured parking, this percentage may be exceeded. At no point in time shall public green space, pedestrian gathering areas or pedestrian zones be reduced or impacted to create additional surface parking.

#### 5.6 Community Development District

Nothing in this PUD shall be construed as prohibiting or limiting the ability of an owner within the PUD to establish a Community Development District (CDD) for the ownership, development, operation and maintenance of common facilities and infrastructure.

#### 5.7 Silviculture Uses

Silviculture operations are a permitted use in the PUD and may continue at this site until build-out.

**5.8 Donation of Sites for School and for Fire/Rescue Purposes**

**5.8.1** The Applicant shall make available for donation to the Duval County School Board a site within the area bounded by U.S. Highway 301 to the east, Beaver Street to the North, and the Duval County line to the west and south for a public high school and/or middle school, including sports and recreational facilities which are to be used by the school(s) and which may be made available to the public pursuant to any joint use agreement between the School Board and the City.

- A. Prior to the commencement of construction of residential structures (excluding model homes) within this PUD, the Applicant shall provide written notice to the School Board and the Planning and Development Department of the availability of the site for donation. The applicant will coordinate with the School Board, the Planning and Development Department, and the Parks, Recreation, and Entertainment Department regarding the location and configuration of the site within the area described above. The site shall be located on a road which is existing or proposed (and committed for funding by parties other than the School Board) and is classified as a collector or higher. The site shall be a minimum of seventy-five (75) buildable contiguous acres.
- B. If, within five (5) years after such written notice is provided, the School Board notifies the Applicant in writing that the School Board wishes to accept the donation, the site shall be conveyed to the School Board. The deed of conveyance shall contain covenants and restrictions insuring that the site will be used for school purposes for the protection of the surrounding property. At the time of conveyance, the Applicant also will provide to the School Board and the Planning and Development Department an appraisal, prepared by a licensed MRI appraiser, stating the value of the site at the time of conveyance. The Applicant thereafter shall be entitled to credit for such value against any future exactions such as school concurrency proportionate share mitigation, impact fees, or Development of Regional Impact mitigation (in the event the PUD becomes part of a Development of Regional Impact).
- C. If no such notice is provided within the five-year period, then the availability of the site for donation will be withdrawn, this condition will be deemed fulfilled, and, if the site is within this PUD, the site may be used for any uses permitted on any parcel adjoining the site within the PUD subject to the provisions governing such use in the PUD.
- D. The School Board shall be responsible for all costs relating to the permitting and development of the site for school uses.

**5.8.2** The Applicant shall make available for donation to the City a site within the area bounded by U.S. Highway 301 to the east, Beaver Street to the North, and the Duval County line to the west and south for fire and rescue purposes.

- A. Prior to the commencement of construction of residential structures (excluding model homes) within this PUD, the Applicant shall provide written notice to the Fire and Rescue Department and the Planning and



Development Department of the availability of the site for donation. The applicant will coordinate with the Fire and Rescue Department regarding the location of the site within the area described above. The site shall be a minimum of three (3) buildable contiguous acres.

- B. If, within five (5) years after such written notice is provided, the Fire and Rescue Department notifies the Applicant in writing that the City wishes to accept the donation, the site shall be conveyed to the City. The deed of conveyance shall contain covenants and restrictions insuring that the site will be used for fire and rescue purposes for the protection of the surrounding property. The Applicant thereafter shall be entitled to credit for such value against any future exactions, including Development of Regional Impact mitigation (in the event the PUD becomes part of a Development of Regional Impact).
- C. If no such notice is provided within the five-year period, then the availability of the site for donation will be withdrawn, this condition will be deemed fulfilled, and, if the site is within this PUD, the site may be used for any uses permitted on any parcel adjoining the site within the PUD subject to the provisions governing such use in the PUD.
- D. The City shall be responsible for all costs relating to the permitting and development of the site for fire and rescue purposes.

**5.9 Live-Work / Home Occupation Requirements**

- 5.9.1 The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.
- 5.9.2 There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation.
- 5.9.3 There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes odors or electrical interference detectable to normal senses off the lot.
- 5.9.4 In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.
- 5.9.5 Home occupations in Condominiums in the Village Center parcel shall not be subject to the conditions set forth in 5.9.2 and 5.9.3 above when located in a building which is designated for Live-Work uses. Such buildings shall be so designated as part of verification of substantial compliance with this PUD. The location of such buildings and the signage and parking for such Live-Work uses shall be subject to the review and approval of the Planning and Development Department
- 5.9.6 Home occupations are not subject to the setback requirements established in Section 4.1.D.4 of this document.

**5.10 Additional Design Criteria for Neighborhood and Village Centers**

- 5.10.1 Combined off-street parking lots (shared parking) are not required to provide buffers where shared parking areas interface property lines.
- 5.10.2 Essential services (utility systems) shall be allowed as a permitted use subject to the following conditions:
  - A. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
  - B. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
  - C. Stormwater management facilities shall be constructed in a manner that enhances its visual appeal.

**5.11 Buffering and Screening**

- 5.11.1 Where residential uses abut U.S. 301, a buffer thirty (30) feet in width will be located along the right-of-way. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.
- 5.11.2 Outside of the Village Center and Neighborhood Centers, where residential uses abut non-residential uses within the PUD, a buffer twenty (20) feet in width will be located along the right-of-way. The buffer may consist of fencing, landscaping, berm, and/or natural vegetation.
- 5.11.3 All service areas and loading docks shall be prohibited from locations adjacent to any public or private external roadway, unless they are enclosed on all sides by the required screening materials.
- 5.11.4 All screening materials shall be a minimum of six feet (6') in height for all refuse/dumpster enclosure areas and a minimum of eight feet (8') in height for all service loading areas. This height may be increased at the request of the City to sufficiently screen any activity.
- 5.11.5 All service areas shall have a one hundred percent (100%) visually opaque gate equal in height to the masonry screen structure. Chain link fence or barbed wire fence shall not be used in any screen enclosure or gate structure.
- 5.11.6 Adjacent to the southwestern boundary of the Property is a solid waste disposal facility known as the Trail Ridge Landfill. Where the PUD boundary abuts the adjoining property on which the Trail Ridge Landfill is located, a 200-foot setback shall be provided, consisting of (i) a 50-foot undisturbed buffer immediately abutting the Trail Ridge Landfill property and (ii) an additional 150-foot setback within which residential structures shall be prohibited and within which non-residential and recreational uses and structures, including stormwater facilities, utilities, and roads, are permitted.

5.11.7 Within sixty (60) days after the adoption of this PUD, the Applicant shall record in the public records of Duval County, Florida, covenants and restrictions burdening the Property governed by this PUD which (i) provide notice and disclosure to successors and assigns of the Applicant and Owner that the Property is located adjacent to the Trail Ridge Landfill and related operations, including related soil and stormwater facilities, and (ii) prohibit the Applicant and Owner and its successors and assigns from interfering with, filing any objections to, opposing, delaying, or obstructing activities at the Trail Ridge Landfill, including applications for permits submitted by the City or any of its agencies, contractors, or agents, so long as such activities have been or are being properly permitted and performed in accordance with all applicable laws and regulations. The covenants and restrictions shall provide that the City, Applicant, and Landfill Operator and/or Permittee shall have the right to enforce the covenants and restrictions. The Applicant shall deliver a copy of the recorded covenants and restrictions to the Planning and Development Department.

5.11.8 Site plans for any Village or Phase which abuts the 200-foot setback from the landfill site shall be reviewed by the Planning and Development Department for compatibility with the landfill.

*See modification - attached*

#### 5.12 Silviculture Uses May Continue

Silviculture operations are a permitted use in this PUD and may continue at this site until build-out.

#### 5.13 Stormwater Retention Design and Placement

The following design guidelines are focused on improving the visual quality of stormwater design systems as they relate to overall site design.

- A. Wet stormwater ponds shall be designed as integral visual site amenities. Sufficient pond slopes and maintenance easements shall be provided to prevent the fencing of the proposed ponds. Where absolutely necessary, due to safety concerns, the City may waive this requirement.
- B. Stormwater ponds shall be designed to have the appearance of natural water bodies to the largest extent possible. Ponds shall be designed to have curvilinear perimeters and shall not be designed to be square or rectilinear in shape or appearance.
- C. Wet stormwater ponds shall be designed to hold water at a controlled elevation that maintains a consistent aesthetic appearance. Ponds shall not be designed to have radical fluctuations in maintained water level.
- D. The design of the stormwater pond system should, to the largest extent possible, attempt to create fewer but larger wet stormwater ponds and minimize the development of small "pocket" ponds.
- E. All outparcel stormwater systems shall be designed to be collected and treated as part of the master stormwater system for the overall PUD instead of being stored on-site in small "pocket" ponds or swales.

- F. Stormwater trench ponds, or swales, are not permitted to be located along the perimeter of any property that abuts a public right-of-way.
- G. Due to the visually aesthetic limitations of dry stormwater ponds, all dry stormwater ponds shall be located away from any PUD entrance or major pedestrian activity area. In the event that these ponds are within public view, the ponds shall be designed to present an aesthetic physical visual amenity appearance utilizing trees, shrubs, wetland plants and/or other materials. Sufficient pond sizing and volume, both on the pond bank and pond bottom shall accommodate landscape materials.
- H. All stormwater out-flow structures shall be located and designed to minimize public view. The inclusion of littoral plantings and wetland trees placed around the structure is strongly encouraged to assist in mitigating the visual appearance of these structures.
- I. All screen areas shall be designed to completely drain and be interconnected to the storm drainage system, unless otherwise prohibited. All dumpster, compactor areas and service yard areas shall be provided with permanent water source hose bib connections to allow for regular cleaning of the service areas.

(Approved March 7, 2018)

WRITTEN DESCRIPTION TO THE ADMINISTRATIVE MODIFICATION

The sole purpose of the Application for Administrative Modification to a Planned Unit Development District is to add the sentence underlined below to Section 5.11.8 of the Planned Unit Development approved by Ordinance 2010-874-E:

~~5.11.8~~ Site plans for any Village or Phase which abuts the 200-foot setback from the landfill site shall be reviewed by the Planning and Development Department for compatibility with the landfill. Large-scale recreational uses for such Village(s) or Phase(s) shall be located within or adjacent to this setback, when consistent with design, function, and location requirements for such recreational uses. Examples of large-scale recreational uses include golf courses, bicycle and equestrian trails, open play and multi-purpose fields, natural passive areas, and community parks generally 25 to 100 acres in size.

All other portions of the Planned Unit Development remain unchanged.

6.0 Summary of Zoning Compliance and Minimum PUD Requirements

6.1 Rural Village Checklist

Requirement	ICI Villages
Location Restrictions: No closer than 1 mile to other Rural Villages	Nearest Rural Village is over 2 ¼ miles away
Direct Access to Arterial	Access to US 301
Include Public Infrastructure (potable water and sewer)	The Applicant shall provide, at its expense, on-site treatment capacity to serve the needs of this Rural Village PUD for potable water, wastewater, and reuse water at levels and to standards acceptable to JEA, to be dedicated to JEA for operation and maintenance or for contract operation.
Size and Density: Size (min 500 ac)	5,520 ac
Minimum 2 Residential Neighborhoods	Minimum 4
Village Center Required	Village Center provided
Gross Density	7.0 du/ac (single family); 15.0 du/ac (multi-family)
Land Use Mix:	
Minimum three land uses	<ul style="list-style-type: none"> <li>- Residential</li> <li>- Commercial Retail</li> <li>- Office</li> <li>- Public (school, fire stations, etc.)</li> </ul>
50-90% of land area for residential uses	Will comply, currently estimated at 60%
Requirement for Town Square	Provided in Village Center
Vehicles/Pedestrian/Bicycle Access	Will be provided throughout the community
Rural Village to PUD-SC	PUD-SC zoning requested
Maximum size of Neighborhood Centers: 10 ac	Will comply
Village Center Range from 20-150 ac	Will comply



## 6.2 Checklist of Minimum PUD Requirements

In addition to the above Rural Village compliance criteria, the ICI Villages PUD-SC will comply with the following minimum standards.

### Land Use and Design Elements

- Minimum 75 acre school site shall be made available to the Duval County School Board for use as an elementary, middle, or high school, or any combination thereof.
- A minimum 10 acre athletic complex and park within the Village Center shall be constructed and maintained by the Developer, CDD and/or Homeowners Association for use by the residents.
- A maximum 3 acre site shall be made available for use by the City of Jacksonville for future public safety site(s) within the Village Center
- A minimum one acre village green or town square shall be constructed within the Village Center by the Developer.

The Developer retains the right to offer funding to the City of Jacksonville or the Duval County School Board for additional architectural upgrades towards the elementary school or fire station, subject to governmental approvals.

- All residential units and structures shall be within ½ mile to a neighborhood park, clubhouse, green or commons or other passive or active recreational facility.
- A Street tree program shall be implemented for the entire community, including the installation of street trees on both sides of all streets, except in the situations where streets abut wetlands or natural areas or other aesthetic considerations warrant a deviation to this requirement.

### Environmental

- A Greenway system shall be established for the Deep Creek and associated wetlands as depicted on the PUD Master Plan.
- Boardwalks and other pedestrian crossings are permitted. Environmental interpretive educational elements including signage and kiosks shall be provided within the community identifying and describing the Deep Creek ecosystem.

### Circulation




- The access roadway serving the Property shall consist of a divided boulevard with a landscape median and turn lanes and signalization at US 301 as may be required by the City of Jacksonville and FDOT. This boulevard shall have, at a minimum, a multi-purpose pathway on one side and a minimum 6 ft. sidewalk on the other side. Bike lanes shall be constructed as part of the roadway section.
- All subdivisions shall have a minimum 5 ft. sidewalk on at least one side of the roadway, except in those areas where its usage would be expected to be minimal or in areas to reduce wetland or environmental impact.
- The multi-pathway system shall be linked throughout the community providing an interconnected system for pedestrians and cyclists. (10' wide minimum)

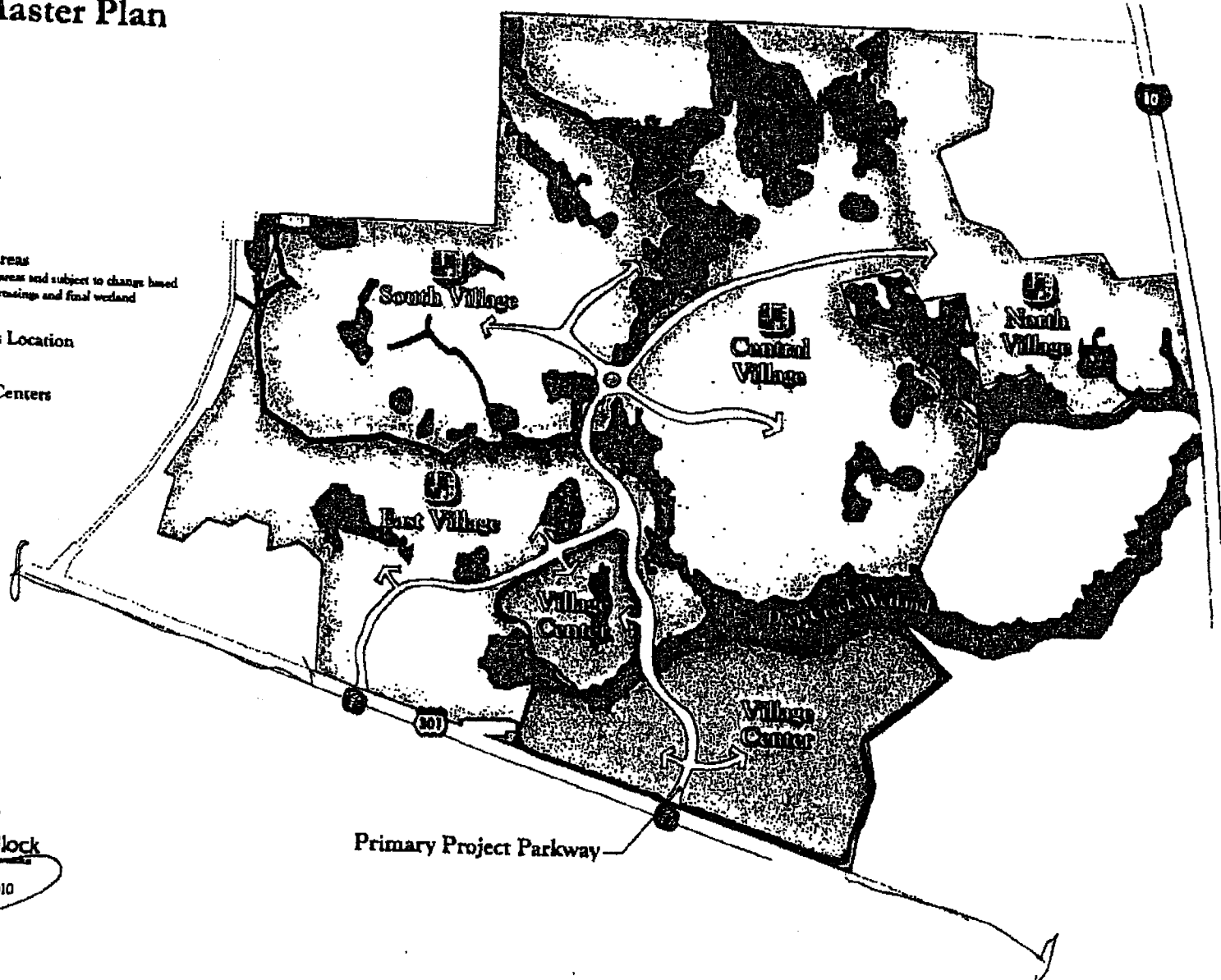
# ICI Villages

## PUD-SC Master Plan

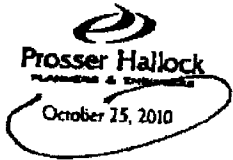
EXHIBIT E

**ICI HOMES**

-  Conservation Areas  
(Shown as generalized areas and subject to change based on final design, road crossings and final wetland survey/permitting)
-  Proposed Access Location
-  Neighborhood Centers



REVISED EXHIBIT 2  
PAGE 28 OF 28





**EXHIBIT "C"**

NASSAU ORDINANCES

ORDINANCE NO. 2009 - 20

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA AMENDING THE FUTURE LAND USE MAP SERIES OF THE 2010 COMPREHENSIVE PLAN; PROVIDING FOR A CHANGE OF 445.71 ACRES FROM AGRICULTURE (AG) AND CONSERVATION I (CON) TO INDUSTRIAL (I) AND CONSERVATION I (CON); CHANGING 41.48 ACRES FROM AGRICULTURE (AG) TO COMMERCIAL (C); ADOPTING A NEW POLICY 1.09.08(e) ACCEPTING THE APPLICANT'S VOLUNTARY PROFFER TO LIMIT DEVELOPMENT OF THE SITE TO 2,350,000 SQUARE FEET OF INDUSTRIAL DEVELOPMENT AND 40,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT; PROVIDING FOR FINDINGS; PROVIDING FOR TRANSMITTAL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, ICI Villages, LLC, owner of the real property described in this Ordinance, filed Application CPA09-002 for a Future Land Use amendment of the Nassau County Comprehensive Plan of approximately 445.71 acres from Agricultural (AG) and Conservation I (CON) to Industrial (I), and approximately 41.48 acres from Agricultural (AG) and Conservation I (CON) to Commercial (C); and

WHEREAS, the property is located proximate to major transportation assets and is suitably buffered from residential uses; and

WHEREAS, the Planning and Zoning Board, also acting in their capacity as the Local Planning Agency (LPA) for Nassau County, conducted a public hearing on March 3, 2009 and voted to recommend approval of CPA09-002 to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners conducted a transmittal hearing on this application on April 13, 2009; and

WHEREAS, THE Department of Community Affairs issued an Objections, Recommendations and Comments (ORC) Report; and

WHEREAS, on July 29, 2009 Nassau County forwarded a draft ORC Response to the Dept. of Community Affairs, reviewed and discussed the ORC Response with the Applicant and the department, and will make the Final ORC Response part of the County's compliance submittal pursuant to Rule 9J-11.011, F.A.C.; and

WHEREAS, public notice of all public hearings has been provided in accordance with Chapter 163, F.S.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:

A CERTIFIED TRUE COPY

*John A. Crawford, Ex-Officio Clerk*  
*By: Brenda K. Russell, DC*

EX-OFFICIO, Clerk of the Board of County Comm.  
Nassau County, Florida

## SECTION 1. FINDINGS

- A. This action complies with Chapter 163, Part II, Florida Statutes and Rule 9J-5, F.A.C.
- B. This action is consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan, in particular Polices 1.10.03(C), 1.01.04 and 4.03.05.

## SECTION 2. AMENDMENT

The following described property is reclassified from Agriculture (AG) and Conservation I (CON) to Industrial (I) and Conservation I (CON) as shown graphically in Section 4 of this ordinance. Upon the effective date of this Ordinance, the Growth Management Department is hereby authorized to amend the Future Land Use Map (FLUM) to reflect this change:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 29 and 30, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1468, page 1150, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly limited access right of way line of Interstate Highway No. 10 with the Westerly line of said Section 31, thence North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Easterly and Northerly, along said Southerly right of way line, the following three (3) courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence Southerly and Westerly, along said Westerly line of Official Records Book 1417, page 135 the following three (3) courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 88°07'32" West, along the Southerly line of said Section 30, a distance of 62.21 feet to a point lying on the dividing line between said Nassau and Duval counties; thence South 44°58'15" West, departing said Southerly line, and along said dividing line, 1734.53 feet to a point lying on the Northerly limited access right of way line of Interstate No. 10 (State Road No. 8), a variable width limited access right of way as presently established; thence South 79°12'10" West, departing said dividing line, and along said Northerly limited access right of way line, 4086.48 feet to the Point of Beginning.

Containing 415.71 acres, more or less.

### **SECTION 3. AMENDMENT (continued)**

The following described property is reclassified from Agricultural (AG) and Conservation I (CON) to Commercial (C) as shown graphically in Section 4 of this ordinance. Upon the effective date of this Ordinance, the Growth Management Department is hereby authorized to amend the Future Land Use Map (FLUM) to reflect this change.

A portion of Section 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those lands described and recorded in Official Records Book 1468, page 1150, of the public records of said Nassau County, being more particularly described as follows:

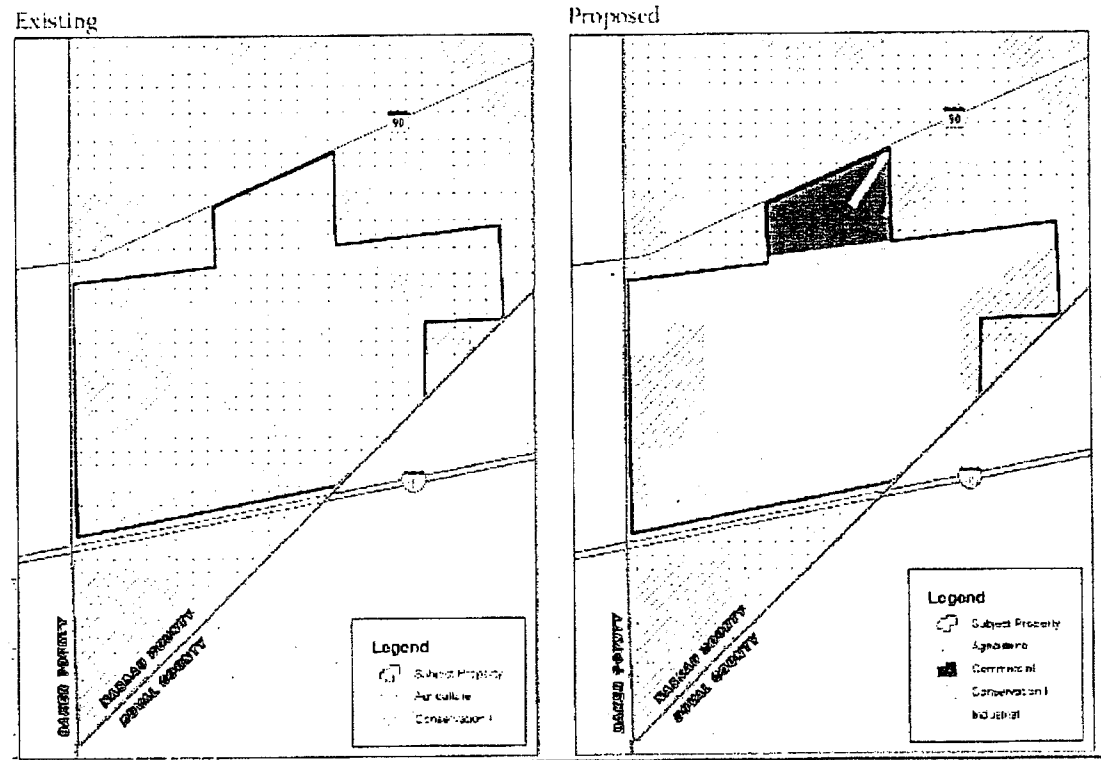
For a Point of Reference, commence at the intersection of the Northerly limited access right of way line of Interstate Highway No. 10 with the Westerly line of Section 31, said Township and Range, thence North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1742.49 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence North 83°25'36" East, departing said Westerly line of Section 30, and along said Northerly right of way line, 2106.35 feet to the Point of Beginning.

From said Point of Beginning, thence North 01°39'19" West, departing said Northerly right of way line, 717.52 feet to a point lying on the Southeastery right of way line of U.S. Highway 90 (State Road 10) a variable width right of way as presently established; thence Northeasterly and Southeastery, along said Southeastery right of way line, the following three (3) courses: Course one, thence North 66°14'41" East, 1163.90 feet; Course two, thence South 23°45'19" East, 67.00 feet; Course three, thence North 66°14'41" East, 805.50 feet; thence South 00°40'36" East, departing said Southeastery right of way line, 1239.21 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence South 83°25'36" West, along said Northerly right of way line, 1835.51 feet to the Point of Beginning.

Containing 41.48 acres, more or less.

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### **SECTION 4. GRAPHIC DEPICTION**



**SECTION 5. ADOPTING NEW POLICY 1.09.08(e)**

A new Policy 1.09.08(e) of the Future Land Use Element to the Nassau County Comprehensive Plan is hereby created and adopted and shall read as follows:

1.09.08 Notwithstanding the entitlements provided under this Comprehensive Plan, certain property owners have voluntarily proffered, and Nassau County does hereby accept, that subject to compliance with all applicable development standards and procedures that they agree to limit the yield of their property in accordance with the following schedule:...

- e) Approximately 487.19 acres lying in Sections 29, 30 and 31, Township 2S, Range 23 East located between U.S. Route 90 and Interstate 10. This property was the subject of CPA09-002 and is owned by ICI Villages LLC of Daytona Beach, Florida. Conservation easements shall be established pursuant to Sec. 704.06 F.S. in order to preserve and maintain a minimum of seventy-five (75) acres south of the CSX rail line and shall be classified as Conservation I. The easements shall be established prior to the first site plan approval on the industrial site. The limits of this conservation area are subject to minor refinement to reflect a more exacting description when the property has been issued an Environmental Resource Permit by the St. Johns River Water Management District.

Development of the Subject property shall be limited to 2,350,000 square feet of uses permitted in the Industrial portion and 40,000 enclosed square feet of uses permitted in the Commercial portion that altogether generate no more than 688 external p.m. peak hour trips. Any development of the

property that would generate more than 688 peak hour trips must be preceded by an amendment to the Schedule of Capital Improvements including any roadway improvements needed to achieve and maintain the adopted level of service based upon the maximum development potential. The Capital Improvements contained in the Comprehensive Plan Amendment shall be derived from a traffic impact study whose methodology is acceptable to the City of Jacksonville Planning and Development Department, Nassau County Growth Management Department, and the Florida Department of Transportation.

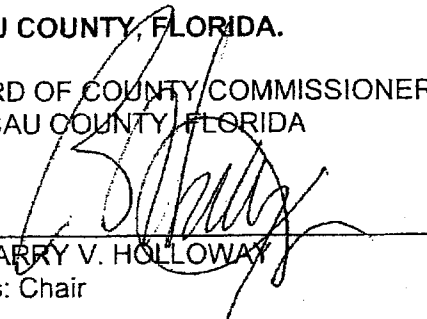
**SECTION 5. EFFECTIVE DATE**

This Ordinance shall be filed with the Office of the Secretary of State. This Ordinance shall become effective upon the earlier of:

- i. The Department of Community Affairs issues a final order determining the adopted amendment is found to be in compliance; or
- ii. The Administration Commission issues a final order determining the adopted amendment to be in compliance.

**ENACTED AND ADOPTED THIS 24th DAY OF AUGUST, 2009 BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.**


BOARD OF COUNTY COMMISSIONERS,  
NASSAU COUNTY, FLORIDA

  
\_\_\_\_\_  
BARRY V. HOLLOWAY  
Its: Chair

ATTEST as to Chairman's Signature:

  
\_\_\_\_\_  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney

  
\_\_\_\_\_  
DAVID A. HALLMAN,  
County Attorney

ORDINANCE NO. 2009- 26

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA REZONING APPROXIMATELY 445.71 ACRES FROM OPEN RURAL (OR) TO INDUSTRIAL WAREHOUSE (IW) AND 41.48 ACRES FROM OPEN RURAL (OR) TO COMMERCIAL GENERAL (CG); APPROVING APPLICATION R09-006 FOR REAL PROPERTY LOCATED SOUTH OF U.S. 90 AND NORTH OF I-10; PROVIDING FOR FINDINGS; AND PROVIDING FOR AN EFFECTIVE DATE

**WHEREAS**, ICI Villages, LLC, owner of the real property described in this Ordinance authorized filing of Application R09-006 for a rezoning and reclassification of the property from Open Rural (OR) to Industrial Warehouse (IW) and Commercial General (CG); and

**WHEREAS**, the property is the subject of CPA09-002, a Future land Use Map amendment to Industrial, Commercial and Conservation I adopted by the Board of County Commissioners on August 24, 2009; and

**WHEREAS**, Sec 163.3184(3) was amended in 2009 to allow local governments to consider zoning changes during the FLUM amendment process, subject to such zoning changes being contingent upon the amendment becoming effective; and

**WHEREAS**, the Planning and Zoning Board, after due notice conducted a public hearing on September 1, 2009 and voted to unanimously to recommend approval of rezoning request R09-006; and

**WHEREAS**, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall Comprehensive Land Use Plan and orderly development of the County of Nassau, Florida, and the specific area; and

**WHEREAS**, public notice of this rezoning has been provided in accordance with Chapter 125, Florida Statutes and the Nassau County Land Development Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA:**

A CERTIFIED TRUE COPY

*John A. Crawford, Esq. - Officio Clerk*  
*by: Brenda R. Simons, D.S.*

EX-OFFICIO, Clerk of the Board of County Comm.

Nassau County, Florida

## **SECTION 1. FINDINGS:**

That the proposed rezoning to Industrial Warehouse (IW) and Commercial General (CG) is generally consistent with the goals, objectives and policies of the Nassau County Comprehensive Plan and, in particular, Policies 1.02.01, 1.02.05(c), 1.02.05(d), 1.09.02 and 1.09.08(e).

## **SECTION 2. PROPERTY REZONED.**

The real property described in Section 3 is rezoned and reclassified from Open Rural (OR) to Industrial Warehouse (IW) as defined and classified under the Land Development Code. The real property described in Section 4 is rezoned and reclassified from Open Rural (OR) to Commercial General (CG). The Official Zoning Map shall be amended to reflect these changes.

## **SECTION 3. DESCRIPTION OF INDUSTRIAL WAREHOUSE.**

The following described real property is hereby rezoned from Open Rural (OR) to Industrial Warehouse (IW). The property is currently identified as a portion of Tax Parcel Number 30-2S-23-0000-0002-0000; and portion of Tax Parcel Number 29-2S-23-0000-0002-0000; and all of Tax Parcel Number 31-2S-23-0000-0002-0000. Upon the effective date of this Ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this rezoning.

Legal Description of Industrial Portion (following page):



A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 29 and 30, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1468, page 1150, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly limited access right of way line of Interstate Highway No. 10 with the Westerly line of said Section 31, thence North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Easterly and Northerly, along said Southerly right of way line, the following three (3) courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 60.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence Southerly and Westerly, along said Westerly line of Official Records Book 1417, page 135 the following three (3) courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 88°07'32" West, along the Southerly line of said Section 30, a distance of 62.21 feet to a point lying on the dividing line between said Nassau and Duval counties; thence South 44°53'15" West, departing said Southerly line, and along said dividing line, 1734.53 feet to a point lying on the Northerly limited access right of way line of Interstate No. 10 (State Road No. 8), a variable width limited access right of way as presently established; thence South 79°12'10" West, departing said dividing line, and along said Northerly limited access right of way line, 4086.48 feet to the Point of Beginning.

Containing 445.71 acres, more or less.

#### **SECTION 4. DESCRIPTION OF COMMERCIAL GENERAL.**

The following described real property is hereby rezoned from Open Rural (OR) to Commercial General (CG). The property is currently identified as a portion of Tax Parcel Number 30-2S-23-0000-0002-0000. Upon the effective date of this Ordinance, the Growth Management Department is authorized to amend the Official Zoning Map to reflect this rezoning.

Legal Description of Commercial Portion (following page):

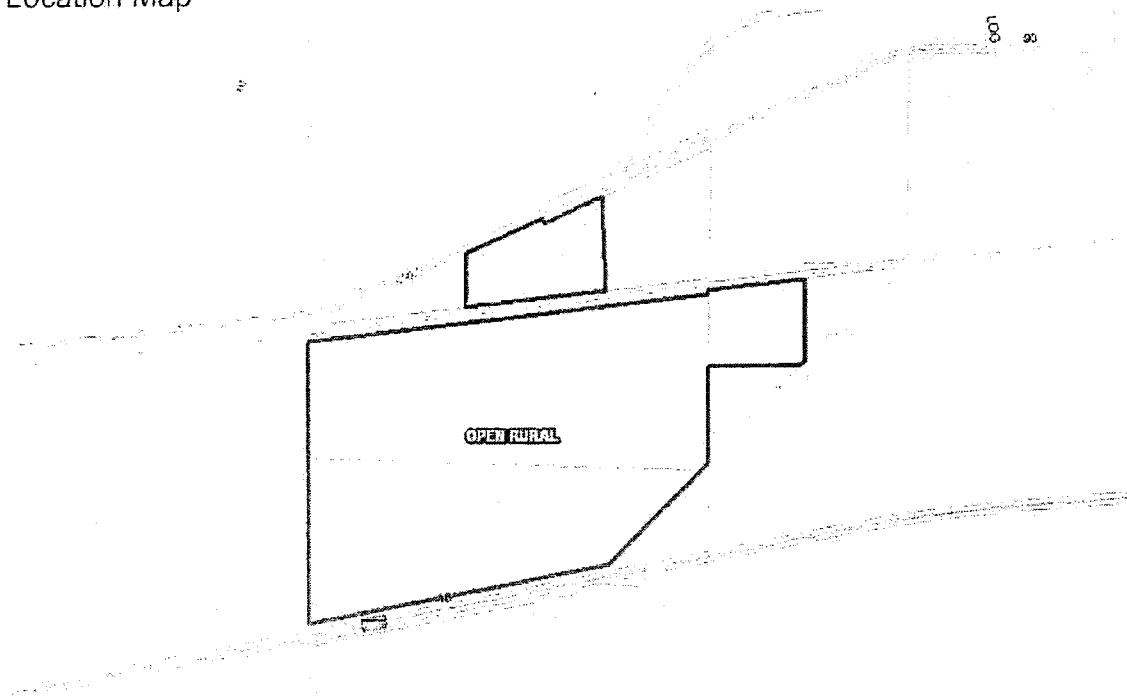
A portion of Section 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those lands described and recorded in Official Records Book 1468, page 1150, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly limited access right of way line of Interstate Highway No. 10 with the Westerly line of Section 31, said Township and Range, thence North  $00^{\circ}01'21''$  West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North  $00^{\circ}01'21''$  West, along the Westerly line of said Section 30, a distance of 1242.49 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence North  $83^{\circ}25'36''$  East, departing said Westerly line of Section 30, and along said Northerly right of way line, 2106.35 feet to the Point of Beginning.

From said Point of Beginning, thence North  $01^{\circ}39'19''$  West, departing said Northerly right of way line, 717.52 feet to a point lying on the Southeasterly right of way line of U.S. Highway 90 (State Road 10) a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following three (3) courses: Course one, thence North  $66^{\circ}14'41''$  East, 1163.90 feet; Course two, thence South  $23^{\circ}45'19''$  East, 67.00 feet; Course three, thence North  $66^{\circ}14'41''$  East, 805.50 feet; thence South  $00^{\circ}40'36''$  East, departing said Southeasterly right of way line, 1259.21 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence South  $83^{\circ}25'36''$  West, along said Northerly right of way line, 1835.51 feet to the Point of Beginning.

Containing 41.48 acres, more or less.

#### Location Map

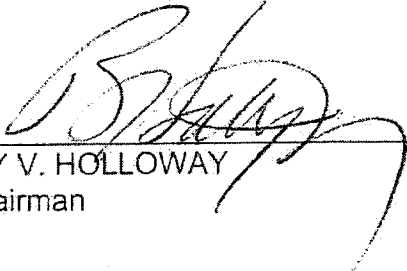


**SECTION 5. EFFECTIVE DATE.**

This Ordinance shall be filed with the Secretary of State. It shall become effective upon the effective date of CPA09-002, the corresponding adopted FLUM amendment.

PASSED AND ADOPTED THIS 28th DAY OF September, 2009.

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA



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BARRY V. HOLLOWAY  
Its: Chairman


ATTEST as to Chairman's Signature:



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JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

Approved as to form by the  
Nassau County Attorney:



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DAVID A. HALLMAN,  
County Attorney

**EXHIBIT "D"**

LANDOWNERS' LETTERS REQUESTING SERVICE

## 301 Capital Partners, LLC

P.O. Box 238

Lake Butler, Florida 32054

(386) 496-3509

Fax: (386) 496-4309

May 16, 2019

First Coast Regional Utilities  
c/o Mr. Avery C. Roberts  
Post Office Box 238  
Lake Butler, FL 32054


Re: Water and Wastewater Utility Services

Dear Avery,

301 Capital Partners, LLC owns approximately 8,741 acres in Duval and Nassau Counties, which is now being readied for development. In fact, we are the successor in interest to ICI Villages, LLC which secured Ordinance No. 2010-874-E from the City of Jacksonville allowing for the development of over 10,000 residential housing units and related commercial establishments on our property. That Ordinance further required the development of an on-site water and wastewater utility systems to serve our property. We request that First Coast Regional Utilities secure such authorizations as may be legally required for the financing and construction of a regional water and wastewater utility to serve our properties. We understand that this will also require a filing with the Florida Public Service Commission, which we fully support.

Should you have any questions or comments concerning the above, please do not hesitate to contact me.

Sincerely,



Michael E. Braren  
Manager



The Chemours Company FC, LLC  
Titanium Technologies, Florida Plant  
5222 Treat Road, P. O. Box 753  
Starke, FL 32091

May 13, 2019

Mr. Avery C. Roberts  
301 Capital Partners, LLC  
Post Office Box 238  
Lake Butler, FL 32054

Re: Water and Wastewater Utility Services

Dear Avery,

We are the current owner of approximately 1,320 acres in Baker County, situated northeast of County Road 228. Currently, this property is being mined but in the not too distant future, the mining operations will be completed, and this particular property will be ready for other uses, including potential development. A map and legal description of this property is attached as Exhibit A.

We also are the owner of approximately 1,814 acres, also located in Baker County, which is adjacent to the 301 Capital Partners property, and which is being readied for development. A map and legal description of this property is attached as Exhibit B.

We understand that your group is preparing an application to be filed with the Florida Public Service Commission for certification of lands in Nassau and Duval Counties under the name of First Coast Regional Utilities, Inc. The availability of central water and wastewater is very important in obtaining development entitlements for future uses of our Baker County lands as described in Exhibits A and B hereto. We request that these properties located in Baker County be included within the intended Florida Public Service Commission certificated service area, and we agree to assist your group as needed in that regard.

Should you have any questions or comments concerning the above, please do not hesitate to contact me or Connie Henderson (Environmental Manager) at 904-964-1327.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nicole Newell', is written over a light blue circular stamp.

Nicole Newell  
Plant Manager

Enclosures



Chemours -  
Baker County  
Parcel

**Baker County Property Appraiser**

Timothy Sweat, CFA - Maccleddy, FL - 904-259-3191



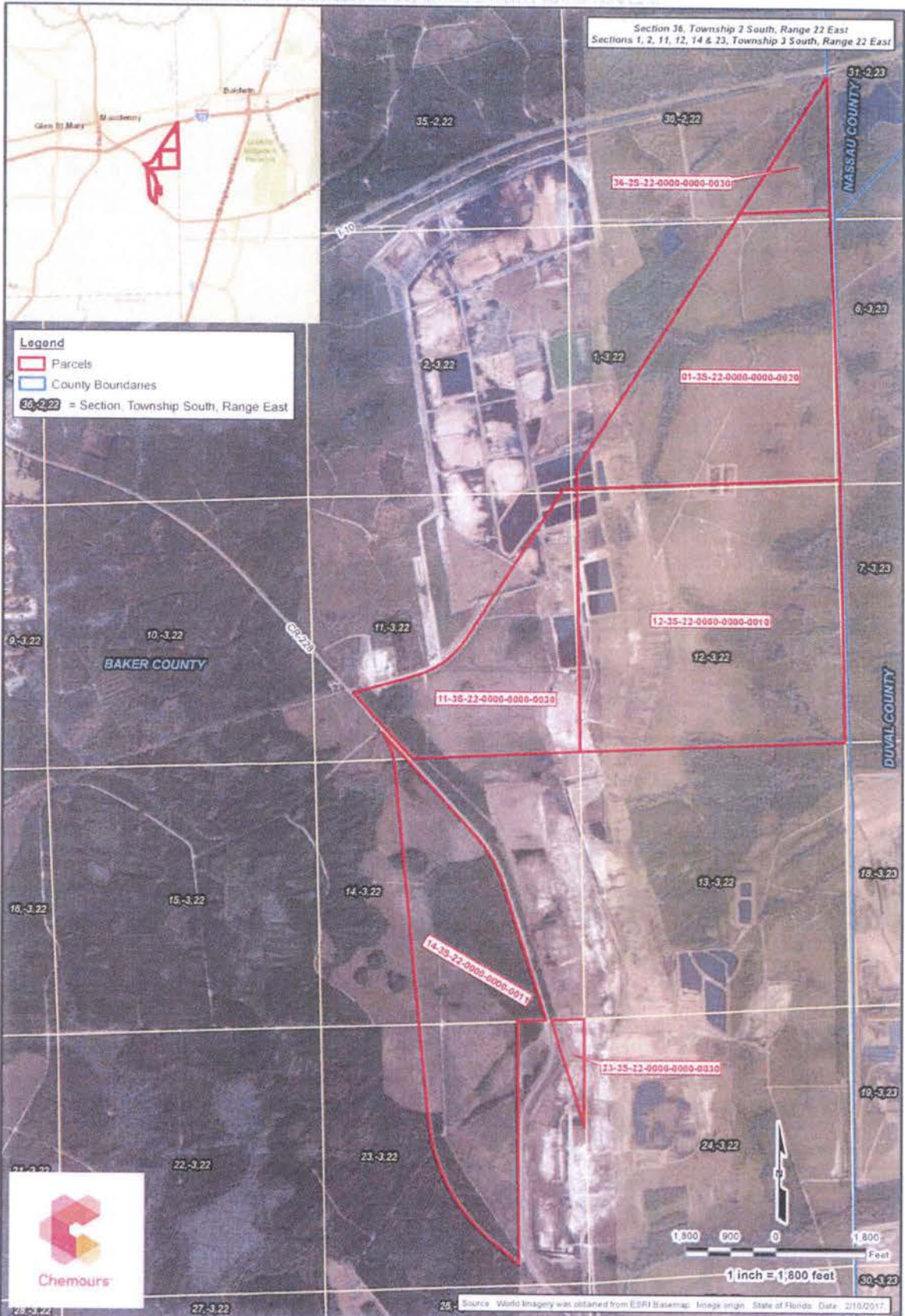
**PARCEL: -**

NOTES

Name:		2018 Certified Values
Site:		Land
Mail:		Bldg
Sales	NONE	Assd
Info		Exmpt
		Taxbl

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Section 36, Township 2 South, Range 22 East  
 Sections 1, 2, 11, 12, 14 & 23, Township 3 South, Range 22 East

**Legend**  
 [Red Outline] Parcels  
 [Blue Outline] County Boundaries  
 36-2-22 = Section, Township South, Range East



1,800 900 0 1,800 Feet  
 1 inch = 1,800 feet

28-3-22 27-3-22 25 Source: World Imagery was obtained from ESRI BaseMap. Image origin: State of Florida. Date: 2/10/2017

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DRAWN BY	4/20/2019
CHECKED BY	DWA
FILE NAME	15G025-Chemours BakerCoParcel.mxd

<b>Parcel Map</b>	FIGURE
The Chemours Company FC, LLC Baker County Florida	-



**EXHIBIT "E"**

FEASIBILITY ASSESSMENT REPORT

**FEASIBILITY ASSESSMENT OF  
FIRST COAST REGIONAL UTILITIES, INC.  
DUVAL COUNTY, FLORIDA**



**APRIL 2019**

**Prepared By**

**Bevin A. Beaudet, P.E., LLC**

**In Conjunction with**

**Globaltech Design Builders**



**Prepared For  
301 Capital Partners, LLC**

FEASIBILITY ASSESSMENT OF  
FIRST COAST REGIONAL UTILITIES, INC.  
DUVAL COUNTY, FLORIDA

June 2019

Prepared By

Bevin A. Beaudet, P.E., LLC

In Conjunction with Globaltech Design Builders

Prepared For

301 Capital Partners, LLC

Electronically Signed and Sealed June 3, 2019 by:  
Bevin A. Beaudet, P.E., Florida #23484

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## **Section 1 – Executive Summary**

The land which is the subject of this report, the Villages, is a +/- 5,000-acre parcel located Southwest of Jacksonville in Duval County Florida (Property). 301 Capital Partners, LLC is the current landowner, and successor to ICI Villages, LLC, which was granted zoning approval for a Planned Unit Development, Satellite Community, under Duval County Ordinance 2010-874-E, as amended. This parcel is part of the approximately 10,000 acres of contiguous property located in Duval, Nassau and Baker Counties, which 301 Capital Partners either owns or has exclusive repurchase rights to, intended to be developed in the future, and which portions have also have been granted appropriate zoning for development. An additional +/- 1,800-acre property, owned by The Chemours Company FC, LLC, located in Baker County and contiguous to the 301 Capital Partners land holdings, is also planned for future development. These properties are adjacent to major transportation corridors and close to major job centers. In conformance with the zoning conditions, 301 Capital Partners is planning on developing Phase 1 of the Villages which will consist of 2500 Residential connections and 300 low intensity commercial connections. This development will require water/wastewater/reclaimed water utility service

This Feasibility Assessment identifies two possible alternatives to provide this utility service: JEA Interconnection, and construction of On-Site Utilities. This Feasibility Assessment was conducted to provide an engineering basis for comparing the alternatives and selecting the most feasible alternative. Data used for the assessment included on-the ground inspection of the proposed development and the +/- 50-acre proposed utility site, review of previous studies including soil, environmental and engineering reports, review of JEA's proposed interconnection plans and costs as well as JEA construction standards for on-site water/wastewater/reclaimed water utilities.

Based on the absorption schedule provided by 301 Capital Partners, the flow demands for water and wastewater service to Phase 1 were estimated based on standard engineering practice. Preliminary (budget level) design and cost estimates were performed for On-Site Utilities for Phase 1 of the Villages, keeping in mind expansion needs to meet future development phases. Both alternatives were compared based on total cost and other important factors such as time required for implementation, impact to the public and environmental impact during construction and long-term operation.

The results of the evaluation determine that the On-Site Utilities alternative is much more economically feasible, over \$11 million less than the JEA Interconnection Alternative, and can be constructed in approximately two years, versus a five year estimated time for JEA Interconnection. The On-Site Utilities alternative, is constructed only on the development property, thus causing less disruption to major transportation corridors during construction. The JEA Interconnection alternative also requires significant long-term energy costs for pumping with a correspondingly higher carbon footprint.

Given the significant difference in cost and practicality of the two alternatives, the On-Site Utilities alternative is the best choice to provide utility service to the Villages.

## **Section 2 – Purpose and Scope**

The purpose of this report is to present an engineering evaluation to:

- Determine the water, wastewater and reclaimed water requirements to support the proposed the Villages development Southwest of Jacksonville, in Duval County, Florida.
- Identify the alternatives available to provide the utility requirements for the development. The only two practical alternatives capable of meeting the water, wastewater and reclaimed water demands of the proposed approved the Villages development are the JEA Interconnection and construction of On-Site Utilities.
- Perform a preliminary design, layout and preliminary cost estimate of the On-Site Utilities alternative.
- Compare each alternative based on cost, environmental impact and timing.
- Recommend the most practical, feasible and cost effective alternative.

In order to conduct this evaluation the undersigned engineer reviewed the following information provided by the client:

- Duval County Zoning Ordinance 2010-874-E, amended and enacted on 2.11.11.
- Arial photographs and site maps
- Phase 1 Environmental Site Assessment, Ellis & Associates, Inc., December 2005
- Soil Condition Report, North American Reserve, LLC for ICI Villages, LLC April 2010.
- Water and Wastewater System Assessment Technical Memorandum, Jones Edwards & Associates for ICI Villages, LLC, March 2007.
- April 9, 2019 Meeting Notes, containing the JEA Interconnection proposal, along with JEA's proposed cost, which is appended to this Report as Appendix-A. The engineer also visited the site to personally inspect the area proposed for development, site conditions, and suitability of land preliminary assigned for construction of on-site utilities. Following data collection, review and site visit, the engineer conducted a preliminary design and cost estimate for the On-Site Utilities alternative.

The results of this evaluation and the comparison of alternatives are discussed in the following sections of the report.



### **Section 3 – Description of Property**

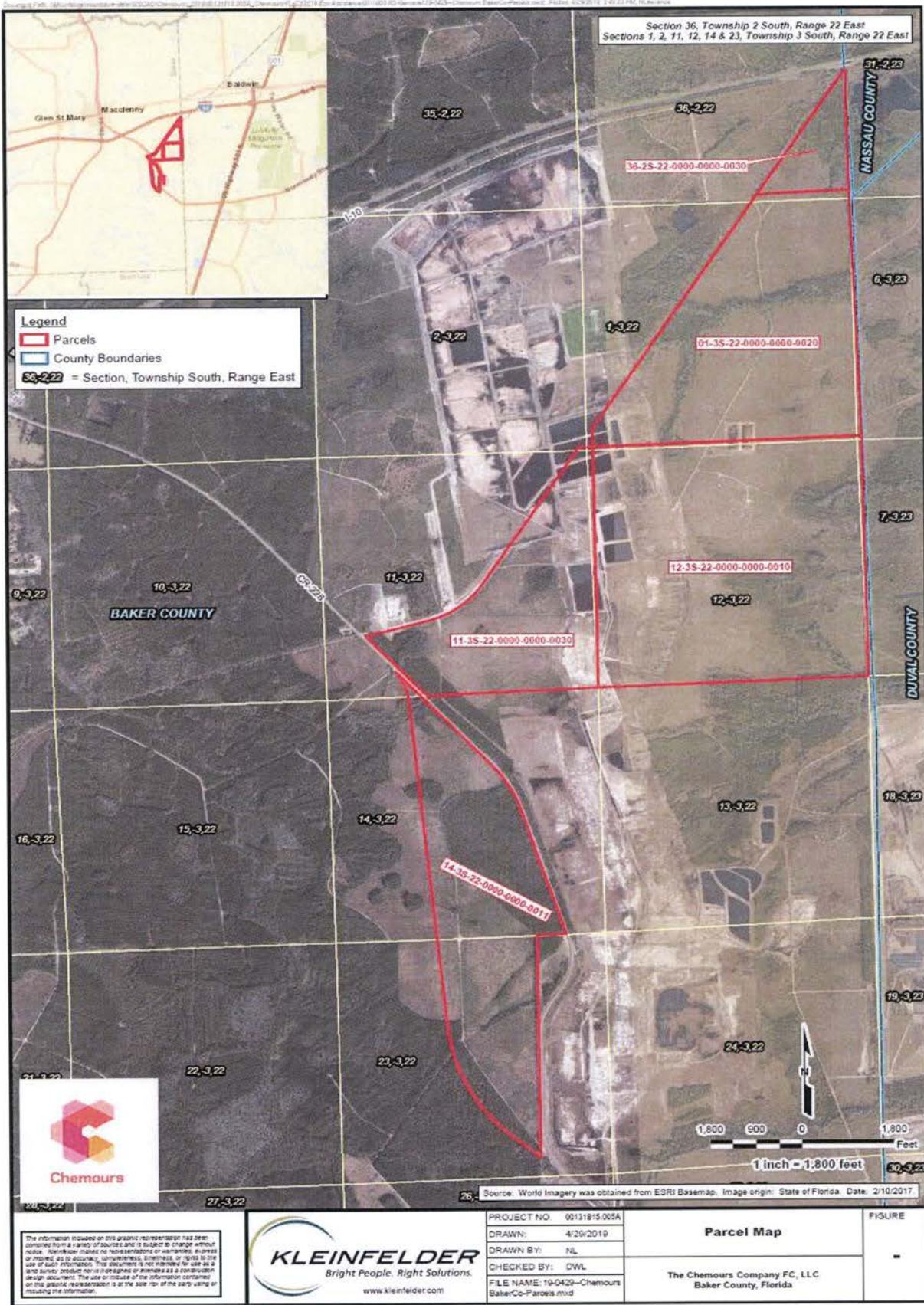
301 Capital Partners property holdings are located in Northeast Florida at the intersection of U.S. Interstate 10 and U.S. Highway 301. The land consists of 8741-acres located in Duval and Nassau Counties. 301 Capital Partners also has repurchase rights to a 1320-acre parcel owned by the Chemours Company in Baker County. Figure-1 is an aerial photograph showing the location and boundaries of the properties which are included in the 301 Capital Partners land holdings. A 1,849-acre outparcel in Duval County, located just south of I-10 and North of the Duval County lands was recently sold in late 2017 to JEA for future use as a solar farm.

An additional large land holding of +/-1800-acres in Baker County, owned by the Chemours Company, is contiguous to the 301 Capital Partners land. The Chemours land, shown in Figure-2, will also be developed in the future. This parcel contains a Titanium mine, which is nearing the end of its mining life and is estimated to be only four or five years from now. The Chemours land, following restoration of the mining area, is a prime parcel for lakefront development like the Streamsong development in Polk County Florida which was developed on restored phosphate mine land.

Figure-1  
301 Capital Partners Land Holding



Figure-2  
Chemours Land Holdings



The Property, known as the Villages, is the subject of this report. It is a +/-5,000-acre parcel located entirely in Duval County, for which Duval County zoning has been approved for residential and commercial development. The Property is currently used for silviculture, pasture and sod cultivation. The Property's location adjacent to I-10 and U.S. 301 provides excellent access to major job centers in the region as well as access to the entire Southeastern U.S.

301 Capital Partners has been granted zoning approval for a Planned Unit Development, Satellite Community, under Duval County Ordinance 2010-874-E, as amended and executed on 2/18/11. Figure-3 shows the Conceptual Master Plan.

The PUD approval is for a Rural Villages concept, containing a mix of residential, low intensity commercial, office, civic and recreational uses. Development is to be constructed in mixed use pods, with an adjacent Commercial Village. The Development is authorized to proceed in phases. Under the zoning ordinance, the Villages is allowed to develop any portion of the Property at any time. 301 Capital Partners has indicated that the first phase of the Villages to be built, through 2030, will include only that portion of Figure-3 designated as the Central Villages with very limited portions of the Commercial Village. The exact mix of residential/commercial sizes and types is not known at this time, however, 2800 Equivalent Residential Connections (ERC) are planned for Phase 1.

**Figure-3**  
**Conceptual Master Plan**



## **Section 4 – Projected Water, Wastewater and Reclaimed Water Demand**

The demands and thus the treatment plant design flows for Phase 1 of the Villages were identified using standard engineering calculations in conformance with JEA standards published in:

- Water, Sewer and Reuse Design Guideline for New Developments
- Standards Manual for Water Treatment Plants
- Recommended Standards for Sewage Works, Latest Edition, Ten State Standards
- Water Environment Federation MOP

### **4.1 PROJECTED WATER DEMAND**

301 Capital Partners has decided upon an absorption rate of 2500 Equivalent Residential Connections (ERC's) through 2030 within Central Villages, and 300 ERC's within the Commercial Village (2800 ERC's total). The size and type of each dwelling unit in Phase 1 is not yet determined, preventing a flow estimate using per bedroom data as recommended by JEA. At a commonly accepted, and conservative, engineering value of 270 gallons per day (GPD) Average Daily Flow (ADF) per ERC, the water demand is 756,000 GPD ADF. The Villages water treatment plant will be designed using a 1.0 MGD ADF design basis, as this is the minimum size on-site plant recommended by JEA for new development. This design standard will allow for approximately 900 additional ERC's available for future phases.

### **4.2 PROJECTED WASTEWATER/RECLAIMED WATER DEMAND**

Absent historical flow data, commonly accepted engineering practice is to use 80 percent of the ADF Water Demand to calculate ADF Wastewater Demand. This calculation renders the Villages Phase I Wastewater Demand at 604,800 GPD ADF. Again, JEA standards for an on-site wastewater treatment plant recommend a minimum design value of 1.0 MGD ADF. The available amount of treated wastewater for irrigation (reclaimed water) will be that amount processed by the new wastewater treatment plant once the plant is in operation. The plant is designed to reclaim or store 100% of tertiary treated wastewater effluent.

## **Section 5 – Alternatives for Provision of Utility Service**

There are only two realistic alternatives for the provision of water/wastewater/reclaimed water service to the Villages:

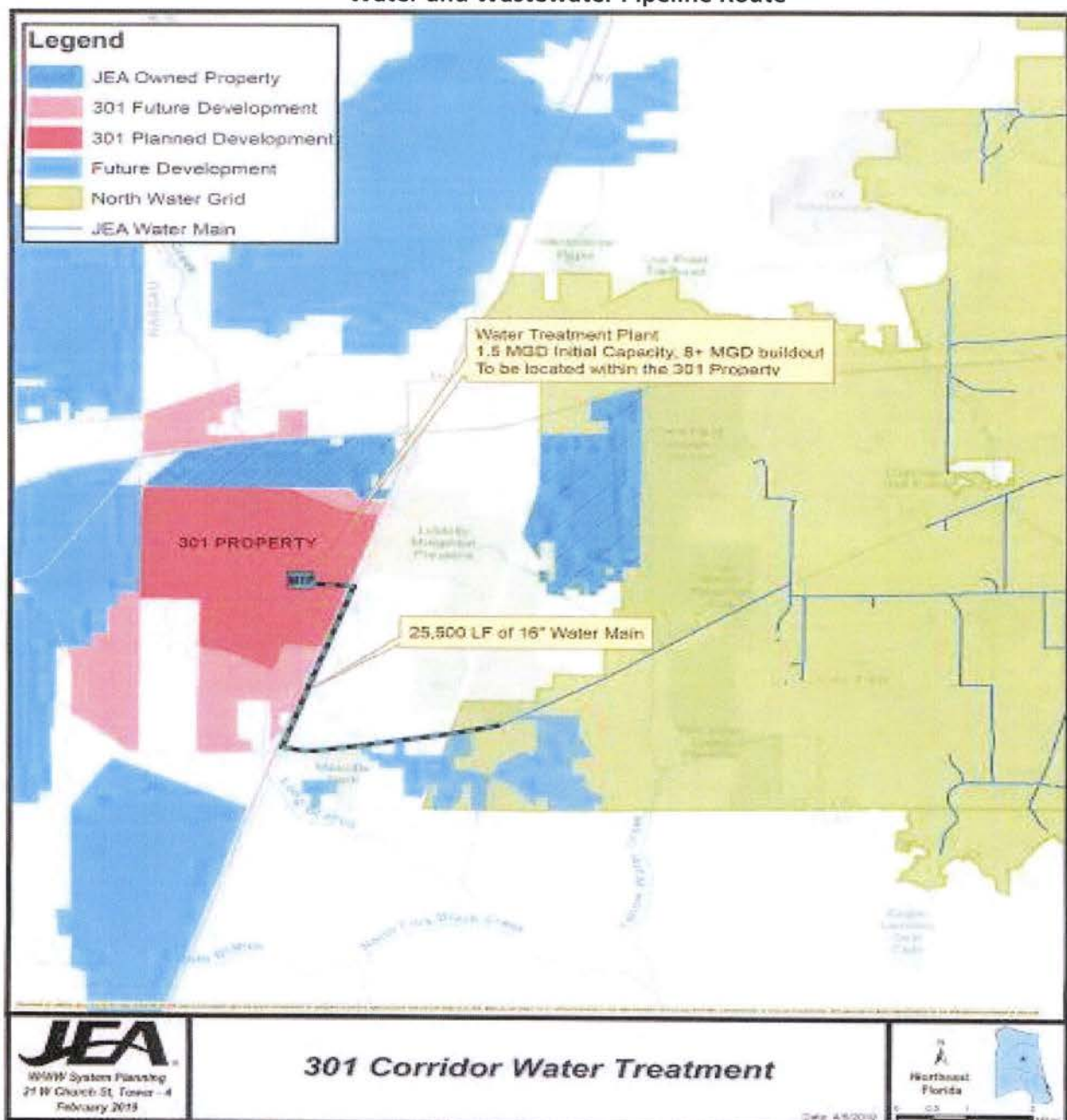
- Interconnection to the existing JEA utility system (JEA Interconnection), and
- Construction of new, on-site water/wastewater/reclaimed treatment facilities (On-Site Utilities)

## 5.1 JEA Interconnection

301 Capital Partners has met several times with JEA staff to discuss the development plans and schedule for the Villages. The most recent meeting was held on April 9, 2019. During this meeting (JEA's meeting notes are attached as Appendix-A), JEA proposed the following basis for the JEA Interconnection alternative:

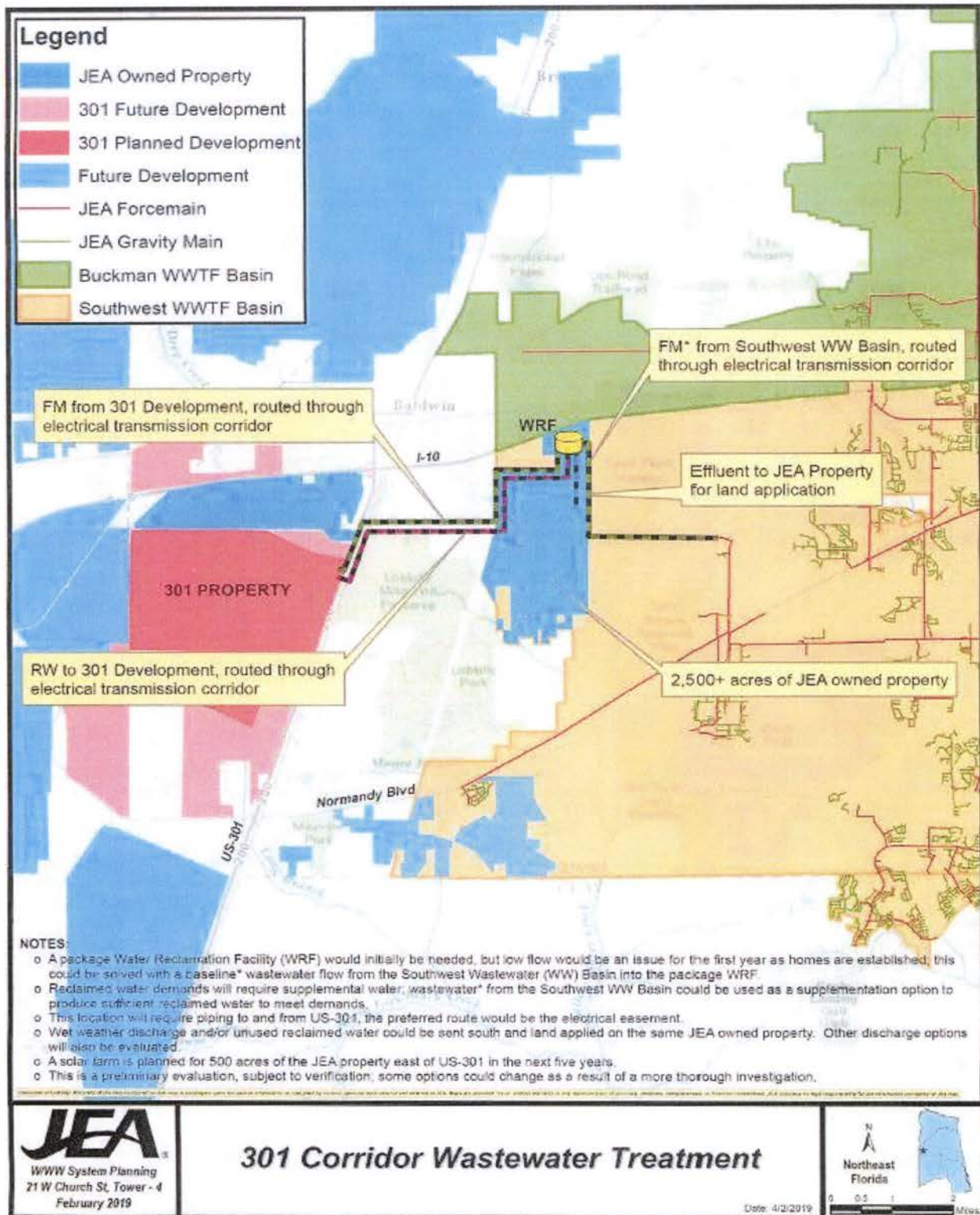
- Water Service – a 1.5 MGD ADF water treatment plant to be constructed on Villages property with a future connection to the JEA system for redundancy. An alternative would be a connection to the existing JEA lines requiring approximately 25,500 feet of 16" water main (including crossings of US 301 and two tracks of the CSX Railway). JEA's recommended water service is shown in Figure-4.

**Figure-4**  
**Water and Wastewater Pipeline Route**



- Wastewater/Reclaimed Water Service – JEA to construct an off-site regional water reclamation facility approximately 4 miles from the Villages Phase 1, interconnected to the Villages by appropriately sized wastewater and reclaimed water mains (again including crossings of US 301 and the CSX Railway tracks). JEA’s proposed wastewater/reclaimed water system is shown in Figure-5.

**Figure-5  
Water and Wastewater Treatment Plant Site**



- Cost of the JEA Interconnection alternative to 301 Capital Partners as presented by JEA staff are \$39,000,000. This amounts to a connection charge of \$13,000 per unit compared to the \$3,300 connection fee shown in JEA's Water and Sewer Rate Document.
- Timing of completion of the JEA Interconnection alternative, as presented by JEA staff, is 5-years from initiation of design and permitting.

## 5.2 Construction of On-Site Utilities

The on-site water and wastewater treatment facilities are to be located on a +/-50-acre site just North of the Central Villages, as shown on Figure-6. This is a particularly well suited site with good drainage and soil conditions. The initial phase of the new utility will require 10-acres, including setbacks from isolated wetlands. The details and preliminary cost estimate for the on-site facilities are described in Subsections 5.2 a-c.

**Figure-6**  
**Location of First Coast Regional Utilities Site**





### **5.2 a. Water Treatment Plant and Raw Water Wells**

A conceptual water treatment plant (WTP) and raw water supply wells were developed based on the estimated flows, the expected raw water quality and the anticipated water treatment requirements. The design flow for the WTP will be 1 MGD ADF, to meet JEA standards, expandable to 2 MGD in the future. The treatment process and materials of construction are designed in conformance with JEA standards.

The treatment process will consist of water storage and chlorination. Raw water will be supplied by two (2) raw-water supply-wells drilled and developed to approximately 1,000 feet below land surface. The target well capacity is 1,400 GPM. A 16-inch raw water trunk main sized for the future design flow of 2 MGD will discharge into a 1million gallon (MG) prestressed concrete storage tank equipped with a mixing device to promote disinfection and sulfide oxidation.

High service pumping will be provided to meet maximum day flow (MDF) conditions at firm capacity (one pump out of service) and ultimately Peak Hour Flows (PHF). Three (3) Pumps will initially be sized for 1 MGD each with a system pressure of 70-75 psi at best efficiency.

Disinfection will be accomplished with the application of commercial-grade liquid sodium hypochlorite pumped neat for injection ahead of the ground storage tank and ahead of the high service pumps.

The high service pumps, chemical feed facilities, electrical switchgear and controls, and storage will be housed in a dedicated WTP structure approximately 20' x 60'. The WTP facilities will be co-located on the site with the wastewater treatment plant facilities.

### **5.2 b. Wastewater Treatment Plant**

A conceptual wastewater treatment plant (WWTP) design was developed based on the estimated flows, typical wastewater strengths, planned effluent and sludge disposal methods, and FDEP standards, in particular Florida Statutes (F.S.) 62-600 (Domestic Wastewater Facilities) and 62-610 (Reuse of Reclaimed Water and Land Application). A preliminary process flow diagram of the proposed wastewater facilities is shown in Figure-7. The WWTP conceptual design was based on a current average daily flow (ADF) of 1 MGD. The design included provisions to accommodate a future ADF of 2 MGD. The influent pump station and the headworks facilities were designed to accommodate the peak hour flow, while the facilities downstream of the headworks were designed to hydraulically accommodate the peak day flow.

Figure-7  
Wastewater Treatment Process Flow Diagram

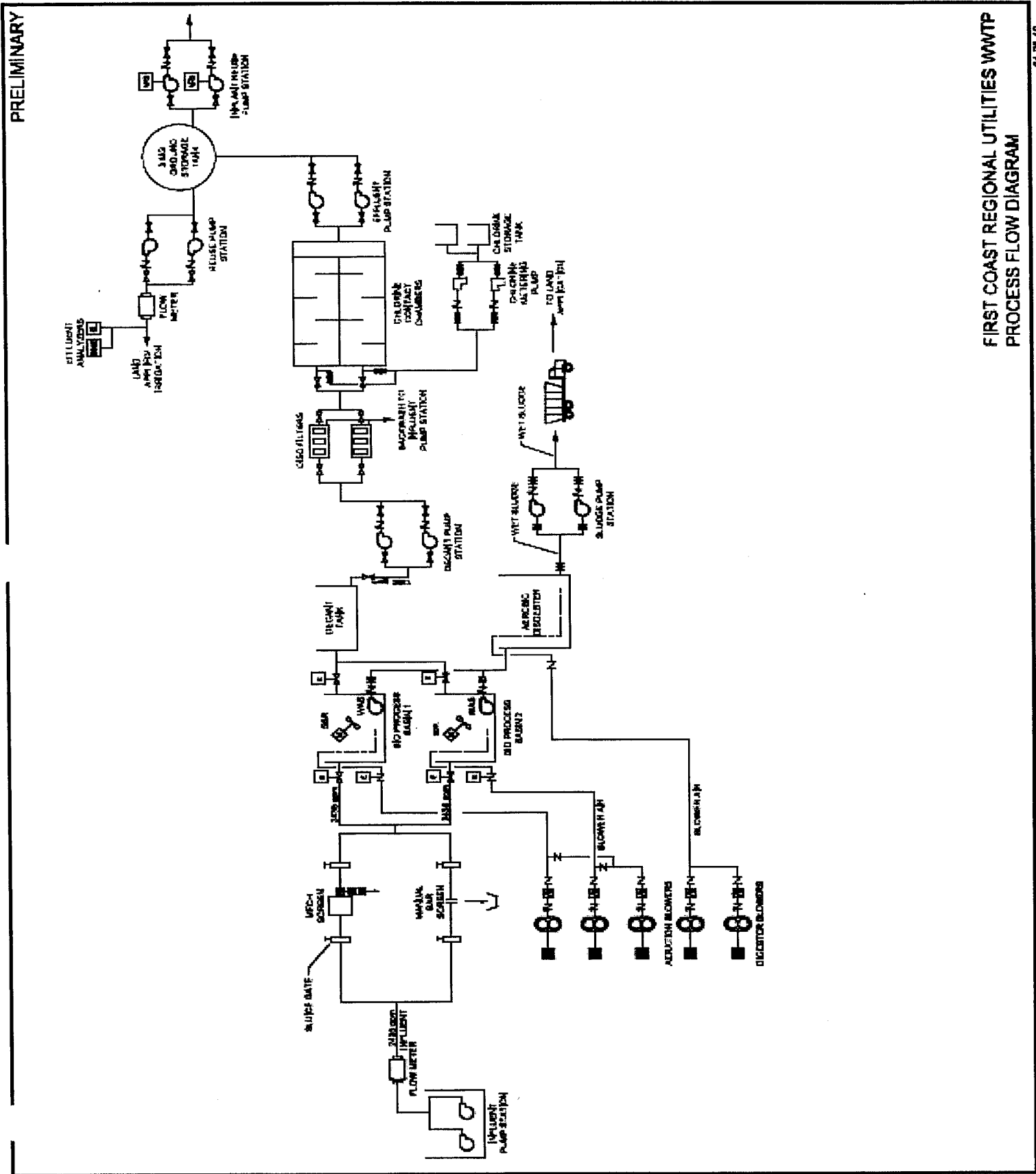


Table-1 shows the various design parameters for the WWTP. Also shown in Table -1 are the tertiary nutrient standards of 3.0 ppm Total Nitrogen (TN) and 1.0 ppm Total Phosphorous (TP) to which the final effluent is designed. These nutrient standards are in compliance with other wastewater treatment plants permitted by the Northeast Region of Florida Department of Environmental Protection (FDEP) in Duval County. Biosolids from the plant will be aerobically digested to FDEP Class B standards and land spread by permit on vacant, agricultural property. Treated effluent disposal will be by irrigation using reclaimed water on developed common areas and on the timber and sod farms adjacent to the Villages, until sufficient green space is developed within the Villages.

Raw wastewater is pumped through a flow meter and up to an elevated headworks. The headworks would be sized to meet future flows. Removable blocks would be placed in the headworks channels to maintain acceptable velocities at the lower current flow rates. A mechanical bar screen, sized for current flows would be installed in the headworks. The screen would need to be replaced with a larger one in the future, when flows increase. A backup manual bar screen would also be installed in the headworks. In the future, the manual bar screen would be replaced with a mechanical bar screen. After screening, the wastewater would then be directed to the biological treatment process.

The biological treatment system is based on sequencing batch reactor (SBR) technology. The SBR design was based on typical wastewater strengths and the 3-month maximum ADF. The assumed influent and effluent wastewater parameters are shown in Table - 3. Because the treated effluent will be disposed via irrigation of nearby fields and public areas, effluent reuse standards of 5/5/3/1 were used as the treatment goals. Advanced treatment for additional reduction of nitrogen or phosphorus was not included, nor needed. Two SBRs would be used for the current flows. Potentially, up to two additional SBRs may be required to meet the future flows, although the initial two SBRs may be up-ratable to meet the future flows by adding a granular media to the process. Future testing would be required to determine if this a feasible option.

<b>Parameter</b>	<b>Influent</b>	<b>Effluent</b>
CBOD (ppm)	200	5
Total Suspended Solids (ppm)	240	5
Total Kjeldahl Nitrogen (ppm)	40	1.5
Total Nitrogen (ppm)	80	3
Total Phosphorus (ppm)	8	1
pH	6-8	---
Wastewater Temperature (°F)	59-77	---

After biological treatment, the effluent is filtered through cloth media filters. The filter housings will be sized to meet additional future flows, but they will only be fitted with enough filter discs to accommodate the current flows. When the plant is fully expanded, up to two additional sets of disk filters will be required. After filtration, the effluent is disinfected with chlorine (sodium hypochlorite) and pumped to a 3-million-gallon ground storage tank. This storage volume meets the FDEP minimum 3-day storage requirement (F.S. 62-610.414) for current flows. In the future, additional storage tanks, storage ponds or other alternative

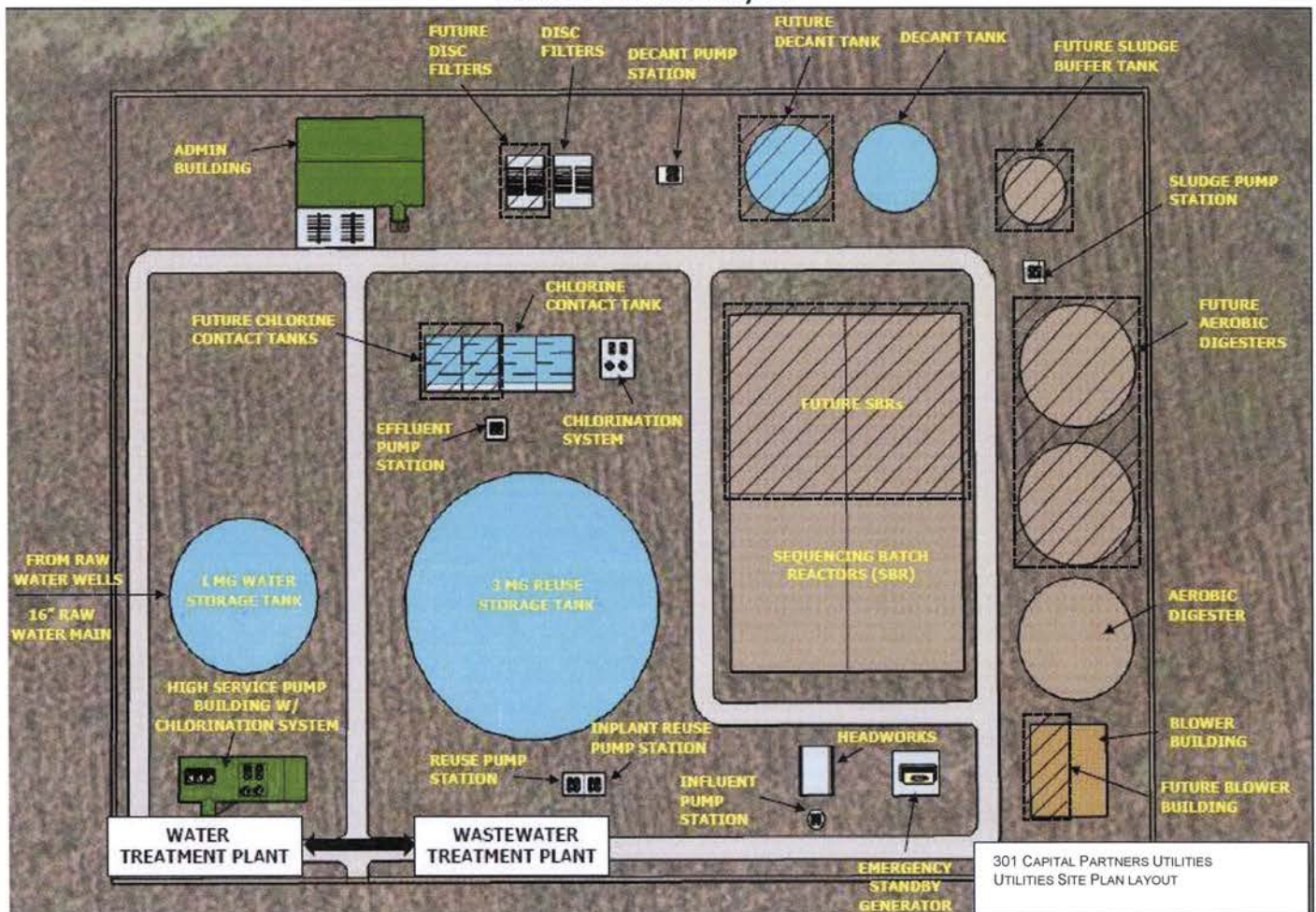
disposal methods will be required. The treated effluent will be pumped from the storage tank to reuse services at the WWTP plant site or irrigation of nearby public access areas.

Under FDEP regulations, F.S. 62-610.462, when treated effluent is used in unrestricted public access areas, the WWTP shall meet Class I reliability standards. The reliability standards require multiple process units with the ability to accommodate 75% of the design flow for that unit process. In addition, multiple pumps are required for each service, with the ability to handle to design flow with the largest pump out of service. The reliability standards also specify minimum staffing requirements.

Sludge will be aerobically digested and trucked off-site for land application. Since sludge disposal is not part of the effluent treatment process, only one digester is proposed for the current flows. Up to two additional digesters and a sludge buffer tank would be required in the future. While not required for current flows, it is likely that sludge dewatering facilities would be cost effective in the future, and should be evaluated at that time.

Figure-8 shows a proposed layout of the WWTP on the subject site. The site layout includes a utility administration building, a backup electric generator and the potable water treatment plant (WTP) facilities. The layout does not include any setbacks that may be required.

**Figure-8**  
**Utilities Site Plan Layout**



### **5.2 c. - WTP and WWTP Preliminary Cost Estimate**

Based upon the preliminary design presented in this report, a budget level cost estimate was developed for the water and wastewater treatment facilities based upon current flows. Future facilities required to meet the future flows were not included in the cost estimate. This cost estimate is a preliminary, planning level estimate based on generalized projections for equipment need, experience with similar project and manufacturer prices for recommended equipment. Estimates prepared in this manner are normally within + 50 percent to -30 percent.

Final construction costs will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule and project delivery methods.

The WWTP estimate assumed reinforced-concrete structures for the influent pump station, elevated headworks, SBR basins and the chlorine contact chambers. Glass-fused steels tanks were assumed for the decant tank and the aerobic digester. Blowers were placed inside concrete-masonry-unit buildings. The chlorine system was placed on an exterior slab with a steel canopy. The 3-million gallon treated effluent storage tank was assumed to be pre-stressed concrete construction. The mechanical bar screen was assumed to be 316 stainless steel, while the disc filters were 304 stainless steel. Piping was ductile iron above grade and C-900 below grade.

The WTP estimate assumed a 1 MG pre-stressed concrete tank with the high service pumps placed in a concrete-masonry-unit (CMU) building. The WTP chlorine facilities were also placed in the high service pump building.

The overall site includes a generator sufficient to power the WTP and WWTP facilities, an asphalt two-lane driveway throughout the plants, a fence around the entire site, and an CMU administrative building with a joint control room, maintenance facilities and separate WTP and WWTP laboratories.

Based on FEMA flood maps, it appears that the WTP and WWTP facilities can be placed on a site that is above the current flood elevation, so no site raising was included. Slab-on-grade construction (no piles or soil amending) was assumed. No dewatering would be required for pipe installation and no well-pointing would be required for installation of structures. No significant tree removal or landscaping is needed.

**Table -2**  
**First Coast Regional Utilities**  
**WTP & WWTP Budget Level Cost Estimate**

<b>Facility/Item</b>	<b>Cost</b>
<b>Wastewater Treatment Plant</b>	
Headworks and Influent Pump Station	\$1,000,000
SBR/Tanks/Blowers & Building/Mixers/Pumps	\$2,400,000
Decant Tank/Pumps	\$400,000
Disc Filters	\$700,000
Chlorination System/Contact Chambers	\$450,000
Reuse Ground Storage Tank	\$1,600,000
Reuse Pump Stations (2)	\$200,000
Aerobic Digester Tank/Pumps	\$800,000
Site Work	\$700,000
Administration Building	\$850,000
Electrical/Generator/Instrumentation & Controls	\$4,000,000
Piping and Valves	\$2,200,000
General Conditions	\$1,800,000
<b>Total WWTP</b>	<b>\$17,100,000</b>
<b>Water Treatment Plant</b>	
Raw Water Wells	\$2,000,000
Ground Storage Tank and Mixer	\$1,400,000
Chemical Storage and Feed	\$200,000
High Service Pumps/Building	\$600,000
Piping and Valves	\$300,000
Electrical/Instrumentation & Controls	\$400,000
<b>Total WTP</b>	<b>\$4,900,000</b>
<b>Total WTP and WWTP</b>	<b>\$22,000,000</b>
<b>Engineering/Engineering SDC/Permitting</b>	<b>\$3,300,000</b>
<b>Contingency (10%)</b>	<b>\$2,200,000</b>
<b>Grand Total</b>	<b>\$27,500,000</b>

### **5.2 d Preliminary Schedule for Design, Permitting and Construction**

A preliminary schedule for design, permitting and construction of the On-Site Utilities alternative is shown in Table-3. This schedule is based on a design/build delivery method, which saves both time and money compared to the more traditional design/bid/build delivery method. In the design/build delivery model, design, permitting and construction can run on parallel paths. Construction can begin, for instance, on portions of the project (such as site development) prior to final design of treatment facilities. The permits required to build the facility, which are to be applied for, are also shown in Table-3, along with anticipated review and approval times. The total estimated time for completion of the On-Site Utilities alternative is 28 months from decision to proceed.

**Table-3**  
**Preliminary Schedule for Design, Permitting and Construction**

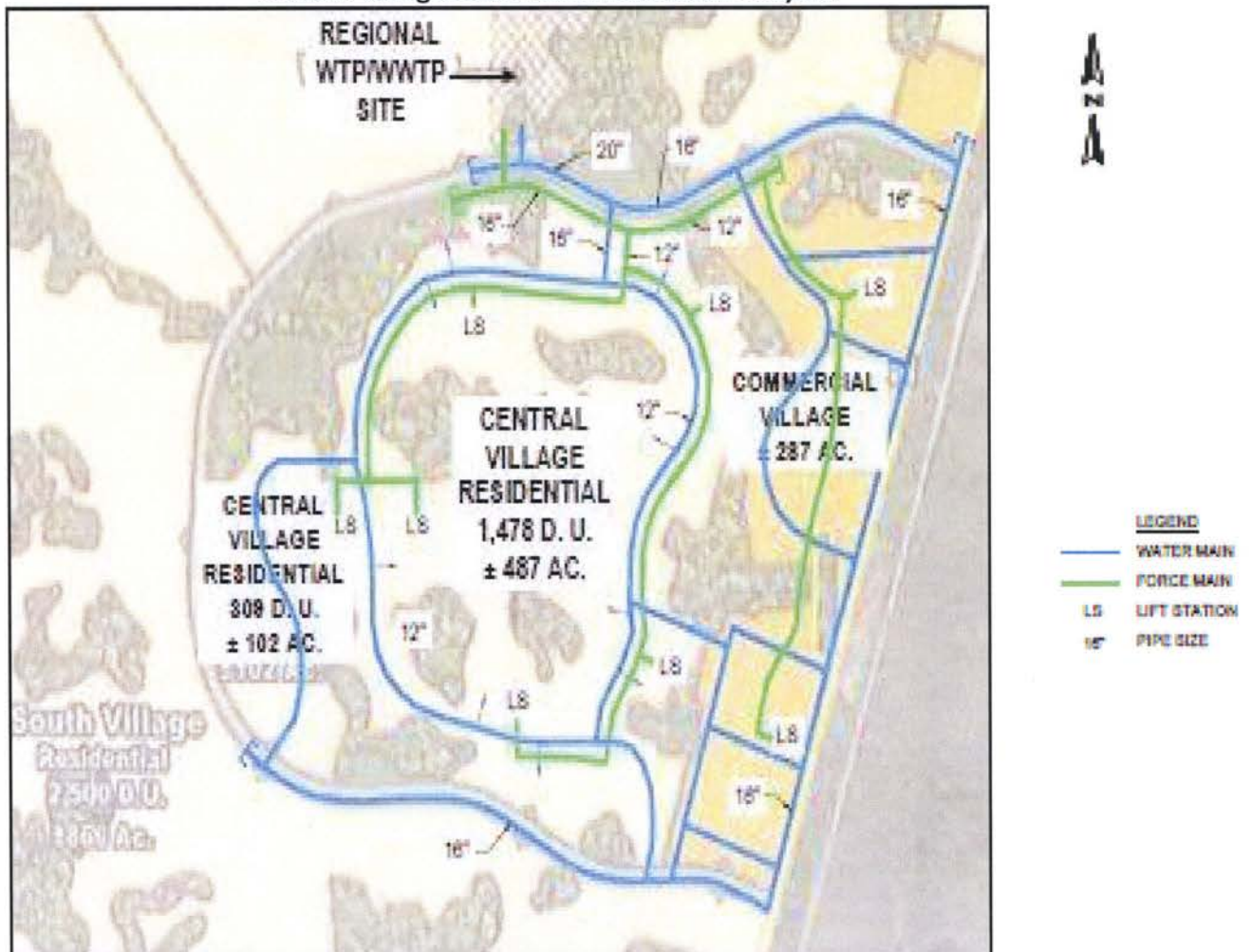
	Start Month ↓	End Month ↓
Notice to Proceed 30% Design/Surveying	1	3
SJRWMD Consumptive Use Permit	1	9
SJRWMD Environmental Resource Permit	1	6
Notice to Proceed Design/Build	3	24-27
FDEP Construction Permit	6	9
FDEP Land Application Permit	12	15

## Section 6 – Preliminary Cost Estimates

### a) Internal Infrastructure Lines and Lift Stations

JEA's line extension policy requires that a developer build the internal infrastructure on the Property, and then deed it to JEA as a contribution in aid of construction. Internal infrastructure includes neighborhood water and sewer pipes including water and wastewater services, manholes, lift stations, valves, fire hydrants, as well as backbone water and sewer pipes that connect the community to the water transmission mains. Internal infrastructure is the same cost to the developer regardless of which service provision alternative is selected. Thus this cost is not included in the Cost Comparison of Alternatives, Section 7. Figure-9 shows a sketch of the Central Village, with internal water and sewer pipes, lift stations and other required appurtenances shown, along with trunk line sizes. Table-4 gives a budget level cost estimate for the internal infrastructure. Total estimated cost for Phase 1 is \$18,572,000. This cost includes the facilities necessary to serve the entire Commercial Village. The cost will be incrementally lower if only a portion of the Commercial Village is built in Phase 1. All costs are compliant with JEA Water and Wastewater Standards Manual. The cost of internal infrastructure per dwelling unit of approximately \$6000 is consistent with other local developments of similar size.

Figure-9  
Central Villages Internal Infrastructure Layout





**Table-3**  
**Preliminary Estimate for Internal Infrastructure Central Villages Residential and Commercial Village (full 287 Acres)**

ITEM	QUANTITY AND UNIT COSTS	TOTAL COST
Sewer Lift Stations	8 at \$200,000 EA	\$1,600,000
Gravity Sewer Mains	76,000 LF at \$70/LF	\$5,320,000
Sewer Manholes	190 at \$8,000 EA	\$1,520,000
Sewer Laterals	1,900 at \$1,000 EA	\$1,900,000
Sewer Force Main	<16" - 20,000 LF at \$40/LF	\$800,000
Sewer Force Main	16" - 2000 LF at \$60/LF	\$120,000
Water Main	<16" - 102,000 LF at \$40/LF	\$4,080,000
Water Main	16" - 17,000 LF at \$70	\$1,190,000
Water Main	20" - 2,000 LF at \$100	\$200,000
Fire Hydrants	170 at \$3,500 EA	\$595,000
Water Services	1040 at \$850 EA	\$884,000
Valves	<16" - 200 at \$1,500 EA	\$300,000
Valves	16" - 25 at \$4,000 EA	\$100,000
Valves	20" - 2 at \$5,000 EA	\$10,000
	<b>Total Internal Infrastructure Cost:</b>	<b>\$18,619,000</b>

Notes:

1. Engineering and Contingencies at 25% would add \$4,654,750 to the total cost shown in the table.

**b) Operation and Maintenance Costs**

Preliminary cost estimates for Operation and Maintenance (O&M) are shown in Figures 5 through 8. O&M Costs are estimated separately for water supply, treatment and distribution; and for wastewater collection, treatment, reclaimed water irrigation and sludge disposal. Costs are presented for 80% and 100% build-out of the Villages Phase 1, based on the absorption schedule of 500 residential ERC's and 60 commercial ERC's per year with a 5-year build-out (total of 2800 ERC's).

Staffing is compliant with FAC 62-699-310. Given the co-location of the water and wastewater systems, it is reasonably assumed that costs such as tools, some spare parts, vehicles and labor can be shared between the systems. Labor sharing is applicable to mechanics, electricians and line technicians, but excludes operators. Power costs are based on installed horsepower of equipment in preliminary design. Chemical costs are based on comparably sized systems with similar treatment processes.

Table-5

Estimated Water Treatment Distribution Expenses  
Water Utility Expense Accounts  
80% Buildout

ACCT. NO.	ACCOUNT NAME	ESTIMATED ANNUAL EXPENSE	
601	Salaries and Wages - Employees	\$	124,250.00
603	Salaries and Wages - Officers Directors and Majority Stockholders		
604	Employee Pensions and Benefits	\$	12,400.00
610	Purchased Water		
615	Purchased Power	\$	28,000.00
616	Fuel for Power Production		
618	Chemicals	\$	24,500.00
620	Materials and Supplies	\$	12,350.00
631	Contractual Services - Engineering	\$	6,250.00
632	Contractual Services - Accounting	\$	10,000.00
633	Contractual Services - Legal	\$	3,000.00
634	Contractual Services - Mgmt. Fees		
635	Contractual Services - Testing	\$	12,750.00
636	Contractual Services - Other	\$	5,000.00
641	Rental of Building/Real Property		
642	Rental of Equipment		
650	Transportation Expense	\$	4,500.00
656	Insurance - Vehicle	\$	2,500.00
657	Insurance - General Liability	\$	10,000.00
658	Insurance - Workers Comp	\$	3,100.00
659	Insurance - Other	\$	5,000.00
660	Advertising Expense	\$	1,000.00
666	Regulatory Commission Expense Amortization of Rate Case Expense		
667	Regulatory Commission Expense-Other		
670	Bad Dept Expense		
675	Miscellaneous Expense	\$	30,000.00
	Total Water Utility Expenses	\$	294,600.00

Table-6  
Estimated Water Treatment Distribution Expenses  
Water Utility Expense Accounts  
100% Buildout

ACCT. NO.	ACCOUNT NAME	ESTIMATED ANNUAL EXPENSE
601	Salaries and Wages - Employees	\$ 124,250.00
603	Salaries and Wages - Officers Directors and Majority Stockholders	
604	Employee Pensions and Benefits	\$ 12,400.00
610	Purchased Water	
615	Purchased Power	\$ 35,000.00
616	Fuel for Power Production	
618	Chemicals	\$ 30,600.00
620	Materials and Supplies	\$ 15,000.00
631	Contractual Services - Engineering	\$ 8,000.00
632	Contractual Services - Accounting	\$ 10,000.00
633	Contractual Services - Legal	\$ 3,000.00
634	Contractual Services - Mgmt. Fees	
635	Contractual Services - Testing	\$ 12,750.00
636	Contractual Services - Other	\$ 5,000.00
641	Rental of Building/Real Property	
642	Rental of Equipment	
650	Transportation Expense	\$ 4,500.00
656	Insurance - Vehicle	\$ 2,500.00
657	Insurance - General Liability	\$ 10,000.00
658	Insurance - Workers Comp	\$ 3,100.00
659	Insurance - Other	\$ 5,000.00
660	Advertising Expense	\$ 1,000.00
666	Regulatory Commission Expense Amortization of Rate Case Expense	
667	Regulatory Commission Expense-Other	
670	Bad Dept Expense	
675	Miscellaneous Expense	\$ 40,000.00
	Total Water Utility Expenses	\$ 322,100.00

Table-7  
 Estimated Wastewater Treatment, Disposal and Collection Expenses  
 Wastewater Utility Expense Accounts  
 80% Buildout

ACCT. NO.	ACCOUNT NAME	ESTIMATED ANNUAL EXPENSE	
701	Salaries and Wages - Employees	\$	252,750.00
703	Salaries and Wages - Officers Directors and Majority Stockholders		
704	Employee Pensions and Benefits		
710	Purchased Sewage Treatment	\$	25,280.00
711	Sludge Removal Expense	\$	11,000.00
715	Purchased Power	\$	81,000.00
716	Fuel for Power Production		
718	Chemicals	\$	45,000.00
720	Materials and Supplies	\$	78,500.00
731	Contractual Services - Engineering	\$	10,000.00
732	Contractual Services - Accounting	\$	10,000.00
733	Contractual Services - Legal	\$	3,000.00
734	Contractual Services - Mgmt. Fees		
735	Contractual Services - Testing	\$	12,750.00
736	Contractual Services - Other	\$	5,000.00
741	Rental of Building/Real Property		
742	Rental of Equipment		
750	Transportation Expense	\$	4,500.00
756	Insurance - Vehicle	\$	2,500.00
757	Insurance - General Liability	\$	12,000.00
758	Insurance - Workers Comp	\$	6,300.00
759	Insurance - Other	\$	5,000.00
760	Advertising Expense		
766	Regulatory Commission Expense Amortization of Rate Case Expense		
767	Regulatory Commission Expense-Other		
770	Bad Dept Expense		
775	Miscellaneous Expense	\$	35,000.00
	Total Wastewater Utility Expenses	\$	599,580.00

Table-8  
Estimated Wastewater Treatment, Disposal and Collection Expenses  
Wastewater Utility Expense Accounts  
100% Buildout

ACCT. NO.	ACCOUNT NAME	ESTIMATED ANNUAL EXPENSE
701	Salaries and Wages - Employees	\$ 252,750.00
703	Salaries and Wages - Officers Directors and Majority Stockholders	
704	Employee Pensions and Benefits	\$ 25,280.00
710	Purchased Sewage Treatment	
711	Sludge Removal Expense	\$ 13,750.00
715	Purchased Power	\$ 93,150.00
716	Fuel for Power Production	
718	Chemicals	\$ 56,250.00
720	Materials and Supplies	\$ 80,000.00
731	Contractual Services - Engineering	\$ 10,000.00
732	Contractual Services - Accounting	\$ 10,000.00
733	Contractual Services - Legal	\$ 3,000.00
734	Contractual Services - Mgmt. Fees	
735	Contractual Services - Testing	\$ 12,750.00
736	Contractual Services - Other	\$ 5,000.00
741	Rental of Building/Real Property	
742	Rental of Equipment	
750	Transportation Expense	\$ 4,500.00
756	Insurance - Vehicle	\$ 2,500.00
757	Insurance - General Liability	\$ 12,000.00
758	Insurance - Workers Comp	\$ 6,300.00
759	Insurance - Other	\$ 5,000.00
760	Advertising Expense	
766	Regulatory Commission Expense Amortization of Rate Case Expense	
767	Regulatory Commission Expense-Other	
770	Bad Dept Expense	
775	Miscellaneous Expense	\$ 40,000.00
	Total Wastewater Utility Expenses	\$ 632,230.00

## **SECTION 7 – Comparison of Alternatives**

Table-9 is a matrix comparing the two alternatives for provision of utility service to Villages. The On-Site Utilities alternative is \$11,500,000 less than the JEA Connection Alternative. The On-Site Alternative will provide utility service for the development in approximately two years from initiation of design and permitting. As all construction for the On-Site Utilities alternative will be conducted on private land within Villages, it will involve significantly less disruption of major roadways and rail lines during construction. Finally, the On-Site Alternative, by avoiding unnecessary pumping of water and wastewater long distances, will cause less environmental impact, minimizing electrical costs and the carbon footprint of the project, not only during construction, but during the entire life of the project. From a timing perspective, the JEA Interconnection alternative would not be available to the Villages for at least 5 years, while the On-Site Utilities alternative can be designed, permitted and constructed within 2 1/3 years. Figure-9 compares the implementation schedules for each alternative.

**Table -9  
Comparison of Alternatives**

Alternative	Capital Costs	Timing	Distruption During Construction	Environmental Impact
JEA Interconnection	\$39,000,000	5-years	Extensive	High
On-Site Utility Facilities	\$27,500,000	2 1/3-years	Minimal	Low

## **SECTION 8 – Conclusions**

The following conclusions, well supported through this feasibility evaluation are:

- The Villages, with its approved zoning ordinance and located in a rapidly developing area, will require full water and wastewater service in order to be developed. Additionally, Duval County rules and the policies of the St. John’s Water Management District will require that wastewater effluent be reclaimed and returned to the regional water system through on-site irrigation.
- The only two practical alternatives, as described in detail above, are:
  - JEA Interconnection, and
  - On-Site Utilities
- Given the formidable obstacle of crossing major roadway and rail corridors in order to connect to the Villages, JEA Interconnection alternative is significantly more expensive, disruptive, and environmentally impactful than the On-Site Utilities alternative. Additionally, there are significant permitting and construction challenges in crossing US 301 and CSX Railway tracks twice in order to connect the JEA WWTP to the Villages and the WTP located on the Villages Property to existing JEA lines.
- Given the significant difference in cost and practicality of the two alternatives, the On-Site Utilities alternative is clearly the most feasible choice to provide utility service to the Villages.

**Appendix A**  
**April 9, 2019**  
**JEA Meeting Notes**





## Meeting Notes: 301 Property

Date: April 9, 2019

### Meeting Attendees:

#### JEA

Steve McInall  
Raynetta Marshall  
Juli Crawford  
Susan West  
Michael Dvoroznak  
George Porter

Gabor Acs  
John Coarsey  
Russ Durham  
Robert Fowler

#### 301 Property

Avery Roberts  
James Hissam  
Robert Kennelly  
Zach Miller  
Doug Miller

---

Proposed development will consist of 15-20,000 ERCs in 3 counties (Duval, Nassau and Baker) and is being planned as a Regional Activity Center.

### Energy Service

Connection to the JEA electric system will require the following:

- A 150' transmission corridor adjacent to US 301 and west of the existing FPL corridor to create a 230kV loop between existing substations;
- Future substation (~8 upland acres), ideally located at the center of the future demand/development and adjacent to the transmission corridor.

First phases of proposed development can be served from the existing system. The substation needed ~2030 based off proposed schedule.

Doug Miller (301 Property) requested that JEA consider alternate sites for the substation location; Deep Creek property (adjacent JEA solar site) and adjacent property owned by 301 group.

**JEA will investigate feasibility of southern location; Deep Creek is not ideal due to onsite wetlands and site utilization for solar.**

Doug Miller (301 Property) requested that JEA consider alternate route for transmission corridor.

**JEA will investigate alternate routes for transmission corridor.**

### Water Service

JEA recommends an on-site Water Treatment Plant to be designed, permitted and constructed by 301 Property. A future connection to the existing JEA system will be needed for redundancy.

Alternatively, a connection to the existing system will require approximately 25,500 LF of 16" water main and will be limited to approximately 3,000 units before needing a storage and re-pump facility.

### Wastewater Service

The proposed site within the 301 Property boundary (30 acres, roughly 13-15 acres within 100-yr floodplain) is not sufficiently sized for the facility.

JEA recommends an off-site Water Reclamation Facility to be built on the northern section of JEA owned property (Peterson Tract). A regional facility would allow for flow to be diverted from adjacent wastewater basins to provide needed flow to seed the new facility.

301 Property suggested a temporary package plant to be built on-site and phased into master pumping station when WRF is complete.

**JEA to investigate feasibility of temporary package plant on 301 Property. Primary issues will be reject disposal site and available flow to properly seed the plant.**

#### Reclaimed Water

Augmentation proposal from 301 Property to be from storm/ground water with proposed pond system:

- By groundwater harvesting at PS to increase available flow to treatment facility
- By point source at treatment facility with additional filtration and chlorination

The regional facility would allow for flow to be diverted from adjacent wastewater basins to provide needed reclaimed water for proposed development(s).

#### Schedule

301 Property is holding 2,500 units on a Letter of Intent contingent on Utility Services. Planning on vertical construction in 2021 (30 months total; 6 months of discussions, 12 months design and 12 months construction).

JEA schedule for WRF completion is roughly 5 years; siting, permitting, design and construction.

#### Financing

Prorated infrastructure costs will be used to calculate capacity fees in lieu of the traditional calculation per unit. Preliminary estimates of the capacity fees for the 301 Property is \$39M for the first 3,000 units (\$13,000/unit). Traditional capacity fees are ~\$3,300/unit for water/sewer service.

JEA has recently completed a Rate Study, but the results are still in a DRAFT state with no action plan in place to move forward with recommendations. Capacity fees will likely be increased, but no decision has been made as to what they will be or when they will be implemented.

#### Next Meeting

The next meeting was discussed to occur in 2-3 weeks, but no specific date was discussed. J. Hissam to provide available dates/times.

**EXHIBIT "F"**

SPECIAL WARRANTY DEED FOR UTILITY FACILITIES SITE

Prepared by and when

recorded return to:

Robert C. Brannan, Esq.

Sundstrom & Mindlin, LLP

2548 Blairstone Pines Drive

Tallahassee, FL 32301

RE Parcel #: A portion of 000974-0200

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made as of the \_\_\_\_\_ day of \_\_\_\_\_ 2019, by and between **301 CAPITAL PARTNERS, LLC**, a Florida limited liability company whose mailing address is P.O. Box 238, Lake Butler, Florida 32054 (“Grantor”), and **FIRST COAST REGIONAL UTILITIES, INC.**, a Florida corporation, whose mailing address is P.O. Box 238, Lake Butler, Florida 32054 (“Grantee”).

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land located in Duval County, Florida, to wit (the “Property”):

See Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

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

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the Property was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other. This conveyance of the Property is made subject to only to those matters listed on Exhibit B attached hereto and made a part hereof, provided, that such mention shall not serve to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has executed this Deed the day and year first above written.

Signed, sealed and delivered in our Presence as witnesses:

**GRANTOR:**

**301 CAPITAL PARTNERS, LLC,**  
a Florida limited liability company

Print: \_\_\_\_\_

By: \_\_\_\_\_  
Avery C. Roberts, its Manager

Print: \_\_\_\_\_

By: \_\_\_\_\_  
Michael E. Braren, its Manager

Print: \_\_\_\_\_

Print: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by Avery C. Roberts and Michael E. Braren, as Managers of 301 Capital Partners, LLC, a Florida limited liability company, on behalf of the limited liability company. Such persons are either [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
(Notary Signature)

\_\_\_\_\_  
(Notary Name Printed)

NOTARY PUBLIC

Commission No: \_\_\_\_\_

## EXHIBIT A

### Legal Description of the Property

A portion of Sections 4 and 9, Township 3 South, Range 23 East, Duval County, Florida, being a portion of those lands described and recorded in Official Records Book 18162, page 1115, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 4, thence South  $89^{\circ}47'34''$  East, along the Northerly line of said Section 4, a distance of 1957.29 feet; thence South  $00^{\circ}12'26''$  West, departing said Northerly line, 4747.97 feet to the Point of Beginning.

From said Point of Beginning, thence South  $83^{\circ}40'00''$  East, 2.49 feet; thence South  $22^{\circ}41'09''$  East, 234.60 feet; thence South  $23^{\circ}45'04''$  East, 170.01 feet; thence South  $23^{\circ}47'44''$  West, 150.53 feet; thence South  $04^{\circ}46'12''$  West, 96.26 feet; thence South  $58^{\circ}45'04''$  West, 30.86 feet; thence North  $61^{\circ}21'37''$  West, 275.42 feet; thence South  $83^{\circ}32'50''$  West, 334.30 feet; thence South  $08^{\circ}43'14''$  East, 330.99 feet; thence South  $42^{\circ}33'23''$  East, 412.84 feet; thence South  $14^{\circ}02'35''$  West, 104.00 feet; thence South  $61^{\circ}59'09''$  West, 433.66 feet; thence South  $08^{\circ}15'13''$  West, 418.67 feet; thence North  $60^{\circ}33'37''$  West, 354.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 1085.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $08^{\circ}18'31''$ , an arc length of 157.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $56^{\circ}24'22''$  West, 157.20 feet; thence North  $52^{\circ}15'06''$  West, 839.91 feet to the point of curvature of a curve concave Northeasterly having a radius of 435.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $29^{\circ}49'52''$ , an arc length of 226.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $37^{\circ}20'11''$  West, 223.93 feet; thence North  $22^{\circ}25'15''$  West, 108.71 feet to the point of curvature of a curve concave Easterly having a radius of 35.00 feet; thence Northerly along the arc of said curve, through a central angle of  $86^{\circ}18'00''$ , an arc length of 52.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $20^{\circ}43'45''$  East, 47.87 feet; thence North  $63^{\circ}52'45''$  East, 177.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 340.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $36^{\circ}35'16''$ , an arc length of 217.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}35'07''$  East, 213.45 feet; thence North  $27^{\circ}17'29''$  East, 345.75 feet; thence South  $74^{\circ}35'22''$  East, 740.59 feet; thence North  $86^{\circ}10'32''$  East, 436.76 feet; thence North  $29^{\circ}36'14''$  East, 367.16 feet; thence North  $49^{\circ}41'07''$  East, 143.58 feet to the Point of Beginning.

Containing 39.79 acres, more or less.

**EXHIBIT B**

Permitted Encumbrances

**EXHIBIT "G"**

DEVELOPER FINANCIAL SUPPORT LETTER



## 301 Capital Partners, LLC

P.O. Box 238  
Lake Butler, Florida 32054  
(386) 496-3509  
Fax: (386) 496-4309

May 16, 2019

Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Re: Financial Support for First Coast Regional Utilities, Inc.

To Whom It May Concern,

301 Capital Partners, LLC ("301 Capital Partners") owns approximately 8,741 acres in Duval and Nassau Counties, which is now being readied for development. 301 Capital Partners is also the sole shareholder of First Coast Regional Utilities, Inc. ("Utility"), which currently has an Application for Original Certificate of Authorization and Initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida. 301 Capital Partners acknowledge that during the early years of the development, and the construction and operation of the Utility, the Utility's revenues may not be sufficient to cover its operating and other expenses. Accordingly, 301 Capital Partners commits to providing additional financial support to the Utility during this period. As evidence of our financial capability we have attached a copy of our recent balance sheet. Additionally, please note that we are now scheduling interviews with bond underwriters and financial advisors to assist us with the Utility's long term financing.

Should you have any questions or comments concerning the above, please do not hesitate to contact me.

Sincerely,



Michael E. Braren  
Manager

**301 Capital Partners LLC**  
**Fair Market Value Balance Sheet**  
**May 18, 2019**

	FMV
ASSETS	
Current Assets	
Total Checking/Savings	108,419.41
Total Current Assets	108,419.41
Other Assets	
Total 13000 · Land	122,623,556.05
13400 · Rights to Baker County Land	13,184,100.00
13500 · Timber	1,702,177.81
Total Other Assets	137,509,833.86
TOTAL ASSETS	137,618,253.27
LIABILITIES & EQUITY	
Liabilities	
Total Long Term Liabilities	8,721,684.60
Total Liabilities	8,721,684.60
Equity	
Total Equity	128,896,568.67
TOTAL LIABILITIES & EQUITY	137,618,253.27

## 301 CAPITAL PARTNERS, LLC

## Profit &amp; Loss

05/31/19

January through December 2019

Accrual Basis

	Jan - Dec 19	Jan - Dec 18
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
40500 · LAND SALES		
40511 · FDOT LAND SALES PRICE	0.00	187,000.00
40513 · FDOT LAND BASIS	0.00	-123,034.99
<b>Total 40500 · LAND SALES</b>	<b>0.00</b>	<b>63,965.01</b>
40600 · SOD LEASE INCOME	87,500.00	150,000.00
42500 · HUNT LEASE PROCEEDS	0.00	47,011.34
43000 · TIMBER SALES		
43001 · 219 ACRE-BEASLEY	232,143.46	0.00
43003 · 330 ACRE-BEASLEY	50,000.00	0.00
43004 · 109 ACRE-CALLAHAN	25,000.00	0.00
<b>Total 43000 · TIMBER SALES</b>	<b>307,143.46</b>	<b>0.00</b>
44000 · AGAMERICA INTEREST INCOME	0.00	11,097.47
<b>Total Income</b>	<b>394,643.46</b>	<b>272,073.82</b>
<b>Cost of Goods Sold</b>		
50900 · TIMBER COST		
50901 · COMMISSION 219 ACRE BEASLEY	11,607.13	0.00
50903 · COMMISSION 330 ACRE BEASLEY	2,500.00	0.00
50904 · COMMISSION 109 ACRE CALLAHAN	1,250.00	0.00
<b>Total 50900 · TIMBER COST</b>	<b>15,357.13</b>	<b>0.00</b>
<b>Total COGS</b>	<b>15,357.13</b>	<b>0.00</b>
<b>Gross Profit</b>	<b>379,286.33</b>	<b>272,073.82</b>
<b>Expense</b>		
52000 · ADVERTISING and PROMOTION	400.00	0.00
52700 · BANK SERVICE CHARGES	8.00	24.00
53000 · DUES and DONATIONS	0.00	1,928.00
53800 · LEGAL AND PROFESSIONAL FEES	7,740.00	0.00
53801 · MANAGEMENT FEES	150,000.00	0.00
54000 · MEALS and ENTERTAINMENT	130.26	0.00
54200 · OFFICE EXPENSES	618.00	0.00
55400 · TAXES OTHER	277.50	143.75
55800 · TRAVEL AND LODGING	0.00	385.94
<b>Total Expense</b>	<b>159,173.76</b>	<b>2,481.69</b>
<b>Net Ordinary Income</b>	<b>220,112.57</b>	<b>269,592.13</b>
<b>Net Income</b>	<b>220,112.57</b>	<b>269,592.13</b>

**EXHIBIT "H"**

FINANCIAL REPORT OF MILIAN, SWAIN & ASSOCIATES

**First Coast Regional Utilities, Inc.**

**Application for Original Certificate**

**Accounting Information**

**Docket No.**

**June 2019**

**First Coast Regional Utilities, Inc.**  
**Initial Rates and Charges**  
**Docket No.**

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**First Coast Regional Utilities, Inc.**  
**Initial Rates and Charges**  
**Projected Rate Base at 100% and 80% of Designed Capacity**

Line No	Description	Year 5 100%	Year 4 80%	Referenced Schedule No.
1	<b>Water Rate Base</b>			
2				
3	Utility Plant in Service	\$ 16,170,000	\$ 16,170,000	1 A
4	Accumulated Depreciation	(2,302,200)	(1,790,600)	1 A Support
5	Contributions in Aid of Construction	(11,387,875)	(9,110,300)	1 A Support
6	Accumulated Amortization of CIAC	662,086	423,735	1 A Support
7	Working Capital Allowance	79,368	67,306	
8	Water Rate Base	<u>\$ 3,221,379</u>	<u>\$ 5,760,141</u>	
9				
10				
11				
12	<b>Wastewater Rate Base</b>			
13				
14	Utility Plant in Service	\$ 35,283,750	\$ 35,283,750	1 B
15	Accumulated Depreciation	(6,093,785)	(4,739,611)	1 B Support
16	Contributions in Aid of Construction	(17,716,738)	(14,173,390)	1 B Support
17	Accumulated Amortization of CIAC	1,030,043	659,227	1 B Support
18	Working Capital Allowance	237,427	201,345	
19	Wastewater Rate Base	<u>\$ 12,740,697</u>	<u>\$ 17,231,322</u>	

First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Pro Forma Water Utility Plant  
Projected December Year 4

Line No.	NARUC Acct.	Description	Water	Accumulated Depreciation
1	301	Organization	\$ 80,000	\$ 7,000
2	302	Franchises		
3	303	Land and Land Rights	50,000	
4	304	Structures and Improvements	906,250	99,120
5	305	Collecting and Impounding Reservoirs		
6	306	Lake, River and Other Intakes		
7	307	Wells and Springs	2,500,000	291,667
8	309	Supply Mains		
9	310	Power Generation Equipment		
10	311	Pumping Equipment	750,000	131,250
11	320	Water Treatment Equipment	2,500,000	397,727
12	330	Distribution Reservoirs and Standpipes		
13	331	Transmission and Distribution Mains	6,837,500	556,541
14	333	Services	1,617,500	141,531
15	334	Meters and Meter Installation		
16	335	Hydrants	743,750	57,847
17	339	Other Plant and Miscellaneous Equipment		
18	340	Office Furniture and Equipment		
19	341	Transportation Equipment	185,000	107,917
20	343	Tools, Shop and Garage Equipment		
21	345	Power Operated Equipment		
22	346	Communication Equipment		
23	348	Other Tangible Plant		
24			<u>\$ 16,170,000</u>	<u>\$ 1,790,600</u>
25				
26		Treatment Capacity (gpd)	1,000,000	3,704 ERCs
27		Line Capacity		2,913 ERCs
28		ERC =		270 GPD



First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Pro Forma Wastewater Utility Plant  
Projected December Year 4

Line No.	NARUC Acct.	Description	Wastewater	Accumulated Depreciation
1	351	Organization	\$ 80,000	\$ 7,000
2	352	Franchises		
3	353	Land and Land Rights	100,000	
4	354	Structures and Improvements	7,656,250	837,402
5	355	Power Generation Equipment	5,000,000	875,000
6	360	Collecting Wastewater - Force	1,150,000	134,167
7	361	Collecting Wastewater - Gravity	9,025,000	701,944
8	361	Manholes	1,900,000	221,667
9	362	Special Collecting Structures		
10	363	Services to Customers		
11	364	Flow Measuring Devices		
12	365	Flow Measuring Installations		
13	370	Receiving Wells		
14	371	Pumping Equipment	3,500,000	680,556
15	374	Reuse Distribution Reservoirs	2,000,000	175,000
16	375	Reuse T & D	-	-
17	380	Treatment and Disposal Equipment	2,437,500	473,958
18	381	Plant Sewers		
19	382	Outfall Wastewater Lines		
20	389	Other Plant and Miscellaneous Equipment		
21	390	Office Furniture and Equipment		
22	391	Transportation Equipment	185,000	107,917
23	393	Tools, Shop and Garage Equipment		
24	395	Power Operated Equipment		
25	397	Miscellaneous	2,250,000	525,000
26			<u>\$ 35,283,750</u>	<u>\$ 4,739,611</u>
27				
28		Treatment Capacity (gpd)	1,000,000	4,630 ERCs
29		Line Capacity		2,913 ERCs
30		ERC =		216 GPD

Type	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Cumm. Homes						0
331 T & D	\$6,837,500					\$6,837,500
333 Services	\$1,617,500					\$1,617,500
335 Hydrants	\$743,750					\$743,750

TOTAL	\$9,198,750	\$0	\$0	\$0	\$0	\$9,198,750
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CIAC Table						
Fee	\$ 3,910.00 Schedule 4					
Total T&D cost	9,198,750 Schedule 1B					
Total Factored ERCs	2,913 Capacity					
Year	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Factored ERCs	583	583	583	583	583	2,913
Annual CIAC	\$2,277,575	\$2,277,575	\$2,277,575	\$2,277,575	\$2,277,575	\$11,387,875

Engineering, permitting and construction admin included

Type	Depreciation Life	Annual addition for year					Accumulated Depreciation					
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5	
ERC												
331 T & D	43	\$ 159,012	\$ -	\$ -	\$ -	\$ -	\$ 79,506	\$ 238,517	\$ 397,529	\$ 556,541	\$ 715,552	
333 Services	40	\$ 40,438	\$ -	\$ -	\$ -	\$ -	\$ 20,219	\$ 60,656	\$ 101,094	\$ 141,531	\$ 181,969	
335 Hydrants	45	\$ 16,528	\$ -	\$ -	\$ -	\$ -	\$ 8,264	\$ 24,792	\$ 41,319	\$ 57,847	\$ 74,375	

<b>TOTAL</b>											<b>\$755,919</b>	<b>\$971,896</b>
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CIAC Table											
Year	Amortization	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	43	\$ 52,967	\$ 52,967	\$ 52,967	\$ 52,967	\$ 52,967	\$ 26,483	\$ 105,934	\$ 238,351	\$423,735	\$662,086

Engineering, permitting and construction admin included

Type	Depreciation Expense				
	Year 1	Year 2	Year 3	Year 4	Year 5
ERC					
331 T & D	\$ 79,506	\$ 159,012	\$ 159,012	\$ 159,012	\$ 159,012
333 Services	\$ 20,219	\$ 40,438	\$ 40,438	\$ 40,438	\$ 40,438
335 Hydrants	\$ 8,264	\$ 16,528	\$ 16,528	\$ 16,528	\$ 16,528

<b>TOTAL</b>				<b>\$215,977</b>	<b>\$215,977</b>
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CIAC Table					
Year	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Annual CIAC</b>	<b>\$ 26,483</b>	<b>\$ 79,450</b>	<b>\$ 132,417</b>	<b>\$185,384</b>	<b>\$238,351</b>

Engineering, permitting and construction admin included

Type	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Cumm. Homes						
Sewer Laterals	\$2,375,000					\$2,375,000
Collec. Sys	\$8,550,000					\$8,550,000
Force Main	\$1,150,000					\$1,150,000
Master LS	\$2,000,000					\$2,000,000

<b>TOTAL</b>	<b>\$14,075,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,075,000</b>
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CIAC Table	
Fee	\$ 6,083.00
Total cost Year 5	14,075,000 Schedule 1B
Total Factored ERCs	2,913 Capacity

Year	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
Factored ERCs	583	583	583	583	583	2,913
Annual CIAC	\$3,543,348	\$3,543,348	\$3,543,348	\$3,543,348	\$3,543,348	\$17,716,738

Type	Depreciation Life	Annual addition for year					Accumulated Depreciation					
		Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5	
Cumm. Homes												
Sewer Laterals	38	\$ 62,500	\$ -	\$ -	\$ -	\$ -	\$ 31,250	\$ 93,750	\$ 156,250	\$ 218,750	\$ 281,250	
Collec. Sys	32	\$ 267,188	\$ -	\$ -	\$ -	\$ -	\$ 133,594	\$ 400,781	\$ 667,969	\$ 935,156	\$ 1,202,344	
Force Main	30	\$ 38,333	\$ -	\$ -	\$ -	\$ -	\$ 19,167	\$ 57,500	\$ 95,833	\$ 134,167	\$ 172,500	
Master LS	18	\$ 111,111	\$ -	\$ -	\$ -	\$ -	\$ 55,556	\$ 166,667	\$ 277,778	\$ 388,889	\$ 500,000	
<b>TOTAL</b>										<b>\$1,676,962</b>	<b>\$2,156,094</b>	

CIAC Table											
Year	Amortization	Year 1	Year 2	Year 3	Year 4	Year 5	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	43	\$ 82,403	\$ 82,403	\$ 82,403	\$ 82,403	\$ 82,403	\$ 41,202	\$ 164,807	\$ 370,815	\$659,227	\$1,030,043

Type	Depreciation Expense				
	Year 1	Year 2	Year 3	Year 4	Year 5
Cumm. Homes					
Sewer Laterals	\$ 31,250	\$ 62,500	\$ 62,500	\$ 62,500	\$ 62,500
Collec. Sys	\$ 133,594	\$ 267,188	\$ 267,188	\$ 267,188	\$ 267,188
Force Main	\$ 19,167	\$ 38,333	\$ 38,333	\$ 38,333	\$ 38,333
Master LS	\$ 55,556	\$ 111,111	\$ 111,111	\$ 111,111	\$ 111,111
<b>TOTAL</b>			<b>\$479,132</b>	<b>\$479,132</b>	

CIAC Table					
Year	Year 1	Year 2	Year 3	Year 4	Year 5
Annual CIAC	\$ 41,202	\$ 123,605	\$ 206,009	<b>\$288,412</b>	<b>\$370,815</b>

## First Coast Regional Utilities, Inc.

## Initial Rates and Charges

## Water System

## Pro Forma Expenses for Water Utility based on projections at 80% Design Capacity

Year 4

Line No.	NARUC Acct. No.	Description	Water
1	601	Salaries and Wages - Employees	\$ 124,250
2	603	Salaries and Wages - Other	-
3	604	Employees Pensions and Benefits	12,400
4	610	Purchased Water	-
5	615	Purchased Power	28,000
6	616	Fuel for Power Production	-
7	618	Chemicals	24,500
8	620	Materials and Supplies	12,350
9	631	Contractual Services - Engineering	6,250
10	632	Contractual Services - Accounting	10,000
11	633	Contractual Services - Legal	3,000
12	634	Contractual Services - Mgmt. Fees	-
13	635	Contractual Services - Testing	12,750
14	636	Contractual Services - Other	5,000
15	640	Rents	
16	650	Transportation Expense	4,500
17	656	Insurance - Vehicle	2,500
18	657	Insurance - General Liability	10,000
19	658	Insurance - Workers Comp	3,100
20	659	Insurance - Other	5,000
21	660	Advertising Expense	1,000
22	665	Regulatory Commission Expense	-
23	670	Bad Debt Expense	-
24	675	Miscellaneous Expense	30,000
25	403	Depreciation - Net of CIAC Amortization	324,216
26	407	Amortization Expense - Org Cost	2,000
27	408	Taxes Other Than Income (1)	329,641
28		Total Expenses	<u>950,457</u>
29			
30		Average Cost per customer per month	<u>\$ 21.76</u>
31			
32	(1)	Taxes other than Income	
33		Property Taxes (net tangible plant X 2018 millage 18.023)	\$ 259,161
34			
35		Regulatory Assessment Fees	<u>70,480</u>
36		Total	<u>329,641</u>



**First Coast Regional Utilities, Inc.**  
**Initial Rates and Charges**  
**Wastewater System**  
**Pro Forma Expenses for Wastewater Utility based on projections at 80% Design Capacity**  
**Year 4**

Line No.	NARUC Acct. No.	Description	Wastewater
1	701	Salaries and Wages - Employees	\$ 252,750
2	703	Salaries and Wages - Other	-
3	704	Employees Pensions and Benefits	25,280
4	710	Purchased Wastewater Treatment	-
5	711	Sludge Removal Expense	11,000
6	715	Purchased Power	81,000
7	716	Fuel for Power Production	-
8	718	Chemicals	45,000
9	720	Materials and Supplies	78,500
10	731	Contract Services - Engineering	10,000
11	732	Contract Services - Accounting	10,000
12	733	Contract Services - Legal	3,000
13	734	Contract Services - Mgmt. Fees	-
14	735	Contract Services - Testing	12,750
15	736	Contract Services - Other	5,000
16	741	Rental of Building/Real Property	-
17	742	Rental of Equipment	-
18	750	Transportation Expense	4,500
19	756	Insurance - Vehicle	2,500
20	757	Insurance - General Liability	12,000
21	758	Insurance - Workers Comp	6,300
22	759	Insurance - Other	5,000
23	760	Advertising Expense	-
24	766	Regulatory Commission Expense	-
25	767	Regulatory Commission Expense - Other	-
26	770	Bad Debt Expense	-
27	775	Miscellaneous Expense	35,000
28	403	Depreciation - Net of CIAC Amortization	1,063,762
29	407	Amortization Expense - Org Cost	2,000
30	408	Taxes Other Than Income (1)	741,709
31		Total Expenses	<u>\$ 2,407,051</u>
32			
33		Average cost per customer per month	<u>\$ 55.10</u>
34			
35	(1) Taxes other than Income		
36		Property Taxes (net tangible plant X 2018 millage 18.023)	\$ 550,500
37			
38		Regulatory Assessment Fees	191,209
39		Total	<u>\$ 741,709</u>

**First Coast Regional Utilities, Inc.**  
**Initial Rates and Charges**  
**Projected Capital Structure When Utility Reaches 80% Capacity**

(1)	(2)	(3)	(4)	(5)	
Line No.	Class of Capital	Reconciled to Rate Base (Schedule 1) Year 4 - 80%	Ratio	Cost Rate	Weighted Cost
1	Long Term Debt	\$ -			
2	Short Term Debt	-			
3	Preferred Stock	-			
4	Common Equity	22,519,463	97.95%	8.12%	7.95%
5	Customer Deposits	472,000	2.05%	2.00%	0.04%
6	Tax Credits - Zero Cost				
7	Tax Credits - Weighted Cost				
8	Accumulated Deferred Income Tax				
9	Other (Explain)				
10					
11	Total	<u>\$ 22,991,463</u>	<u>100.00%</u>		<u>7.99%</u>

Note: The cost of equity is based on the leverage formula in effect pursuant to Order No. PSC-2018-0327-PAA-WS

	Residential	General Service
17 <u>Outstanding Customer Deposit Balance</u>		
18 New Customers connected years 3 and 4	1,000	120
19 Average monthly bill	\$ 204.38	\$ 305.65
20 Deposit requested	\$ 400.00	\$ 600.00
21		
22 Deposit balance Year 4 from new customers	\$ 400,000	\$ 72,000
		\$ 472,000

First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Proof of Revenue  
Projected December Year 4

Line No		Rates for Revenue Requirement	Total ERCs	Total Gallons	Revenue Required Annual Revenue
1	<b>Revenue Proof For Water</b>				
2	<b>Requested Rates - Residential - Monthly</b>				
3	Base Facility Charge	\$ 41.05	24,000		\$ 985,200.00
4	Gallorage Charge				
5	First 3,000 gls	\$ 1.55		72,000	\$ 111,600.00
6	Over 3,000 gls - 10,000 gls	\$ 2.33		99,871	\$ 232,699.90
7	Over 10,000 gls	\$ 4.66		0	\$ -
8	<b>Total Residential Revenues</b>				<u>\$ 1,329,499.90</u>
9	<b>Average Residential Bill</b>				<u>\$ 55.40</u>
10					
11	<b>Requested Rates - General Service</b>				
12	5/8" x 3/4"	\$ 41.05	2,160		\$ 88,668.00
13	3/4"	61.58	0		-
14	1"	102.63	720		73,893.60
15	1-1/2" Turbine	205.25	0		-
16	2" Turbine	328.40	0		-
17	3" Turbine	718.38	0		-
18	Charge per 1,000 gallons	\$ 2.01		32,522	\$ 65,368.22
19	<b>Total General Service Revenues</b>				<u>\$ 227,929.82</u>
20	<b>Average General Service Bill</b>				<u>\$ 79.14</u>
21					
22	Revenues from Miscellaneous Charges (50% to water)	\$ 15.00	560		\$ 8,400.00
23					
24	<b>Total Water Revenue at 80% Design Capacity</b>				<u>\$ 1,565,829.71</u>
25					
26					
27	<b>Revenue Proof For Wastewater</b>				
28	<b>Requested Rates - Residential - Monthly</b>				
29	Base Facility Charge	\$ 112.17	24,000		\$ 2,692,080.00
30	Gallorage Charge, 10,000 gallons cap	\$ 6.67		132,451	\$ 883,449.50
31	<b>Total Residential Revenues</b>				<u>\$ 3,575,529.50</u>
32	<b>Average Residential Bill</b>				<u>\$ 148.98</u>
33					
34	<b>Requested Rates - General Service</b>				
35	5/8" x 3/4"	\$ 112.17	2,160		\$ 242,287.20
36	3/4"	168.26	0		-
37	1"	280.43	720		201,909.60
38	1-1/2" Turbine	560.85	0		-
39	2" Turbine	897.36	0		-
40	3" Turbine	1,962.98	0		-
41	Charge per 1,000 gallons	\$ 8.00		26,017	\$ 208,137.60
42	<b>Total General Service Revenues</b>				<u>\$ 652,334.40</u>
43	<b>Average General Service Bill</b>				<u>\$ 226.51</u>
44					
45	<b>Requested Rates - Reclaimed Water</b>				
46	Charge per 1,000 gallons	\$ 0.50		25,229	\$ 12,614.40
47					
48	Revenues from Miscellaneous Charges (50% to sewer)	\$ 15.00	560		\$ 8,400.00
49					
50	<b>Total Wastewater Revenue at 80% Design Capacity</b>				<u>\$ 4,248,878.30</u>

First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Water System  
Calculation of Rates for Water Utility based on projections at 80% Design Capacity  
Projected Year 4

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage		Allocation Amount	
				Base Facility Charge	Gallonge Charge	Base Facility Charge	Gallonge Charge
1	601	Salaries and Wages - Employees	\$ 124,250	75%	25%	93,188	31,063
2	603	Salaries and Wages - Other					
3	604	Employees Pensions and Benefits	12,400	75%	25%	9,300	3,100
4	610	Purchased Water			100%	-	-
5	615	Purchased Power	28,000	75%	25%	21,000	7,000
6	616	Fuel for Power Production					
7	618	Chemicals	24,500		100%	-	24,500
8	620	Materials and Supplies	12,350	75%	25%	9,263	3,088
9	631	Contractual Services - Engineering	6,250	75%	25%	4,688	1,563
10	632	Contractual Services - Accounting	10,000	75%	25%	7,500	2,500
11	633	Contractual Services - Legal	3,000	75%	25%	2,250	750
12	634	Contractual Services - Mgmt. Fees		75%	25%	-	-
13	635	Contractual Services - Testing	12,750	75%	25%	9,563	3,188
14	636	Contractual Services - Other	5,000	75%	25%	3,750	1,250
15	640	Rents					
16	650	Transportation Expense	4,500	75%	25%	3,375	1,125
17	656	Insurance - Vehicle	2,500	75%	25%	1,875	625
18	657	Insurance - General Liability	10,000	75%	25%	7,500	2,500
19	658	Insurance - Workers Comp	3,100	75%	25%	2,325	775
20	659	Insurance - Other	5,000	75%	25%	3,750	1,250
21	660	Advertising Expense	1,000	75%	25%	750	250
22	665	Regulatory Commission Expense					
23	670	Bad Debt Expense					
24	675	Miscellaneous Expense	30,000	75%	25%	22,500	7,500
25		<b>Total Operations &amp; Maintenance Expenses</b>	<b>\$ 294,600</b>			<b>\$ 202,575</b>	<b>\$ 92,025</b>
26							
27	403	Depreciation - Net of CIAC Amortization	324,216	75%	25%	243,162	81,054
28							
29	407	Amortization Expense - Org Cost	2,000	75%	25%	1,500	500
30							
31	408	Taxes Other Than Income	329,641	75%	25%	247,231	82,410
32							
33		Income Taxes	155,480	75%	25%	116,610	38,870
34							
35		<b>Net Operating Income</b>	<b>460,279</b>	75%	25%	<b>345,209</b>	<b>115,070</b>
36							
37		Less: Revenues from Miscellaneous Charges	(8,400)	100%		(8,400)	-
38							
39		<b>Total Revenue Requirement from Rates</b>	<b>\$ 1,557,816</b>			<b>\$ 1,147,887</b>	<b>\$ 409,929</b>
40							
41		Factored Bills (Monthly factored bills X 12)				27,960	
42		Annual Billable Gallons					204,393
43							
44		<b>Base Facility Charge</b>				<b>\$ 41.05</b>	
45							
46		<b>Gallonge Charge (per 1,000)</b>					
47		Residential under 3000 gls	72,000				\$ 1.55
48		Residential over 3000 gls - 10,000 gls	99,871				\$ 2.33
49		Residential under 10,000 gls	0				\$ 4.66
50		General Service	32,522				\$ 2.01
51							
52		<b>Monthly factored bills</b>			<b>80%</b>	<b>100%</b>	
53				<b>Bills</b>	<b>Factored</b>	<b>Bills</b>	<b>Factored</b>
54		5/8" (Res)	1	2,000	2,000	2,500	2,500
55		5/8" (Comm)	1	180	180	225	225
56		3/4"	1.5	0	0	0	0
57		1"	2.5	60	150	75	188
58		1-1/2" Turbine	5	0	0	0	0
59		2" Turbine	8	0	0	0	0
60		3" Turbine	17.5	0	0	0	0
61							
62				2,240	2,330	2,800	2,913
63							
64		<b>Annual billable gallons</b>					
65		Residential Gallons (270 gpd)		197,100		246,375	
66		Under 3,000 gls	72,000				
67		Over 3,000 gls	125,100				
68		Reclaimed Water (20% wastewater residential)	(25,229)				
69		General Service Gallons	32,522	32,522		40,652	
70			<b>204,393</b>	<b>229,622</b>		<b>287,027</b>	

First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Wastewater System  
Calculation of Rates for Wastewater Utility based on projections at 80% Design Capacity  
Projected Year 4

Line No.	NARUC Acct. No.	Description	Total Revenue Requirement	Allocation Percentage		Allocation Amount	
				Base Facility Charge	Gallage Charge	Base Facility Charge	Gallage Charge
1		<b>Operations &amp; Maintenance Expenses</b>					
2	701	Salaries and Wages - Employees	252,750	75%	25%	189,563	63,188
3	703	Salaries and Wages - Other					
4	704	Employees Pensions and Benefits	25,280	75%	25%	18,960	6,320
5	710	Purchased Wastewater Treatment			100%	-	-
6	711	Sludge Removal Expense	11,000		100%	-	11,000
7	715	Purchased Power	81,000	75%	25%	60,750	20,250
8	716	Fuel for Power Production					
9	718	Chemicals	45,000		100%	-	45,000
10	720	Materials and Supplies	78,500	75%	25%	58,875	19,625
11	731	Contractual Services - Engineering	10,000	75%	25%	7,500	2,500
12	732	Contractual Services - Accounting	10,000	75%	25%	7,500	2,500
13	733	Contractual Services - Legal	3,000	75%	25%	2,250	750
14	734	Contractual Services - Mgmt. Fees		75%	25%	-	-
15	735	Contractual Services - Testing	12,750	75%	25%	9,563	3,188
16	736	Contractual Services - Other	5,000	75%	25%	3,750	1,250
17	740	Rents				-	-
18	750	Transportation Expense	4,500	75%	25%	3,375	1,125
19	756	Insurance - Vehicle	2,500	75%	25%	1,875	625
20	757	Insurance - General Liability	12,000	75%	25%	9,000	3,000
21	758	Insurance - Workers Comp	6,300	75%	25%	4,725	1,575
22	759	Insurance - Other	5,000	75%	25%	3,750	1,250
23	766	Regulatory Commission Expense				-	-
24		Amortization of Rate Case Expense					
25	767	Regulatory Commission Expense - Other					
26	770	Bad Debt Expense					
27		Miscellaneous Expense	35,000	75%	25%	26,250	8,750
28		<b>Total Operations &amp; Maintenance Expenses</b>	<b>\$ 599,580</b>			<b>\$ 407,685</b>	<b>\$ 191,895</b>
29							
30	403	Depreciation - Net of CIAC Amortization	1,063,762	75%	25%	797,822	265,941
31							
32	407	Amortization Expense - Org Cost	2,000	75%	25%	1,500	500
33							
34	408	Taxes Other Than Income	741,709	75%	25%	556,281	185,427
35							
36		Income Taxes	465,115	75%	25%	348,836	116,279
37							
38		<b>Net Operating Income</b>	<b>1,376,913</b>	75%	25%	<b>1,032,685</b>	<b>344,228</b>
39							
40		Less: Revenues from Miscellaneous Charges	(8,400)	100%		(8,400)	-
41							
42		<b>Total Revenue Requirement from Rates</b>	<b>\$ 4,240,679</b>			<b>\$ 3,136,409</b>	<b>\$ 1,104,270</b>
43							
44		Factored Bills (Monthly factored bills X 12)				27,960	
45		Annual Billable Gallons					158,468
46							
47		<b>Base Facility Charge</b>				<b>\$ 112.17</b>	
48							
49		Gallage Charge (per 1,000) - Residential					\$ 6.67
50		Gallage Charge (per 1,000) - General Service					\$ 8.00
51		Gallage Charge (per 1,000) - Reclaimed Water					\$ 0.50
52							
53		<b>Monthly factored bills</b>					
54				<b>80%</b>	<b>100%</b>		
55				Bills	Factored	Bills	Factored
55		5/8" (Res)	1	2,000	2,000	2,500	2,500
56		5/8" (Comm)	1	180	180	225	225
57		3/4"	1.5	0	0	0	0
58		1"	2.5	60	150	75	188
59		1-1/2" Turbine	5	0	0	0	0
60		2" Turbine	8	0	0	0	0
61		3" Turbine	17.5	0	0	0	0
62							
63				2,240	2,330	2,800	2,913
64							
65		<b>Annual billable gallons</b>		<b>Less Reclaimed</b>	<b>Adjusted</b>	<b>Annual</b>	
66		Residential Gallons - Less Reclaimed Water	132,451		105,961	157,680	
67		General Service Gallons	26,017		24,977	26,017	
68			<b>158,468</b>		<b>130,937</b>	<b>183,697</b>	

First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Service Availability Charge Analysis for Water  
Projected December Year 5

Line No.	Description	Water		
1	Gross Book Value	\$ 16,170,000		
2	Land	\$ 50,000		
3	Depreciable Plant	\$ 16,120,000		
4	Accumulated Depreciation to Date	\$ -		
5	Accumulated Depreciation at Design Capacity	\$ 2,302,200		
6	Net Plant at Design Capacity (includes land)	\$ 14,277,597		
7	Transmission & Distribution / Collection Lines	\$ 9,198,750		
8	Minimum Level of C.I.A.C.	56.89%		
9	C.I.A.C. to Date	\$ -		
10	Accumulated Amortization of C.I.A.C. to Date	\$ -		
11	Accumulated Amortization of C.I.A.C. at Design Capacity	\$ -		
12	Future Customers (ERC) to be Connected	2,913		
13	Composite Depreciation Rate	2.35%		
14	Number of Years to Design Capacity	5		
15	Existing Service Availability Charge Per ERC	\$ -		
16	Level of C.I.A.C. at Design Capacity	0.00%		
17	Requested Service Availability Charge Per ERC	\$ 3,910.00		
18	Level of C.I.A.C. at Design Capacity	75.00%		
19	Minimum Service Availability Charge Per ERC	\$ 2,966.00		
20	Level of C.I.A.C. at Design Capacity	56.89%		
21	Maximum Service Availability Charge Per ERC	\$ 3,910.00	<b>Plant</b>	<b>Main</b>
22	Level of C.I.A.C. at Design Capacity	75.00%	<b>Capacity</b>	<b>Capacity</b>
23	Requested Service Availability Charge Per ERC	\$ <u>3,910.00</u>	\$ 752.00	\$ 3,158.00
24	Requested Service Availability Charge Gallon Per Day	\$ <u>14.48</u>	\$ 2.79	\$ 11.70

**First Coast Regional Utilities, Inc.**  
**Initial Rates and Charges**  
**Service Availability Charge Analysis for Wastewater**  
**Projected December Year 5**

Line No.	Description	Wastewater		
1	Gross Book Value	\$ 35,283,750		
2	Land	\$ 100,000		
3	Depreciable Plant	\$ 35,183,750		
4	Accumulated Depreciation to Date	\$ -		
5	Accumulated Depreciation at Design Capacity	\$ 6,093,785		
6	Net Plant at Design Capacity (includes land)	\$ 29,295,239		
7	Transmission & Distribution / Collection Lines	\$ 14,075,000		
8	Minimum Level of C.I.A.C.	39.89%		
9	C.I.A.C. to Date	\$ -		
10	Accumulated Amortization of C.I.A.C. to Date	\$ -		
11	Accumulated Amortization of C.I.A.C. at Design Capacity	\$ -		
12	Future Customers (ERC) to be Connected	2,913		
13	Composite Depreciation Rate	3.40%		
14	Number of Years to Design Capacity	5		
15	Existing Service Availability Charge Per ERC	\$ -		
16	Level of C.I.A.C. at Design Capacity	0.00%		
17	Requested Service Availability Charge Per ERC	\$ 6,083.00		
18	Level of C.I.A.C. at Design Capacity	55.24%		
19	Minimum Service Availability Charge Per ERC	\$ 4,392.00		
20	Level of C.I.A.C. at Design Capacity	39.89%		
21	Maximum Service Availability Charge Per ERC	\$ 8,258.00	<b>Plant</b>	<b>Main</b>
22	Level of C.I.A.C. at Design Capacity	75.00%	<b>Capacity</b>	<b>Capacity</b>
23	Requested Service Availability Charge Per ERC	<u>\$ 6,083.00</u>	<u>\$ 1,250.00</u>	<u>\$ 4,833.00</u>
24	Requested Service Availability Charge Gallon Per Day	<u>\$ 28.16</u>	<u>\$ 5.79</u>	<u>\$ 22.38</u>

First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Cost Justification for Service and Meter Installation Fees

Line No.	Description	5/8 x 3/4" and 3/4"	Other Sizes
1	Cost of Meter and Fittings, including <sup>(1)</sup>	\$ 285	Actual Cost
2			
3	Service Installation - Water <sup>(2)</sup>	\$ 610	Actual Cost
4			
5	Lateral Installation - Sewer	Actual Cost	Actual Cost
6			
7	(1) Materials - \$225		
8	Labor - \$25 x 2 = \$50		
9	Transportation - \$10		
10			
11	(2) Materials - \$275		
12	Labor - \$25 x 4 = \$100		
13	Equipment - \$235		



First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Cost Justification for Miscellaneous Service Charges

Line No.	Description	Charge During Regular Business Hours	Charge After Regular Business Hours
1	Initial Connection (1)	\$30.00	N/A
2			
3	Normal Reconnection (1)	\$30.00	N/A
4			
5	Violation Reconnection	Actual Cost	Actual Cost
6			
7	Premise Visit Charge (1)	\$30.00	N/A
8			
9	Late Payment Fee (2)	\$7.50	N/A
10			
11	Bad check Charge	Pursuant to 68.065 (2), Florida Statutes	
12			
13	Notes:		
14	(1) Cost Justification		
15	Labor (\$20 * 1.33) = \$26.60		
16	Vehicle (6 miles x \$.58 per mile) = \$3.48		
17	Total = \$30.08, rounded to \$30.00	\$30.00	
18			
19	(2) Cost Justification		
20	Clerical Labor (\$20 * .25) = \$5.00		
21	Supervisor Labor (\$25 * .08) = \$2.00		
22	Printing Supplies (\$.10)		
23	Postage (\$.50)		
24	Total = \$7.60, round to \$7.50	\$7.50	
25			
26	Total new connections, Year 4	560	
27			
28	Miscellaneous Revenues (50% to Water and 50% to Sewer)	\$ 16,800.00	
29			
30			
31	<u>Outstanding Customer Deposit Balance</u>	Residential	General Service
32	New Customers connected years 3 and 4	1,000	120
33	Average monthly bill	\$ 204.38	\$ 305.65
34	Deposit requested	\$ 400.00	\$ 600.00

First Coast Regional Utilities, Inc.  
Initial Rates and Charges  
Projected Net Operating Income  
Projected Year 4

Line No.	Projected Costs	Additional Revenues and RAFs	Required Revenues
1	<b>Water</b>		
2	Operating Revenue	\$ 1,566,216	\$ 1,566,216
3			
4	Operating Expenses		
5	Operation & Maintenance Expenses	\$ 294,600	\$ 294,600
6	Depreciation net of CIAC Amortization	324,216	324,216
7	Amortization	2,000	2,000
8	Taxes Other Than Income	259,161	329,641
9	Income Taxes	70,480	155,480
10	Total Operating Expenses	\$ 879,977	\$ 1,105,937
11			
12	Net Operating Income (Loss)	\$ (879,977)	\$ 460,279
13			
14	Rate Base	\$ 5,760,141	\$ 5,760,141
15			
16	Rate of Return		7.99%
17			
18			
19	<b>Wastewater</b>		
20	Operating Revenue	\$ 4,249,079	\$ 4,249,079
21			
22	Operating Expenses		
23	Operation & Maintenance Expenses	\$ 599,580	\$ 599,580
24	Depreciation net of CIAC Amortization	1,063,762	1,063,762
25	Amortization	2,000	2,000
26	Taxes Other Than Income	550,500	741,709
27	Income Taxes	191,209	465,115
28	Total Operating Expenses	\$ 2,215,843	\$ 2,872,166
29			
30	Net Operating Income (Loss)	\$ (2,215,843)	\$ 1,376,913
31			
32	Rate Base	\$ 17,231,322	\$ 17,231,322
33			
34	Rate of Return		7.99%

**EXHIBIT "I"**

DRAFT TARIFFS

WATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.  
NAME OF COMPANY

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.  
NAME OF COMPANY

Post Office Box 238

Lake Butler, Florida 32054  
(ADDRESS OF COMPANY)

(386) 496-3509  
(Business & Emergency Telephone Number)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

WATER TARIFF

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ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

FIRST COAST REGIONAL UTILITIES, INC.  
WATER TARIFF

ORIGINAL SHEET NO. 3.0

TERRITORY AUTHORITY

CERTIFICATE NUMBER –

COUNTY – Duval and Nassau

COMMISSION ORDER(S) APPROVING TERRITORY SERVED –

Order Number

Date Issued

Docket Number

Filing Type

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

DESCRIPTION OF TERRITORY SERVED

SOUTHERN PARCEL  
PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°07'06" East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 46°18'27", an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°16'20" East, 408.93 feet; thence South 84°25'33" East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of 13°01'31", an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South 18°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92 feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a

(Continued to Sheet No. 3.2)

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE



(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, 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 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

(Continued to Sheet No. 3.3)

**ROBERT KENNELLY**  
ISSUING OFFICER

**PRESIDENT**  
TITLE

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

**Villages Exception Parcel**

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, 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 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

**Southern Parcel:**

PARCEL 2:

A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51'06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32'07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records; thence South 89°57'47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18'53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°24'08" West, 2689.67 feet to the point of curvature of a curve concave Northerly, having a radius of 11399.16 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 03°49'00", an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19'19" West, 763.70 feet; Course 3, thence North 89°45'30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54'03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands

(Continued to Sheet No. 3.4)

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

(Continued from Sheet No. 3.3)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54'03" East, 2871.18 feet; Course 2, thence South 89°06'05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52'49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39'08" East, departing said Easterly line, 1384.38 feet; Course 5, thence South 73°53'58" East, 605.57 feet; Course 6, thence South 69°39'03" East, 1679.56 feet; Course 7, thence South 58°48'40" East, 1910.90 feet; Course 8, thence South 48°45'22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43'42" East, 2116.15 feet; Course 10, thence South 41°14'44" West, 57.49 feet; Course 11, thence South 48°43'26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58'00" West, 1463.09 feet; Course 2, thence South 71°02'00" East, 22.00 feet; Course 3, thence South 18°58'03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56'02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19'39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51'06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00'26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59'34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00'26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59'34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00'26" West, along the Easterly prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59'34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00'26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59'36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54'10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05'50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54'10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05'50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54'10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05'50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54'10" East, along the Easterly line of said Lot 6 and its Northerly prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05'50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54'10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00'26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet

(Continued to Sheet No. 3.5)

ROBERT KENNELLY  
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PRESIDENT  
TITLE

(Continued from Sheet No. 3.4)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05'50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54'10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05'50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54'10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05'50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54'10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05'50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19'41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.  
The above described Parcel 2 containing 1070.29 acres, more or less.

**ICI-Baldwin Parcel:**

**Parcel 1**

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°28'30", an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 74°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 2919.19 feet; Course 4, thence South 23°45'19" East, 67.00 feet; Course 5, thence North 66°14'41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03'23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14'41" East, departing

(Continued to Sheet No. 3.6)

**ROBERT KENNELLY**  
**ISSUING OFFICER**

**PRESIDENT**  
**TITLE**

(Continued from Sheet No. 3.5)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said Westerly line, 473.55 feet; Course 8, thence South 23°45'19" East, 24.28 feet; Course 9, thence North 66°14'41" East, 820.21 feet; Course 10, thence North 23°45'19" West, 24.28 feet; Course 11, thence North 66°14'41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25'11", an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27'16" East, 302.75 feet; thence South 00°37'00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02'34" West, 50.57 feet; Course 3, thence South 83°25'36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.

For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three

(Continued to Sheet No. 3.2)

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PRESIDENT  
TITLE

(Continued from Sheet No. 3.6)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46'35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09'35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51'30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00'44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56'32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45'37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°33'27", an arc length of 2640.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 82°28'54" West, 2638.73 feet; Course 3, thence South 79°12'10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.  
Containing 682.12 acres, more or less.

**South I-10 Residual Parcel:**

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12'10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06'56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08'52" East, along a line 50 feet Northerly of and

(Continued to Sheet No. 3.8)

**ROBERT KENNELLY**  
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**PRESIDENT**  
TITLE

(Continued from Sheet No. 3.7)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59'13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47'34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36'51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17'25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36'51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47'34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59'13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08'52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

**301 Capital - Baker County Tract**

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29'20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30'49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29'09" West, 5231.52 feet; Course 3, thence South 89°29'14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28'56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27'02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°38'35", an arc length of 1456.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 62°56'16" West, 1440.10 feet; thence North 48°06'59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14'33", an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59'42" West, 1460.65 feet; Course 2, thence North 01°52'26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58'54", an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51'53" West, 709.53 feet; Course 4, thence North 15°51'21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along

(Continued to Sheet No. 3.9)

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(Continued from Sheet No. 3.8)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said boundary line the following 8 courses: Course 1, thence North 89°42'23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44'21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03'28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55'43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11'54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 13; Course 6, thence North 88°17'39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20'56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30'44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

CHEMOURS PARCEL – BAKER COUNTY, FLORIDA

**Parcel A**

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said

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(Continued from Sheet No. 3.9)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

**Parcel B**

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

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COMMUNITIES SERVED LISTING

<u>County Name</u>	<u>Development Name</u>	<u>Rate Schedule(s) Available</u>	<u>Sheet No.</u>
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TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.
- 2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide water service in a specific territory.
- 3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.
- 4.0 "COMMUNITIES SERVED" - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 "COMPANY" - The shortened name for the full name of the utility which is FIRST COAST REGIONAL UTILITIES, INC.
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for rendering water service to the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 "MAIN" - A pipe, conduit, or other facility used to convey water service to individual service lines or through other mains.
- 9.0 "RATE" - Amount which the Company may charge for water service which is applied to the Customer's actual consumption.
- 10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, "Service" shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.
- 12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.
- 14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

INDEX OF RULES AND REGULATIONS

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ROBERT KENNELLY  
 ISSUING OFFICER

PRESIDENT  
 TITLE

RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.

The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.

- 2.0 TARIFF DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.

- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled "Your Water and Wastewater Service," prepared by the Florida Public Service Commission.

- 4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.

- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.

- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

- 7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.

- 8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 8.0)

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

(Continued from Sheet No. 7.0)

- 9.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

- 10.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the Customer only for the purposes specified in the application for water service. Water service shall be rendered to the Customer for the Customer's own use and the Customer shall not sell or otherwise dispose of such water service supplied by the Company.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

- 11.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

- 12.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

(Continued on Sheet No. 9.0)

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

(Continued from Sheet No. 8.0)

- 13.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

- 14.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

- 15.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.

- 16.0 CUSTOMER BILLING - Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

- 17.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued on Sheet No. 10.0)

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

(Continued from Sheet No. 9.0)

- 18.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.
- 19.0 UNAUTHORIZED CONNECTIONS - WATER - Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 METERS - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.
- 21.0 ALL WATER THROUGH METER - That portion of the Customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to bypass the meter or metering equipment.
- 22.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be refunded or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.
- 23.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.
- 24.0 METER ACCURACY REQUIREMENTS - All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.
- 25.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

ROBERT KENNELLY  
ISSUING OFFICER

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INDEX OF RATES AND CHARGES SCHEDULES

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General Service, GS .....	12.0
Meter Test Deposit.....	15.0
Miscellaneous Service Charges.....	16.0
Residential Service, RS.....	13.0

GENERAL SERVICE

RATE SCHEDULE (GS)

AVAILABILITY - Available throughout the area served by the Company.  
APPLICABILITY - For water service to all Customers for which no other schedule applies.  
LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 41.05
3/4"	\$ 61.58
1"	\$ 102.63
1 1/2"	\$ 205.25
2"	\$ 328.40
3"	\$ 718.38
Charge per 1,000 gallons	\$ 2.01

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

AVAILABILITY – Available throughout the area served by the Company.

APPLICABILITY – For water service for all purposes in private residences and individually metered apartment units.

LIMITATIONS – Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD – Monthly

RATE –

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
--------------------	-----------------------------

5/8" x 3/4"	\$ 41.05
-------------	----------

Charge per 1,000 gallons	
0 – 3,000 gallons	\$ 1.55
3,001 – 10,000 gallons	\$ 2.33
Over 10,000 gallons	\$ 4.66

MINIMUM CHARGE – Base Facility Charge

TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

WS-16-0108

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>Residential Service</u>	<u>General Service</u>
3/4"	\$ 400	\$600
All over 5/8" x 3/4"	\$ _____	\$ _____

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WS-16-0108

ROBERT KENNELLY  
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PRESIDENT  
TITLE

METER TEST DEPOSIT

METER BENCH TEST REQUEST - If any Customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

<u>METER SIZE</u>	<u>FEE</u>
5/8" x 3/4"	\$20.00
1" and 1 1/2"	\$25.00
2" and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

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TITLE

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer's billing account is not paid timely and is therefore delinquent.

NSF CHARGE - This charge may be levied pursuant to Chapter 68, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

Schedule of Miscellaneous Service Charges

	<u>Normal Hours</u>	<u>After Hours</u>
Initial Connection Charge	\$30.00	N/A
Normal Reconnection Charge	\$30.00	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost (1)
Premises Visit Charge (in lieu of disconnection)	\$30.00	N/A
Late Payment Charge	\$7.50	
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(1) Actual cost is equal to the total cost incurred for services.

EFFECTIVE DATE –

TYPE OF FILING – Original Certificate

ROBERT KENNELLY  
 ISSUING OFFICER

PRESIDENT  
 TITLE

INDEX OF SERVICE AVAILABILITY POLICY AND CHARGES

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Service Availability Policy .....	18.0

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

SERVICE AVAILABILITY POLICY

ROBERT KENNELLY  
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PRESIDENT  
TITLE



SERVICE AVAILABILITY CHARGES

ROBERT KENNELLY  
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PRESIDENT  
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COPY OF CUSTOMER'S BILL .....	22.0

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

APPLICATION FOR WASTEWATER SERVICE

FIRST COAST REGIONAL UTILITIES, INC.

CUSTOMER REQUEST FOR NEW SERVICE

Acct No. \_\_\_\_\_ Date \_\_\_\_\_

Customer's  
Name \_\_\_\_\_

Owner's  
Name \_\_\_\_\_

Mailing  
Address \_\_\_\_\_

Mailing  
Address \_\_\_\_\_

Location, Street & No. \_\_\_\_\_ Lot No. \_\_\_\_\_ Block No. \_\_\_\_\_

Service Requested by \_\_\_\_\_ Date \_\_\_\_\_ Meter Size \_\_\_\_\_

Customer Charges

Water

Connection Fee \$ \_\_\_\_\_

Deposit \$ \_\_\_\_\_

Total \$ \_\_\_\_\_

I agree to take water and or sewer service from FIRST COAST REGIONAL UTILITIES, INC. in accordance with the appropriate rate schedule and in accordance with Company Rules and Regulations, or any superseding rate schedule and or Rule and Regulations and Ordinances.

Signed \_\_\_\_\_  
(Customer)

Order  
Taken By \_\_\_\_\_

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

COPY OF CUSTOMER'S BILL

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

WASTEWATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.  
NAME OF COMPANY

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

WS-15-0140

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

WASTEWATER TARIFF

FIRST COAST REGIONAL UTILITIES, INC.  
NAME OF COMPANY

Post Office Box 238

Lake Butler, Florida 32054  
(ADDRESS OF COMPANY)

(386) 496-3509  
(Business & Emergency Telephone Number)

FILED WITH  
FLORIDA PUBLIC SERVICE COMMISSION

WS-15-0140

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

WASTEWATER TARIFF

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TERRITORY AUTHORITY

CERTIFICATE NUMBER -

COUNTY - Pasco

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number

Date Issued

Docket Number

Filing Type

WS-15-0140

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE



DESCRIPTION OF TERRITORY SERVED

SOUTHERN PARCEL

PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08'52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59'13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47'34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36'51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17'25" East, departing said Northerly line, 141.09 feet; thence South 50°34'45" East, 114.79 feet; thence South 38°07'06" East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 46°18'27", an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°16'20" East, 408.93 feet; thence South 84°25'33" East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of 13°01'31", an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°03'42" East, 226.84 feet; thence North 82°32'56" East, 145.54 feet; thence North 89°27'34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South 18°55'48" West, 1785.80 feet; Course 2, thence South 18°55'47" West, 5851.81 feet; Course 3, thence South 18°56'27" West, 1781.26 feet; Course 4, thence North 71°02'55" West, 32.00 feet; Course 5, thence South 18°57'05" West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30'52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30'18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10'37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30'18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10'37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30'52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30'18" East, along the Southerly line of last said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 7 courses: Course 1, thence South 18°57'05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18'37" East, 32.09 feet; Course 3, thence South 18°48'12" West, 91.40 feet; Course 4, thence South 19°02'58" West, 1903.63 feet; Course 5, thence South 18°58'32" West, 854.92 feet; Course 6, thence North 71°01'28" West, 22.00 feet; Course 7, thence South 18°58'00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10'22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a

(Continued to Sheet No. 3.2)

WS-15-0140

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

(Continued from Sheet No. 3.1)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00'00", an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16'35" West, 123.20 feet; Course 3, thence North 59°58'23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14'16", an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14'09" West, 112.90 feet; Course 5, thence North 48°52'11" West, 218.74 feet; Course 6, thence South 41°15'07" West, 84.53 feet; Course 7, thence North 48°44'00" West, 1988.52 feet; Course 8, thence North 49°28'14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48'48" West, 1913.14 feet; Course 10, thence North 69°39'43" West, 1692.07 feet; Course 11, thence North 73°52'35" West, 624.14 feet; Course 12, thence South 89°39'08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54'05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05'22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52'24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54'53" East, 4625.67 feet; Course 17, thence North 89°40'53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28'49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29'36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29'36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, 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 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

(Continued to Sheet No. 3.3)

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ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

(Continued from Sheet No. 3.2)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

**Villages Exception Parcel**

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, 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 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

**Southern Parcel:**

PARCEL 2:

A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51'06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32'07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records; thence South 89°57'47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18'53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°24'08" West, 2689.67 feet to the point of curvature of a curve concave Northerly, having a radius of 11399.16 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 03°49'00", an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19'19" West, 763.70 feet; Course 3, thence North 89°45'30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54'03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands

(Continued to Sheet No. 3.4)

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ROBERT KENNELLY  
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PRESIDENT  
TITLE

(Continued from Sheet No. 3.3)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54'03" East, 2871.18 feet; Course 2, thence South 89°06'05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52'49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39'08" East, departing said Easterly line, 1384.38 feet; Course 5, thence South 73°53'58" East, 605.57 feet; Course 6, thence South 69°39'03" East, 1679.56 feet; Course 7, thence South 58°48'40" East, 1910.90 feet; Course 8, thence South 48°45'22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43'42" East, 2116.15 feet; Course 10, thence South 41°14'44" West, 57.49 feet; Course 11, thence South 48°43'26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58'00" West, 1463.09 feet; Course 2, thence South 71°02'00" East, 22.00 feet; Course 3, thence South 18°58'03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56'02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19'39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51'06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00'26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59'34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00'26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59'34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00'26" West, along the Easterly prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59'34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00'26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59'36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54'10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05'50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54'10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05'50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54'10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05'50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54'10" East, along the Easterly line of said Lot 6 and its Northerly prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05'50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54'10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00'26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet

(Continued to Sheet No. 3.5)

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PRESIDENT  
TITLE

(Continued from Sheet No. 3.4)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05'50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54'10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05'50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54'10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05'50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54'10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05'50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19'41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.

The above described Parcel 2 containing 1070.29 acres, more or less.

**ICI-Baldwin Parcel:**

Parcel 1

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°28'30", an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 74°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 2919.19 feet; Course 4, thence South 23°45'19" East, 67.00 feet; Course 5, thence North 66°14'41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03'23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14'41" East, departing

(Continued to Sheet No. 3.6)

(Continued from Sheet No. 3.7)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59'13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47'34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36'51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17'25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36'51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47'34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59'13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08'52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

**301 Capital - Baker County Tract**

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29'20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30'49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29'09" West, 5231.52 feet; Course 3, thence South 89°29'14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28'56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27'02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°38'35", an arc length of 1456.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 62°56'16" West, 1440.10 feet; thence North 48°06'59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14'33", an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59'42" West, 1460.65 feet; Course 2, thence North 01°52'26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58'54", an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51'53" West, 709.53 feet; Course 4, thence North 15°51'21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along

(Continued to Sheet No. 3.9)

(Continued from Sheet No. 3.6)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46'35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09'35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51'30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00'44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56'32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45'37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°33'27", an arc length of 2640.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 82°28'54" West, 2638.73 feet; Course 3, thence South 79°12'10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.  
Containing 682.12 acres, more or less.

**South I-10 Residual Parcel:**

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows: For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12'10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06'56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08'52" East, along a line 50 feet Northerly of and

(Continued to Sheet No. 3.8)

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ROBERT KENNELLY  
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TITLE

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DESCRIPTION OF TERRITORY SERVED, CONTINUED

said Westerly line, 473.55 feet; Course 8, thence South 23°45'19" East, 24.28 feet; Course 9, thence North 66°14'41" East, 820.21 feet; Course 10, thence North 23°45'19" West, 24.28 feet; Course 11, thence North 66°14'41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25'11", an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27'16" East, 302.75 feet; thence South 00°37'00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02'34" West, 50.57 feet; Course 3, thence South 83°25'36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.

For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three

(Continued to Sheet No. 3.2)

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(Continued from Sheet No. 3.8)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

said boundary line the following 8 courses: Course 1, thence North 89°42'23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44'21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03'28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55'43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11'54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 13; Course 6, thence North 88°17'39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20'56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30'44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

CHEMOURS PARCEL – BAKER COUNTY, FLORIDA

**Parcel A**

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said

(Continued to Sheet No. 3.10)

(Continued from Sheet No. 3.9)

DESCRIPTION OF TERRITORY SERVED, CONTINUED

Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

**Parcel B**

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

WS-15-0140

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

COMMUNITIES SERVED LISTING

<u>County</u> <u>Name</u>	<u>Development</u> <u>Name</u>	<u>Rate</u> <u>Schedule</u> <u>Available</u>	<u>Sheet No.</u>
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TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 "BFC" - The abbreviation for "Base Facility Charge" which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for wastewater consumption.
- 2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide wastewater service in a specific territory.
- 3.0 "COMMISSION" - The shortened name for the Florida Public Service Commission.
- 4.0 "COMMUNITIES SERVED" - The group of Customers who receive wastewater service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 "COMPANY" - The shortened name for the full name of the utility which is FIRST COAST REGIONAL UTILITIES, INC.
- 6.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive wastewater service from the Company and who is liable for the payment of that wastewater service.
- 7.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for disposing of wastewater located on the Customer's side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 "MAIN" - A pipe, conduit, or other facility used to convey wastewater service to individual service lines or through other mains.
- 9.0 ARATE@ - Amount which the Company may charge for wastewater service which is applied to the Customer=s actual consumption.
- 10.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11.0 "SERVICE" - As mentioned in this tariff and in agreement with Customers, AService@ shall be construed to include, in addition to all wastewater service required by the Customer, the readiness and ability on the part of the Company to furnish wastewater service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.
- 12.0 "SERVICE CONNECTION" - The point where the Company's pipes or meters are connected with the pipes of the Customer.
- 13.0 "SERVICE LINES" - The pipes between the Company's Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer's premises, excluding the meter.
- 14.0 "TERRITORY" - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

INDEX OF RULES AND REGULATIONS

	<u>Sheet Number:</u>	<u>Rule Number:</u>
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Adjustment of Bills .....	10.0	20.0
Application .....	7.0	3.0
Applications by Agents .....	7.0	4.0
Change of Customer's Installation .....	8.0	10.0
Continuity of Service .....	8.0	8.0
Customer Billing .....	9.0	15.0
Delinquent Bills .....	9.0	17.0
Evidence of Consumption .....	10.0	22.0
Extensions .....	7.0	6.0
Filing of Contracts .....	10.0	21.0
General Information .....	7.0	1.0
Inspection of Customer's Installation .....	8.0	11.0
Limitation of Use .....	8.0	9.0
Payment of Water and Wastewater Service Bills Concurrently .....	10.0	18.0
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Refusal or Discontinuance of Service .....	7.0	5.0
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Termination of Service .....	10.0	18.0
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RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders wastewater service.
- The Company shall provide wastewater service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.
- 2.0 TARIFF DISPUTE – Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall be resolved pursuant to Rule 25-22.032, Florida Administrative Code.
- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled AYour Water and Wastewater Service,@ prepared by the Florida Public Service Commission.
- 4.0 APPLICATIONS BY AGENTS - Applications for wastewater service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.
- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.
- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.
- 7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service. The Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

(Continued on Sheet No. 8.0)

(Continued from Sheet No. 7.0)

- 8.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous wastewater service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous wastewater service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

- 9.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the Customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the Customer for the Customer's own use and the Customer be connected directly into the Company's main wastewater lines.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish wastewater service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's wastewater service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for wastewater service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

- 10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

- 11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's wastewater service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render wastewater service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

(Continued on Sheet No. 9.0)

(Continued from Sheet No. 8.0)

12.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

13.0 PROTECTION OF COMPANY'S PROPERTY – The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code. In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

14.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.

15.0 CUSTOMER BILLING - Bills for wastewater service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

16.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any wastewater service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company.

17.0 DELINQUENT BILLS – When it has been determined that a Customer is delinquent in paying any bill, wastewater service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 10.0)



(Continued from Sheet No. 9.0)

- 18.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where wastewater service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.
- 19.0 UNAUTHORIZED CONNECTIONS - WASTEWATER - Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 ADJUSTMENT OF BILLS - When a Customer has been undercharged as a result of incorrect application of the rate schedule, if wastewater service is measured by water consumption and a meter error is determined, the amount may be credited or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.
- 21.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.
- 22.0 EVIDENCE OF CONSUMPTION - The initiation or continuation or resumption of water service to the Customer's premises shall constitute the initiation or continuation or resumption of wastewater service to the Customer's premises regardless of occupancy.

INDEX OF RATES AND CHARGES SCHEDULES

	<u>Sheet Number</u>
Customer Deposits .....	14.0
General Service, GS.....	12.0
Miscellaneous Service Charges .....	15.0
Residential Service, RS.....	13.0

GENERAL SERVICE

RATE SCHEDULE (GS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 112.17
3/4"	\$ 168.26
1"	\$ 280.43
1 1/2"	\$ 560.85
2"	\$ 897.36
3"	\$ 1,962.98

Charge per 1,000 gallons \$ 0.50

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WS-16-0108

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
All Meter Sizes	\$ 112.17
Charge per 1,000 gallons 6,000 gallon cap	\$ 6.67

- MINIMUM CHARGE - Base Facility
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WS-16-0108

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering wastewater service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>Residential Service</u>	<u>General Service</u>
3/4"	\$400	\$ 600
All over 5/8" x 3/4"	\$ _____	\$ _____

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a).

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WS-16-0108

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer’s billing account is not paid timely and is therefore delinquent.

NSF CHARGE - This charge may be levied pursuant to Chapter 68, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

METER RE-READ CHARGE – This charge may be levied when there is a re-reading of the meter for a discrepancy in the billing.

Schedule of Miscellaneous Service Charges

	<u>Normal Hours</u>	<u>After Hours</u>
Initial Connection Charge	\$ 30.00	N/A
Normal Reconnection Charge	\$ 30.00	N/A
Violation Reconnection Charge	Actual Cost	Actual Cost (1)
Premises Visit Charge (in lieu of disconnection)	\$30.00	N/A
Late Payment Charge	\$7.50	
NSF Check Charge	Pursuant to Section 68.065, F.S.	

(1) Actual Cost is equal to the total cost incurred for services.

EFFECTIVE DATE –

TYPE OF FILING - Original Certificate

WS-16-0108

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

INDEX OF SERVICE AVAILABILITY POLICY

<u>Description</u>	<u>Sheet No.</u>
Schedule of Charges .....	18.0
Service Availability Policy .....	17.0

SERVICE AVAILABILITY POLICY

WS-16-0108

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE



SERVICE AVAILABILITY CHARGES

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

WS-16-0108

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

INDEX OF STANDARD FORMS

<u>Description</u>	<u>Sheet No.</u>
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COPY OF CUSTOMER'S BILL .....	21.0

APPLICATION FOR WASTEWATER SERVICE

Name \_\_\_\_\_ Telephone Number \_\_\_\_\_

Billing Address \_\_\_\_\_  
City State Zip

Service Address \_\_\_\_\_  
City State Zip

Date service should begin \_\_\_\_\_

Service requested: Water \_\_\_\_\_ Wastewater \_\_\_\_\_ Both \_\_\_\_\_

By signing this agreement, the Customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service; the Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.
2. The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
3. The Customer agrees to abide by all existing Company Rules and Regulations as contained in the tariff. In addition, the Customer has received from the Company a copy of the brochure "Your Water and Wastewater Service" produced by the Florida Public Service Commission.
4. Bills for wastewater service will be rendered – Monthly, Bimonthly, or Quarterly - as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days written notice, service may be discontinued.
5. When a Customer wished to terminate service on any premises where wastewater service is supplied by the Company, the Company may require (oral, written) notice within \_\_\_ days prior to the date the Customer desires to terminate service.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

COPY OF CUSTOMER'S BILL

WS-15-0140

ROBERT KENNELLY  
ISSUING OFFICER

PRESIDENT  
TITLE

**EXHIBIT "J"**

LEGAL DESCRIPTION OF PROPOSED SERVICE TERRITORY

## EXHIBIT "J"

### FIRST COAST REGIONAL UTILITIES, INC. PROPOSED PSC CERTIFICATED AREA LEGAL DESCRIPTIONS

#### SOUTHERN PARCEL

#### PARCEL 1:

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South  $89^{\circ}08'52''$  East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North  $89^{\circ}59'13''$  East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South  $89^{\circ}47'34''$  East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North  $89^{\circ}36'51''$  East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South  $29^{\circ}17'25''$  East, departing said Northerly line, 141.09 feet; thence South  $50^{\circ}34'45''$  East, 114.79 feet; thence South  $38^{\circ}07'06''$  East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $46^{\circ}18'27''$ , an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $61^{\circ}16'20''$  East, 408.93 feet; thence South  $84^{\circ}25'33''$  East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of  $13^{\circ}01'31''$ , an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $89^{\circ}03'42''$  East, 226.84 feet; thence North  $82^{\circ}32'56''$  East, 145.54 feet; thence North  $89^{\circ}27'34''$  East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South  $18^{\circ}55'48''$  West, 1785.80 feet; Course 2, thence South  $18^{\circ}55'47''$  West, 5851.81 feet; Course 3, thence South  $18^{\circ}56'27''$  West, 1781.26 feet; Course 4, thence North  $71^{\circ}02'55''$  West, 32.00 feet; Course 5, thence South  $18^{\circ}57'05''$  West, 1024.91 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North  $00^{\circ}30'52''$  East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North  $89^{\circ}30'18''$  West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North  $01^{\circ}10'37''$  East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North  $89^{\circ}30'18''$  West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South  $01^{\circ}10'37''$  West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South  $00^{\circ}30'52''$  West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official

Records Book 10507, page 1524; thence South  $89^{\circ}30'18''$  East, along the Southerly line of last said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 7 courses: Course 1, thence South  $18^{\circ}57'05''$  West, departing said Southerly line, 4565.72 feet; Course 2, thence South  $71^{\circ}18'37''$  East, 32.09 feet; Course 3, thence South  $18^{\circ}48'12''$  West, 91.40 feet; Course 4, thence South  $19^{\circ}02'58''$  West, 1903.63 feet; Course 5, thence South  $18^{\circ}58'32''$  West, 854.92 feet; Course 6, thence North  $71^{\circ}01'28''$  West, 22.00 feet; Course 7, thence South  $18^{\circ}58'00''$  West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North  $71^{\circ}10'22''$  West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of  $11^{\circ}00'00''$ , an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $65^{\circ}16'35''$  West, 123.20 feet; Course 3, thence North  $59^{\circ}58'23''$  West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of  $11^{\circ}14'16''$ , an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $54^{\circ}14'09''$  West, 112.90 feet; Course 5, thence North  $48^{\circ}52'11''$  West, 218.74 feet; Course 6, thence South  $41^{\circ}15'07''$  West, 84.53 feet; Course 7, thence North  $48^{\circ}44'00''$  West, 1988.52 feet; Course 8, thence North  $49^{\circ}28'14''$  West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North  $58^{\circ}48'48''$  West, 1913.14 feet; Course 10, thence North  $69^{\circ}39'43''$  West, 1692.07 feet; Course 11, thence North  $73^{\circ}52'35''$  West, 624.14 feet; Course 12, thence South  $89^{\circ}39'08''$  West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North  $00^{\circ}54'05''$  East, along said Easterly line, 400.05 feet; Course 14, thence North  $89^{\circ}05'22''$  West, departing said Easterly line, 616.83 feet; Course 15, thence North  $00^{\circ}52'24''$  East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North  $00^{\circ}54'53''$  East, 4625.67 feet; Course 17, thence North  $89^{\circ}40'53''$  West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East, Baker County, and said Township 3 South, Range 23 East, Duval County; thence North  $00^{\circ}28'49''$  East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North  $00^{\circ}29'36''$  East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North  $00^{\circ}29'36''$  East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, 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 10; thence North  $01^{\circ}10'37''$  East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South  $88^{\circ}49'23''$  East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

### **Villages Exception Parcel**

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, 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 10; thence North 01°10'37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49'23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03'48" West, 30.00 feet; Course 2, thence North 30°20'48" West, 217.01 feet; Course 3, thence North 50°13'48" West, 337.82 feet; thence North 18°44'24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15'36" East, 507.09 feet; thence South 18°44'24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

### **Southern Parcel:**

PARCEL 2:

A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51'06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32'07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records;



thence South 89°57'47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18'53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°24'08" West, 2689.67 feet to the point of curvature of a curve concave Northerly, having a radius of 11399.16 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 03°49'00", an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19'19" West, 763.70 feet; Course 3, thence North 89°45'30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54'03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54'03" East, 2871.18 feet; Course 2, thence South 89°06'05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52'49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39'08" East, departing said Easterly line, 1384.38 feet; Course 5, thence South 73°53'58" East, 605.57 feet; Course 6, thence South 69°39'03" East, 1679.56 feet; Course 7, thence South 58°48'40" East, 1910.90 feet; Course 8, thence South 48°45'22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43'42" East, 2116.15 feet; Course 10, thence South 41°14'44" West, 57.49 feet; Course 11, thence South 48°43'26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58'00" West, 1463.09 feet; Course 2, thence South 71°02'00" East, 22.00 feet; Course 3, thence South 18°58'03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56'02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19'39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51'06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00'26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59'34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00'26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59'34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00'26" West, along the Easterly

prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59'34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00'26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59'36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54'10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05'50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54'10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05'50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54'10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05'50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54'10" East, along the Easterly line of said Lot 6 and its Northerly prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05'50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54'10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00'26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58'03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05'50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54'10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05'50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54'10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05'50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54'10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05'50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19'41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.

The above described Parcel 2 containing 1070.29 acres, more or less.

**ICI-Baldwin Parcel:**

Parcel 1

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01'21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S. Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43'11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°28'30", an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 74°58'56" East, 445.21 feet; Course 3, thence North 66°14'41" East, 2919.19 feet; Course 4, thence South 23°45'19" East, 67.00 feet; Course 5, thence North 66°14'41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03'23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14'41" East, departing said Westerly line, 473.55 feet; Course 8, thence South 23°45'19" East, 24.28 feet; Course 9, thence North 66°14'41" East, 820.21 feet; Course 10, thence North 23°45'19" West, 24.28 feet; Course 11, thence North 66°14'41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25'11", an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27'16" East, 302.75 feet; thence South 00°37'00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South

83°25'36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02'34" West, 50.57 feet; Course 3, thence South 83°25'36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45'25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17'37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25'36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence South 83°25'36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.

For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01'21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01'21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25'36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03'23" East, 50.45 feet; Course 3, thence North 83°25'36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three courses: Course 1, thence South 00°17'37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48'34" West, along the Northerly line of said

Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03'23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46'35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09'35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51'30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00'44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56'32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45'37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°33'27", an arc length of 2640.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 82°28'54" West, 2638.73 feet; Course 3, thence South 79°12'10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.

Containing 682.12 acres, more or less.

**South I-10 Residual Parcel:**

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01'21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its

intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North  $79^{\circ}12'10''$  East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South  $46^{\circ}06'56''$  West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South  $89^{\circ}08'52''$  East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North  $89^{\circ}59'13''$  East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South  $89^{\circ}47'34''$  East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North  $89^{\circ}36'51''$  East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South  $29^{\circ}17'25''$  East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South  $89^{\circ}36'51''$  West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North  $89^{\circ}47'34''$  West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South  $89^{\circ}59'13''$  West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North  $89^{\circ}08'52''$  West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

### **301 Capital - Baker County Tract**

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South  $00^{\circ}29'20''$  West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North  $89^{\circ}30'49''$  West, departing said dividing line, 199.98 feet; Course 2, thence South  $00^{\circ}29'09''$  West, 5231.52 feet; Course 3, thence South  $89^{\circ}29'14''$  East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South  $00^{\circ}28'56''$  West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South  $00^{\circ}27'02''$  West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of

way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of  $29^{\circ}38'35''$ , an arc length of 1456.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $62^{\circ}56'16''$  West, 1440.10 feet; thence North  $48^{\circ}06'59''$  West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle  $46^{\circ}14'33''$ , an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}59'42''$  West, 1460.65 feet; Course 2, thence North  $01^{\circ}52'26''$  West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $13^{\circ}58'54''$ , an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $08^{\circ}51'53''$  West, 709.53 feet; Course 4, thence North  $15^{\circ}51'21''$  West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along said boundary line the following 8 courses: Course 1, thence North  $89^{\circ}42'23''$  East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North  $87^{\circ}44'21''$  East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North  $00^{\circ}03'28''$  East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North  $87^{\circ}55'43''$  East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North  $00^{\circ}11'54''$  East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast one-quarter of said Section 13; Course 6, thence North  $88^{\circ}17'39''$  East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North  $00^{\circ}20'56''$  East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North  $88^{\circ}30'44''$  East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

**CHEMOURS PARCEL – BAKER COUNTY, FLORIDA**

**Parcel A**

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

### **Parcel B**

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument

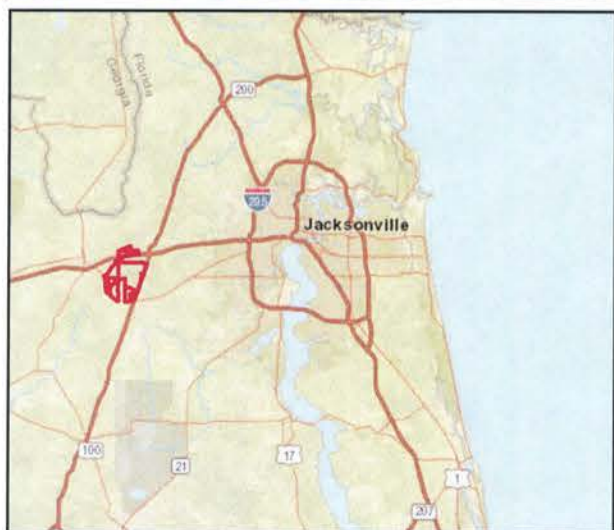
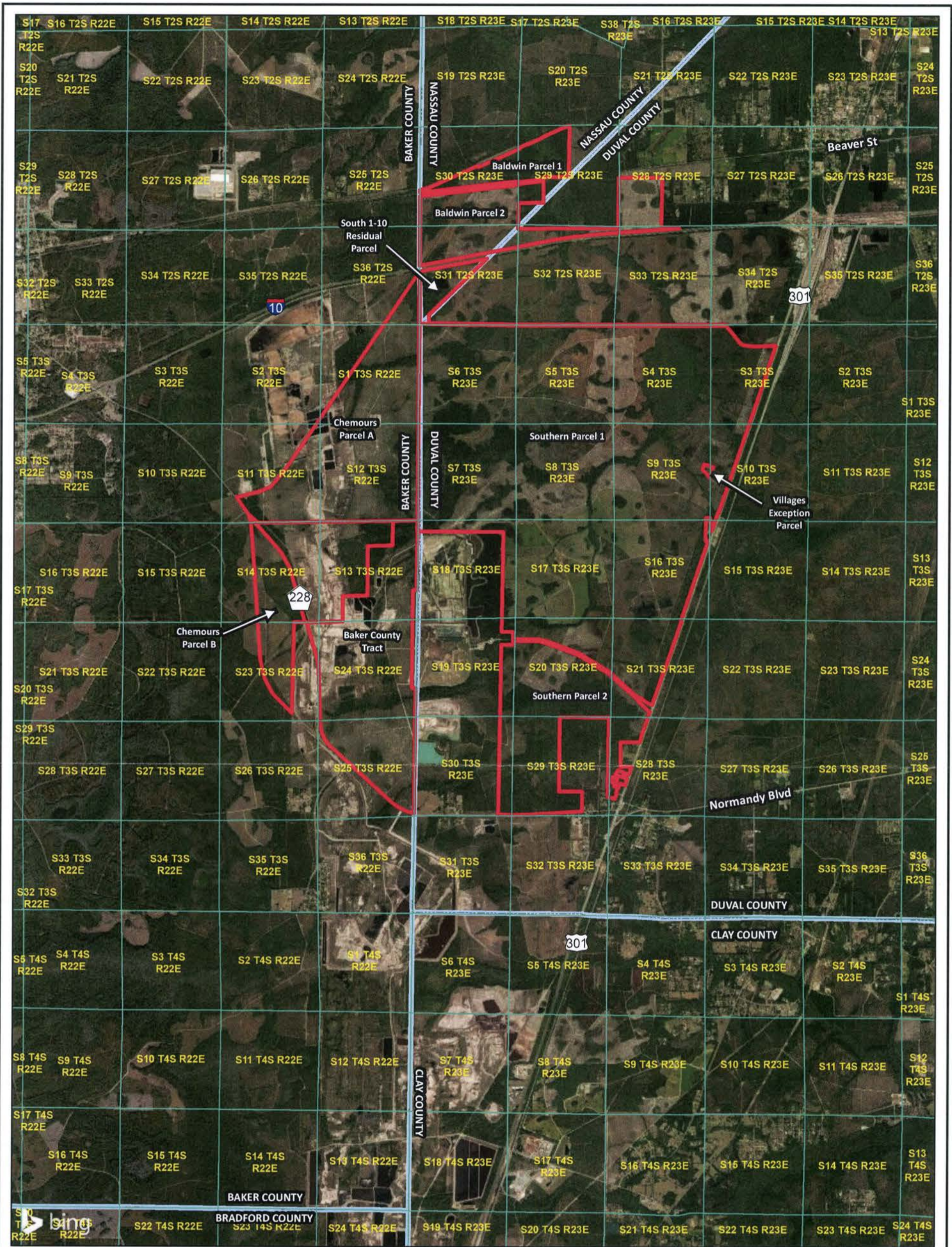


set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

**EXHIBIT "K"**

MAP OF PROPOSED SERVICE TERRITORY

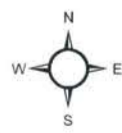


### 301 Capital Partners

#### Vicinity

Source: ETM, Duval County, Nassau County, Clay County, Baker County, Bradford County

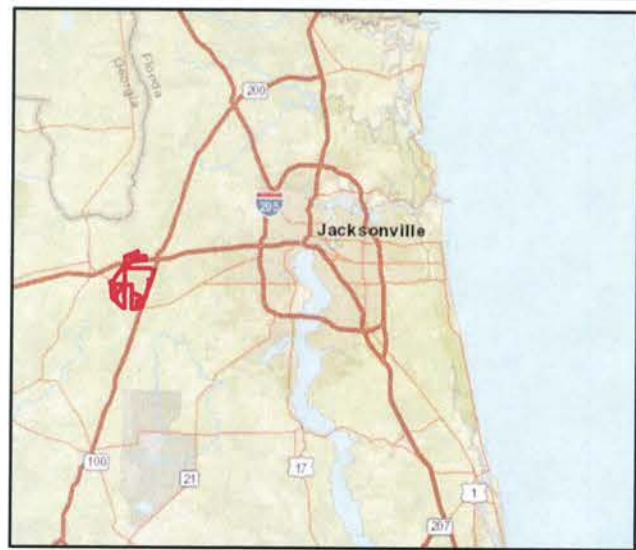
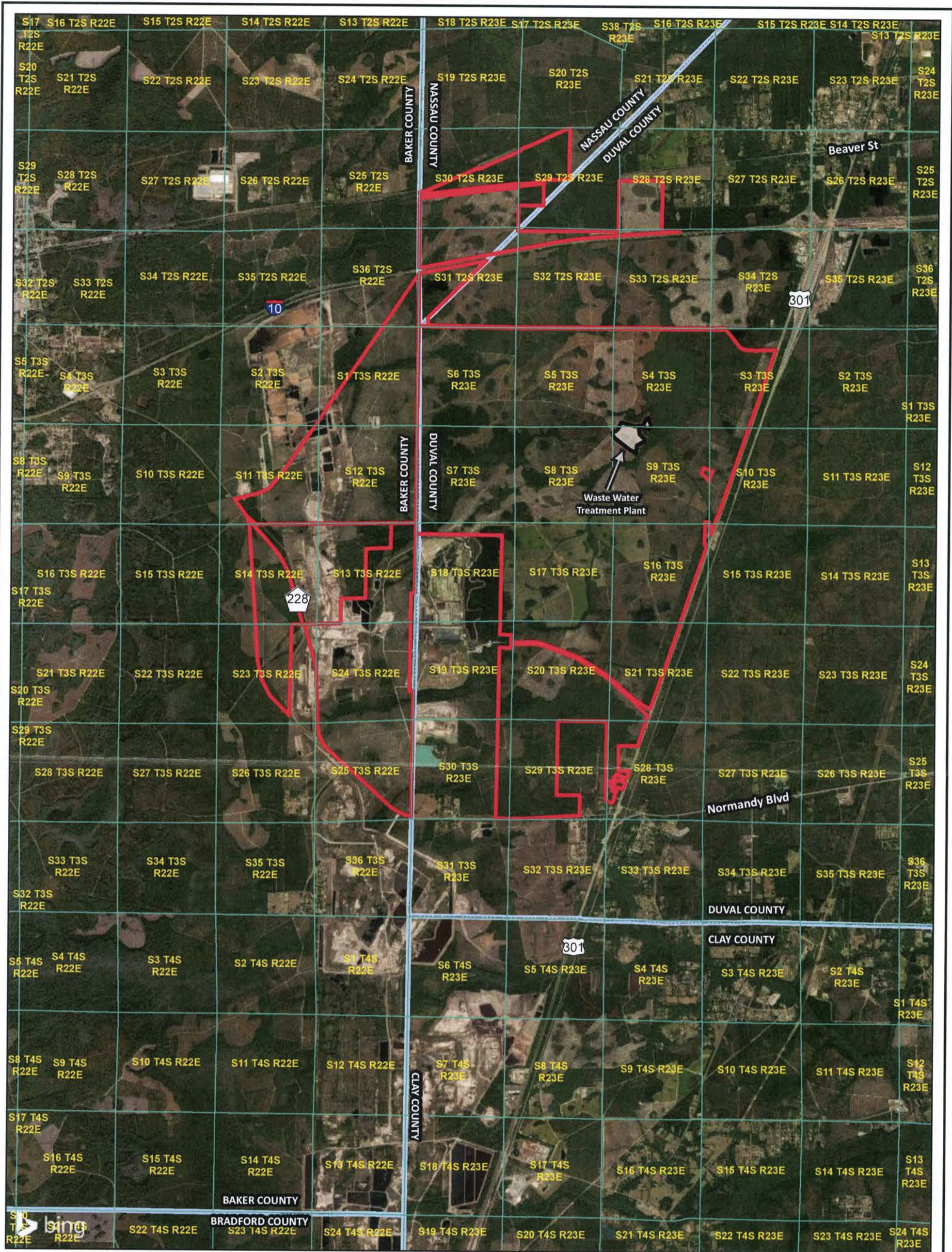
SUBJECT PROPERTY



**ETM** England-Thims & Miller, Inc.  
 VISION • EXPERIENCE • RESULTS  
 14775 Old St. Augustine Road Jacksonville, FL 32258  
 904-642-8990 • Fax: 904-646-9485 • www.etm-inc.com

**COMPOSITE EXHIBIT "L"**

MAP SHOWING LOCATIONS OF PROPOSED INITIAL LINES AND FACILITIES

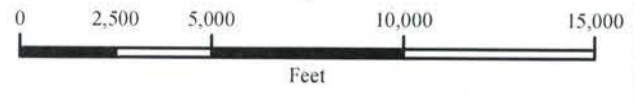
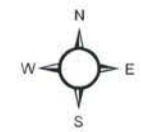


**301 Capital Partners**

**WWTP**

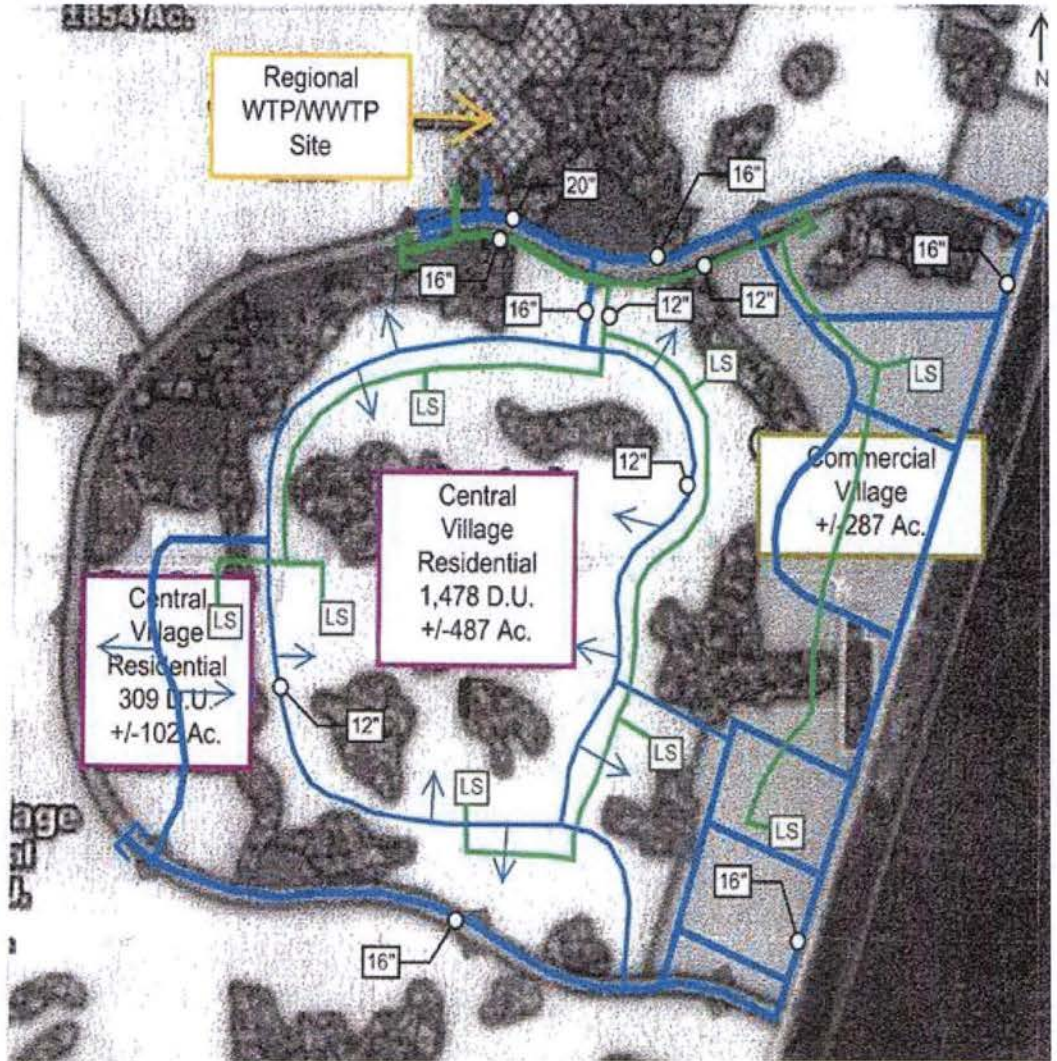
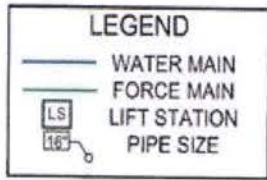
Source: ETM, Duval County, Nassau County, Clay County, Baker County, Bradford County

- SUBJECT PROPERTY
- WASTE WATER TREATMENT PLANT



**ETM** England-Thimly & Miller, Inc.  
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**EXHIBIT "M"**

DRAFT NOTICE OF APPLICATION

NOTICE OF APPLICATION FOR ORIGINAL CERTIFICATE OF AUTHORIZATION AND INITIAL  
RATES AND CHARGES FOR WATER AND WASTEWATER SERVICE

Notice is hereby given on this \_\_\_\_ day of \_\_\_\_\_ 2019, pursuant to Rule 25-30.030, Florida Administrative Code, of the application of First Coast Regional Utilities, LLC (*Applicant*), for Original Certificate of Authorization and initial Rates and Charges for Water and Wastewater Service in Duval, Baker and Nassau Counties, Florida.

Pursuant to Rule 25-39.030, F.A.C., the Applicant seeks certificated water and wastewater service area to include the following land:

SOUTHERN PARCEL  
**PARCEL 1:**

All of Sections 4, 5, 6, 7, 8 and 17, and a portion of Sections 3, 9, 10, 15, 16, 18, 19, 20 and 21, all lying in Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwest corner of said Section 6; thence South 89°08' 52" East, along the Northerly line of said Section 6, a distance of 5208.61 feet to the Northwest corner of said Section 5; thence North 89°59' 13" East, along the Northerly line of said Section 5, a distance of 5245.60 feet to the Northwest corner of said Section 4; thence South 89°47' 34" East, along the Northerly line of said Section 4, a distance of 5252.55 feet to the Northwest corner of said Section 3; thence North 89°36' 51" East, along the Northerly line of said Section 3, a distance of 861.77 feet; thence South 29°17' 25" East, departing said Northerly line, 141.09 feet; thence South 50°34' 45" East, 114.79 feet; thence South 38°07' 06" East, 849.24 feet to the point of curvature of a curve concave Northeasterly having a radius of 520.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 46°18' 27" , an arc length of 420.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 61°16' 20" East, 408.93 feet; thence South 84°25' 33" East, 493.91 feet to the point of curvature of a curve concave Northerly having a radius of 1000.00 feet; thence Easterly along the arc of said curve, through a central angle of 13°01' 31" , an arc length of 227.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°03' 42" East, 226.84 feet; thence North 82°32' 56" East, 145.54 feet; thence North 89°27' 34" East, 771.07 feet to a point lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 5 courses: Course 1, thence South 18°55' 48" West, 1785.80 feet; Course 2, thence South 18°55' 47" West, 5851.81 feet; Course 3, thence South 18°56' 27" West, 1781.26 feet; Course 4, thence North 71°02' 55" West, 32.00 feet; Course 5, thence South 18°57' 05" West, 1024.91 feet to a point lying on the Easterly line of those lands



described and recorded in Official Records Book 10507, page 1524, of said current Public Records; thence North 00°30' 52" East, departing said Westerly right of way line and along said Easterly line, 459.40 feet to a point lying on the Northerly line of said Section 15; thence North 89°30' 18" West, departing said Easterly line and along said Northerly line, 105.00 feet to the Southeast corner of those lands described and recorded in Deed Book 144, page 318, of said current Public Records; thence Northerly, Westerly and Southerly along the boundary of last said lands the following 3 courses: Course 1, thence North 01°10' 37" East, departing said Northerly line of Section 15, a distance of 225.00 feet; Course 2, thence North 89°30' 18" West, 225.00 feet to a point lying on the Westerly line of said Section 10; Course 3, thence South 01°10' 37" West, along said Westerly line, 225.00 feet to the Southwest corner of said Deed Book 144, page 318, and the Northwest corner of said Section 15; thence South 00°30' 52" West, along the Westerly line of said Section 15, a distance of 990.00 feet to the Southwest corner of said lands of Official Records Book 10507, page 1524; thence South 89°30' 18" East, along the Southerly line of last said lands, 153.09 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence Southwesterly along said Westerly right of way line the following 7 courses: Course 1, thence South 18°57' 05" West, departing said Southerly line, 4565.72 feet; Course 2, thence South 71°18' 37" East, 32.09 feet; Course 3, thence South 18°48' 12" West, 91.40 feet; Course 4, thence South 19°02' 58" West, 1903.63 feet; Course 5, thence South 18°58' 32" West, 854.92 feet; Course 6, thence North 71°01' 28" West, 22.00 feet; Course 7, thence South 18°58' 00" West, 1852.86 feet to the Easterly most Northeast corner of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along the boundary of last said lands the following 17 courses: Course 1, thence North 71°10' 22" West, departing said Westerly right of way line, 145.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 643.90 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of 11°00' 00" , an arc length of 123.62 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°16' 35" West, 123.20 feet; Course 3, thence North 59°58' 23" West, 120.88 feet to the point of curvature of a curve concave Northeasterly having a radius of 576.50 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of 11°14' 16" , an arc length of 113.07 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°14' 09" West, 112.90 feet; Course 5, thence North 48°52' 11" West, 218.74 feet; Course 6, thence South 41°15' 07" West, 84.53 feet; Course 7, thence North 48°44' 00" West, 1988.52 feet; Course 8, thence North 49°28' 14" West, 210.25 feet to a point lying on the Westerly line of said Section 21; Course 9, thence North 58°48' 48" West, 1913.14 feet; Course 10, thence North 69°39' 43" West, 1692.07 feet; Course 11, thence North 73°52' 35" West, 624.14 feet; Course 12, thence South 89°39' 08" West, 1396.93 feet to a point lying on the Easterly line of said Section 19; Course 13, thence North 00°54' 05" East, along said Easterly line, 400.05 feet; Course 14, thence North 89°05' 22" West, departing said Easterly line, 616.83 feet; Course 15, thence North 00°52' 24" East, 682.99 feet to a point lying on the Northerly line of said Section 19; Course 16, thence North 00°54' 53" East, 4625.67 feet; Course 17, thence North 89°40' 53" West, 4665.74 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said Section 18, said line being the line dividing Township 3 South, Range 22 East,

Baker County, and said Township 3 South, Range 23 East, Duval County; thence North 00°28' 49" East, along said Westerly line, 596.05 feet to the Southwest corner of said Section 7; thence North 00°29' 36" East, along the Westerly line of said Section 7, a distance of 5248.52 feet to the Southwest corner of said Section 6; thence North 00°29' 36" East, along the Westerly line of said Section 6, a distance of 5248.52 feet to the Point of Beginning.

LESS and EXCEPT the sovereign lands of the State of Florida, if any, associated with Deep Creek.

Also LESS and EXCEPT the following described parcel:

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, 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 10; thence North 01°10' 37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49' 23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public Records, the following 3 courses: Course 1, thence North 49°03' 48" West, 30.00 feet; Course 2, thence North 30°20' 48" West, 217.01 feet; Course 3, thence North 50°13' 48" West, 337.82 feet; thence North 18°44' 24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15' 36" East, 507.09 feet; thence South 18°44' 24" West, 589.22 feet to the Point of Beginning.

The above described PARCEL 1 containing 6035.75 acres, more or less.

#### **Villages Exception Parcel**

A portion of Sections 9 and 10, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 12996, page 2274, 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 10; thence North 01°10' 37" East, along the Westerly line of said Section 10, a distance of 2380.06 feet; thence South 88°49' 23" East, departing said Westerly line, 141.14 feet to the Point of Beginning.

From said Point of Beginning, thence Northwesterly along the Northeasterly line of Borrow Pit Haul Road as described and recorded in Official Records Volume 1914, page 311, of said current Public

Records, the following 3 courses: Course 1, thence North 49°03' 48" West, 30.00 feet; Course 2, thence North 30°20' 48" West, 217.01 feet; Course 3, thence North 50°13' 48" West, 337.82 feet; thence North 18°44' 24" East, departing said Northeasterly line, 314.53 feet; thence South 71°15' 36" East, 507.09 feet; thence South 18°44' 24" West, 589.22 feet to the Point of Beginning.

Containing 5.00 acres, more or less.

**Southern Parcel:**

**PARCEL 2:**

A portion of Sections 19, 20, 21, 28, 29 and 30, Township 3 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 13262, page 46, of the current Public Records said county, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Sections 20, 21, 28 and 29; thence North 89°51' 06" West, along the Northerly line of said Section 29, a distance of 2621.91 feet to the Northwest corner of the East one-half of said Section 29; thence South 00°32' 07" West, departing said Northerly line and along the Westerly line of said East one-half of Section 29, a distance of 3956.58 feet to the Southwest corner of Lot 20, Section 29, as depicted on Plat of Maxville and Maxville Farms, recorded in Plat Book 3, page 94, of said current Public Records; thence South 89°57' 47" East, along the Southerly line of said Lot 20 and along the Southerly line of Lot 19, Section 29 of said Plat of Maxville and Maxville Farms, a distance of 1250.59 feet to the Northwest corner of those lands described and recorded in Official Records Book 17906, page 1508, of said current Public Records; thence South 00°18' 53" West, along the Westerly line of last said lands, 1071.87 feet to the Southwest corner thereof, said corner lying on the Northerly right of way line of County Road No. 228 (Maxville Macclenny Highway), a public 120 foot right of way as presently established; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence South 86°24' 08" West, 2689.67 feet to the point of curvature of a curve concave Northerly, having a radius of 11399.16 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 03°49' 00" , an arc length of 759.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°19' 19" West, 763.70 feet; Course 3, thence North 89°45' 30" West, 1082.77 feet to the Southeast corner of those lands described and recorded in Official Records Book 17041, page 1529, of said current Public Records; thence North 00°54' 03" East, departing said Northerly right of way line, along the Easterly line of last said lands and along the Easterly line of those lands described and recorded in Official Records Book 14755, page 198, of said current Public Records, 6225.09 feet to the Northeasterly corner of said Official Records Book 14755, page 198, said corner lying on the boundary line of those lands described and recorded in Official Records Volume 7245, page 1751, of said current Public Records; thence along said boundary line the following 11 courses: Course 1, thence continue North 00°54' 03" East, 2871.18 feet; Course 2, thence South 89°06' 05" East, 616.97 feet to a point lying on the Easterly line of said Section 19; Course 3, thence North 00°52' 49" East, along said Easterly line, 199.84 feet; Course 4, thence North 89°39' 08" East, departing said Easterly line, 1384.38 feet; Course 5,

thence South 73°53' 58" East, 605.57 feet; Course 6, thence South 69°39' 03" East, 1679.56 feet; Course 7, thence South 58°48' 40" East, 1910.90 feet; Course 8, thence South 48°45' 22" East, 57.81 feet to a point lying on the Westerly line of said Section 21; Course 9, thence South 48°43' 42" East, 2116.15 feet; Course 10, thence South 41°14' 44" West, 57.49 feet; Course 11, thence South 48°43' 26" East, 853.37 feet to the Easterly most Southeast corner of said lands, said corner lying on the Westerly right of way line of U.S. Highway No. 301, a public variable width right of way as presently established; thence Southwesterly along said Westerly right of way line the following 3 courses: Course 1, thence South 18°58' 00" West, 1463.09 feet; Course 2, thence South 71°02' 00" East, 22.00 feet; Course 3, thence South 18°58' 03" West, 238.56 feet to its intersection with the Northerly line of Lot 11, Section 28, said Plat of Maxville and Maxville Farms; thence South 89°56' 02" West, departing said Westerly right of way line, along said Northerly line of Lot 11 and along the Northerly line of Lot 10, said Section 28 of said plat, 1035.38 feet to the Northwest corner of said Lot 10; thence South 00°19' 39" West, along the Westerly line of said Lot 10, a distance of 1326.85 feet to the Southwest corner of said Lot 10; thence South 89°51' 06" East, along the Southerly line of said Lot 10, a distance of 586.01 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58' 03" West, departing said Southerly line and along said Westerly right of way line, 411.90 feet to its intersection with the Northerly line of Lot 14, Block 67 of said plat; thence North 71°00' 26" West, departing said Westerly right of way line, along said Northerly line of Lot 14 and along the Northerly line of Lots 13 through 11, said Block 67, a distance of 161.05 feet to the Northwest corner of said Lot 11; thence South 18°59' 34" West, along the Westerly line of said Lot 11, a distance of 180.00 feet to the Southwest corner of said Lot 11; thence North 71°00' 26" West, along the Southerly line of said Block 67, a distance of 90.00 feet to the Southwest corner of said Block 67; thence North 18°59' 34" East, along the Westerly line of said Block 67, a distance of 180.00 feet to the Northwest corner of Lot 9, said Block 67; thence North 71°00' 26" West, along the Easterly prolongation of the Northerly line of Lot 16, Block 68 of said plat, and along the Northerly line of Lots 16 through 9, said Block 68, a distance of 390.00 feet to the Northwest corner of said Lot 9; thence South 18°59' 34" West, along the Westerly line of said Block 68, a distance of 180.00 feet to the Southwest corner of said Block 68; thence North 71°00' 26" West, along the Westerly prolongation of the Southerly line of said Block 68, a distance of 30.00 feet to the Southeast corner of Block 69 of said plat; thence South 18°59' 36" West, 80.00 feet to the Northeast corner of Block 50 of said plat; thence South 18°54' 10" West, along the Easterly line of said Block 50, a distance of 178.95 feet to the Northeast corner of Lot 14, said Block 50; thence North 71°05' 50" West, along the Northerly line of Lots 14 through 12, said Block 50, a distance of 135.00 feet to the Northwest corner of said Lot 12; thence South 18°54' 10" West, along the Westerly line of said Lot 12 and its Southerly prolongation, 258.34 feet to a point lying on the Northerly line of Block 49 of said plat; thence South 71°05' 50" East, along said Northerly line and its Easterly prolongation, and along the Northerly line of Block 48 of said plat, 255.00 feet to the Northwest corner of Lot 6, said Block 48; thence South 18°54' 10" West, along the Westerly line of said Lot 6, a distance of 178.34 feet to the Southwest corner of said Lot 6; thence South 71°05' 50" East, along the Southerly line of said Lot 6, a distance of 45.00 feet to the Southeast corner of said Lot 6; thence North 18°54' 10" East, along the Easterly line of said Lot 6 and its Northerly

prolongation, and along the Easterly line of Lot 11, Block 51 of said plat, 436.68 feet to the Northeast corner of said Lot 11; thence North 71°05' 50" West, along the Northerly line of said Lot 11, a distance of 45.00 feet to the Southeast corner of Lot 7, said Block 51; thence North 18°54' 10" East, along the Easterly line of said Lot 7, a distance of 178.77 feet to the Northeast corner of said Lot 7; thence South 71°00' 26" East, along the Northerly line of said Block 51 and its Easterly prolongation, and along the Northerly line of Block 52 of said plat, 551.17 feet to a point lying on said Westerly right of way line of U.S. Highway No. 301; thence South 18°58' 03" West, departing said Northerly line and along said Westerly right of way line, 356.24 feet to its intersection with the Southerly line of said Block 52; thence North 71°05' 50" West, departing said Westerly right of way line and along said Southerly line and its Westerly prolongation, 280.76 feet to the Southeast corner of said Block 51; thence South 18°54' 10" West, along the Northerly prolongation of the Easterly line of said Block 48 and along said Easterly line, 258.34 feet to the Northeast corner of Lot 16, said Block 48; thence North 71°05' 50" West, along the Northerly line of said Lot 16, a distance of 45.00 feet to the Northwest corner of said Lot 16; thence South 18°54' 10" West, along the Westerly line of said Lot 16 and its Southerly prolongation, 258.34 feet to the Northwest corner of Lot 1, Block 31 of said plat; thence South 71°05' 50" East, along the Northerly line of said Block 31, a distance of 45.00 feet to the Northeast corner of said Block 31; thence South 18°54' 10" West, along the Easterly line of said Block 31, a distance of 356.69 feet to the Southeast corner of said Block 31; thence North 71°05' 50" West, along the Southerly line of said Block 31 and its Westerly prolongation, 405.37 feet to a point lying on the Easterly line of said Section 29; thence North 00°19' 41" East, along said Easterly line, 4219.23 feet to the Point of Beginning.

LESS and EXCEPT all roadways shown on the Plat of Maxville and Maxville Farms as recorded in Plat Book 3, page 94, of the current Public Records of Duval County, Florida.

The above described Parcel 2 containing 1070.29 acres, more or less.

**ICI-Baldwin Parcel:**

Parcel 1

A portion of Sections 29 and 30, Township 2 South, Range 23 East, Nassau County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of Section 31, said Township and Range; thence North 00°01' 21" West, along the Westerly line of said Section 31, a distance of 5265.65 feet to the Southwest corner of said Section 30; thence continue North 00°01' 21" West, along the Westerly line of said Section 30, said line also being the dividing line between Baker and Nassau counties, a distance of 1742.49 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01' 21" West, along said Westerly line of Section 30, a distance of 132.01 feet to an intersection with the Southeasterly right of way line of U.S.

Highway No. 90 (State Road 10), a variable width right of way as presently established; thence Northeasterly and Southeasterly, along said Southeasterly right of way line, the following twelve courses: Course 1, thence North 83°43' 11" East, departing said Westerly line, 35.46 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1465.39 feet; Course 2, thence Northeasterly, along the arc of said curve, through a central angle of 17°28' 30" , an arc length of 446.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 74°58' 56" East, 445.21 feet; Course 3, thence North 66°14' 41" East, 2919.19 feet; Course 4, thence South 23°45' 19" East, 67.00 feet; Course 5, thence North 66°14' 41" East, 2423.53 feet to a point lying on the Westerly line of said Section 29; Course 6, thence North 01°03' 23" East, along said Westerly line, 73.81 feet; Course 7, thence North 66°14' 41" East, departing said Westerly line, 473.55 feet; Course 8, thence South 23°45' 19" East, 24.28 feet; Course 9, thence North 66°14' 41" East, 820.21 feet; Course 10, thence North 23°45' 19" West, 24.28 feet; Course 11, thence North 66°14' 41" East, 1328.45 feet to a point of curvature of a curve concave Southeasterly, having a radius of 1399.39 feet; Course 12, thence Northeasterly, along the arc of said curve, through a central angle of 12°25' 11" , an arc length of 303.34 feet to a point on said curve, said point also lying on the Westerly line of the Northeast one-quarter of said Section 29, also being the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of said public records of Nassau County, said arc being subtended by a chord bearing and distance of North 72°27' 16" East, 302.75 feet; thence South 00°37' 00" West, departing said Southeasterly right of way line, and along said Westerly line, 2636.77 feet to a point lying on the Northerly right of way line of the CSX Railroad, a variable width right of way as presently established; thence Westerly and Southerly, along said Northerly right of way line of the CSX Railroad the following three courses: Course 1, thence South 83°25' 36" West, departing said Westerly line, 50.82 feet; Course 2, thence South 02°02' 34" West, 50.57 feet; Course 3, thence South 83°25' 36" West, 430.31 feet to a point lying on the Northerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence North 89°45' 25" West, departing said Northerly right of way line and along said Northerly line, 891.56 feet to the Northwest corner of said Northeast one-quarter of the Southwest one-quarter of Section 29; thence South 00°17' 37" West, along the Westerly line of said Northeast one-quarter of the Southwest one-quarter, a distance of 106.58 feet to a point lying on said Northerly right of way line of the CSX Railroad; thence along said Northerly right of way line the following three courses: Course 1, thence South 83°25' 36" West, departing said Westerly line, 1331.32 feet; Course 2, thence North 01°03' 23" East, 50.45 feet; Course 3, thence South 83°25' 36" West, 5385.82 feet to the Point of Beginning.

Containing 248.75 acres, more or less.

Parcel 2:

A portion of Sections 29, 30, and 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 28, 29, 30, 31, 32, and 33, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those land described and recorded in Official Records Book 1083, page 770, of the public records of said Nassau County, and those lands described

and recorded in Official Records Volume 9740, page 430 of the current public records of said Duval County, being more particularly described as follows.

For a Point of Reference, commence at the Southwest corner of said Section 31; thence North 00°01' 21" West, along the Westerly line of said Section 31, said line also being the dividing line between Baker and Nassau counties, a distance of 3101.48 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 00°01' 21" West, along said Westerly line of Section 31, a distance of 2164.17 feet to the Southwest corner of said Section 30; thence continue North 00°01' 21" West, along the Westerly line of said Section 30, a distance of 1541.17 feet to a point lying on the Southerly right of way line of the CSX Railroad, a variable width right of way a presently established; thence along said Southerly right of way line the following three courses: Course 1, thence North 83°25' 36" East, departing said Westerly line of Section 30, a distance of 5382.00 feet; Course 2, thence North 01°03' 23" East, 50.45 feet; Course 3, thence North 83°25' 36" East, 1332.68 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1417, page 135 of the public records of said Nassau County, said point also lying on the Westerly line of the Northeast one-quarter of the Southwest one-quarter of said Section 29; thence along said Westerly line of Official Records Book 1417, page 135 the following three courses: Course 1, thence South 00°17' 37" West, departing said Southerly right of way line, and along said Westerly line of the Northeast one-quarter of the Southwest one-quarter, 1162.01 feet to the Northeast corner of the Southwest one-quarter of said Southwest one-quarter; Course 2, thence South 89°48' 34" West, along the Northerly line of said Southwest one-quarter of the Southwest one-quarter of said Section 29, a distance of 1336.66 feet to the Northwest corner of said Southwest one-quarter of the Southwest one-quarter; Course 3, thence South 01°03' 23" West, along the Westerly line of said Section 29, a distance of 1367.61 feet to the Southwest corner of said Section 29; thence North 89°46' 35" East, along the Southerly line of said Section 29, a distance of 5419.51 feet to the Southeast corner thereof; thence North 00°09' 35" East, along the Easterly line of said Section 29, a distance of 2685.44 feet to the Southwest corner of the Northwest one-quarter of said Section 28; thence North 89°51' 30" East, along the Southerly line of said Northwest one-quarter, 2349.72 feet to the Northwest corner of the Southeast one-quarter of said Section 28; thence South 01°00' 44" West, along the Westerly line of said Southeast one-quarter, said line also being the Westerly line of those lands described and recorded in Official Records Volume 9245, page 2273, the Westerly line of those lands described and recorded in Official Records Volume 9190, page 4192, and the Westerly line of those lands described and recorded in Official Records Volume 12628, page 1025 of the current public records of said Duval County, a distance of 2699.45 feet to the Southwest corner of said Southeast one-quarter; thence North 89°56' 32" East, along the Southerly line of said Section 28, a distance of 990.82 feet to a point lying on the Northerly right of way line of Interstate 10 (State Road No. 8) a variable width right of way per Florida Department of Transportation Right of Way Map Section 72270-2401; thence Southwesterly, along said Northerly right of way line, the following three courses: Course 1, thence South 85°45' 37" West, departing said Southerly line, 4434.27 feet to the point of curvature of a curve concave Southeasterly, having a radius of 23068.31 feet; Course 2, thence Westerly, along the arc of said curve, through a central angle of 06°33' 27" ,

an arc length of 2640.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 82°28' 54" West, 2638.73 feet; Course 3, thence South 79°12' 10" West, 7109.67 feet to the Point of Beginning.

Less and except any sovereign lands of the State of Florida associated with Deep Creek.

Containing 682.12 acres, more or less.

**South I-10 Residual Parcel:**

A portion of Section 31, Township 2 South, Range 23 East, Nassau County, Florida, together with a portion of Sections 31, 32, 33 and 34, Township 2 South, Range 23 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 1446, page 572, of the Public Records of said Nassau County, together with a portion of those lands described and recorded in Official Records Book 13540, page 344, of the current Public Records of said Duval County, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of said Section 31; thence North 00°01' 21" West, along the Westerly line of said Section 31, said line being the dividing line between said Nassau County and Baker County, Florida, a distance of 2796.10 feet to its intersection with the Southerly limited access right of way line of Interstate No. 10 (State Road No. 8), a public 300 foot limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 74170-2401; thence North 79°12' 10" East, departing said Westerly line and along said Southerly limited access right of way line, 3692.91 feet to its intersection with the line dividing said Nassau and Duval Counties; thence South 46°06' 56" West, departing said Southerly limited access right of way line and along said dividing line, 4337.89 feet; thence Due South, departing said dividing line, 438.28 feet; thence South 89°08' 52" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 31, a distance of 4708.98 feet; thence North 89°59' 13" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 32, a distance of 5245.32 feet; thence South 89°47' 34" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 33, a distance of 5252.38 feet; thence North 89°36' 51" East, along a line 50 feet Northerly of and parallel with the Southerly line of said Section 34, a distance of 833.91 feet; thence South 29°17' 25" East, 57.12 feet to a point lying on said Southerly line of Section 34; thence South 89°36' 51" West, along said Southerly line, 861.77 feet to the Southeasterly corner of said Section 33; thence North 89°47' 34" West, along the Southerly line of said Section 33, a distance of 5252.55 feet to the Southeasterly corner of said Section 32; thence South 89°59' 13" West, along the Southerly line of said Section 32, a distance of 5245.60 feet to the Southeasterly corner of said Section 31; thence North 89°08' 52" West, along the Southerly line of said Section 31, a distance of 5208.61 feet to the Point of Beginning.

Containing 137.67 acres, more or less.

**301 Capital - Baker County Tract**

A portion of Sections 13, 23, 24, and 25, Township 3 South, Range 22 East, Baker County, Florida, being more particularly described as follows:



For a Point of Beginning, commence at the Northeast corner of said Section 13, said corner lying on the line dividing said Township 3 South, Range 22 East, Baker County and Township 3 South, Range 23 East, Duval County, Florida; thence South 00°29' 20" West, along said dividing line, 3743.50 feet to the Northeast corner of those lands described and recorded in Official Records Book 263, page 98, of the Public Records of Baker County, Florida; thence along the boundary line of last said lands the following 3 courses: Course 1, thence North 89°30' 49" West, departing said dividing line, 199.98 feet; Course 2, thence South 00°29' 09" West, 5231.52 feet; Course 3, thence South 89°29' 14" East, 200.14 feet to a point lying on the Easterly line of said Section 24, said line also being the dividing line dividing said Baker and Duval Counties; thence South 00°28' 56" West, along said dividing line, 1513.79 feet to the Northeast corner of said Section 25; thence South 00°27' 02" West, continuing along said dividing line, 5165.76 feet to a point lying on the Northeasterly right of way line of County Road No. 228, a 100 foot right of way as presently established; thence Northwesterly departing said dividing line, along said Northeasterly right of way line and along the arc of a curve concave Northeasterly, having a radius of 2814.79 feet, through a central angle of 29°38' 35" , an arc length of 1456.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 62°56' 16" West, 1440.10 feet; thence North 48°06' 59" West, continuing along said Northeasterly right of way line, 4279.13 feet to the point of curvature of a curve concave Easterly having a radius of 1859.86 feet; thence Northerly along the former Easterly right of way line of said County Road No. 228 the following 4 courses: Course 1, thence Northerly along the arc of said curve, through a central angle 46°14' 33" , an arc length of 1501.06 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°59' 42" West, 1460.65 feet; Course 2, thence North 01°52' 26" West, 2764.08 feet to the point of curvature of a curve concave Westerly having a radius of 2914.79 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of 13°58' 54" , an arc length of 711.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°51' 53" West, 709.53 feet; Course 4, thence North 15°51' 21" West, 1976.24 feet to its intersection with the Northerly line of said Section 23, said intersection also lying on the boundary line of those lands described and recorded in Official Records Book 56, page 472 of the Public Records of said Baker County; thence along said boundary line the following 8 courses: Course 1, thence North 89°42' 23" East, departing said former Easterly right of way line and along said Northerly line, 633.32 feet to the Southwest corner of said Section 13; Course 2, thence North 87°44' 21" East, along the Southerly line of said Section 13, a distance of 1319.90 feet to the Southeast corner of the Southwest one-quarter of the Southwest one-quarter of said Section 13; Course 3, thence North 00°03' 28" East, along the Easterly line of said Southwest one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.19 feet to the Southwest corner of the Northeast one-quarter of the Southwest one-quarter of said Section 13; Course 4, thence North 87°55' 43" East, along the Southerly line of said Northeast one-quarter of the Southwest one-quarter of Section 13, a distance of 1323.21 feet to the Southeast corner thereof; Course 5, thence North 00°11' 54" East, along the Easterly line of the West one-half of said Section 13, a distance of 2638.20 feet to the Southwest corner of the Northwest one-quarter of the Northeast

one-quarter of said Section 13; Course 6, thence North 88°17' 39" East, along the Southerly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1329.46 feet to the Southeast corner thereof; Course 7, thence North 00°20' 56" East, along the Easterly line of said Northwest one-quarter of the Northeast one-quarter of Section 13, a distance of 1314.87 feet to the Northeast corner thereof; Course 8, thence North 88°30' 44" East, along said Northerly line, 1333.19 feet to the Point of Beginning.

Containing 1319.10 acres, more or less.

### **CHEMOURS PARCEL - BAKER COUNTY, FLORIDA**

#### **Parcel A**

A parcel of land lying in Sections 36, Township 2 South, Range 22 East, Sections 1, 2, 11 & 12 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a concrete monument located at the Northeast corner of said Section 1 (Southeast corner of Section 36) for the Point of Beginning and run South 01 degree 16 minutes 17 seconds East, along the Easterly boundary thereof, 5248.11 feet to a concrete monument located at the Southeast corner of Section 1 (NE corner of Section 12); thence South 01 degree 15 minutes 58 seconds East, along the Easterly boundary of Section 12, a distance of 5247.23 feet to a concrete monument at the Southeast corner thereof; thence South 86 degrees 45 minutes 16 seconds West, along the Southerly boundary of Section 12, a distance of 1333.06 feet to a concrete monument located at the Northwest corner of the NE1/4 of NE1/4 of said section; thence South 86 degrees 42 minutes 44 seconds West, along said Southerly boundary of Section 12, a distance of 3994.24 feet to the Southwest corner thereof (SW corner of Section 11); thence South 88 degrees 19 minutes 06 seconds West, along the Southerly boundary of said Section 11, a distance of 3263.02 feet to an intersection with the Northeasterly boundary of the right of way of County Road 228 (100' Right of Way); thence North 42 degrees 31 minutes 45 seconds West, along said Northeasterly boundary, 1807.44 feet to an intersection with the Southeasterly boundary of the right of way of an abandoned railroad right of way (Seaboard coastline railway, 100' R/W); thence North 74 degrees 06 minutes 29 seconds East, along said Southeasterly boundary, 1289.07 feet to the beginning of a curve, concave to the Northwest and having a radius of 1909.86 feet, thence Northeasterly, along said Southeasterly boundary, and along an arc of said curve, 1357.95 feet as measured along a chord having a bearing of North 53 degrees 15 minutes 37 seconds East, to the end of said curve; thence North 32 degrees 26 minutes 11 seconds East, along said Northeasterly boundary, 13245.26 feet to an intersection with the Southerly boundary of the right of way of Interstate 10 (300' R/W); thence 77 degrees 26 minutes 15 seconds East, along said Southerly boundary, 51.77 feet to a concrete monument located at an intersection with the Easterly boundary of aforesaid Section 36, Township 2 South, Range 22 East; thence South 01 degree 46 minutes 43 seconds East, along said Easterly boundary, 2795.61 feet to the Point of Beginning.

Containing 1429.34 acres, more or less.

### **Parcel B**

A parcel of land lying in Sections 11, 14 and 23 of Township 3 South, Range 22 East, Baker County, Florida; said parcel being more particularly described as follows:

Commence at a 5/8" iron rod (Welch & Assoc.) found at the Southeast corner of said Section 14 and run South 87 degrees 57 minutes 59 seconds West, along the Southerly boundary thereof, 738.01 feet to a concrete monument found on the Westerly boundary of the right of way of County Road 228 (100' R/W) for the Point of Beginning. From Point of Beginning thus described continue South 87 degrees 57 minutes 59 seconds West along said Southerly boundary, 583.01 feet to a concrete monument found at the Northwest corner of the E 1/4 of said Section 23; thence South 00 degrees 34 minutes 19 seconds East, along said Westerly boundary, 4891.11 feet to a set concrete monument; thence North 49 degrees 52 minutes 07 seconds West, 758.73 feet to a concrete monument set at the beginning of a curve, concave to the Northeast and having a radius of 3645.43 feet; thence Northwesterly, along the arc of said curve, 2729.46 feet as measured along a chord having a bearing of North 27 degrees 49 minutes 10 seconds West to a concrete monument set at the end of said curve; thence North 05 degrees 46 minutes 14 seconds West, 7196.95 feet to a concrete monument set at the beginning of a curve, concave to the West and having a radius of 1345.00 feet; thence Northwesterly, along the arc of said curve, 685.68 feet as measured along a chord having a bearing of North 20 degrees 32 minutes 18 seconds West to a set concrete monument; thence North 47 degrees 27 minutes 57 seconds East, 10.69 feet to a concrete monument set on said Westerly boundary of the right of way of County Road 228; thence South 42 degrees 32 minutes 03 seconds East along said Westerly boundary, 2780.16 feet to a concrete monument found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord found at the beginning of a curve, concave to the West and having a radius of 2814.79 feet; thence Southeasterly, along said Westerly boundary and along the arc of said curve, 1215.22 feet as measured along a chord having a bearing of South 30 degrees 04 minutes 22 seconds East to a concrete monument found at the end of said curve; thence South 17 degrees 34 minutes 38 seconds East, 2833.28 feet to the Point of Beginning.

Containing 387.94 acres, more or less.

Any objections to the Application must be made in writing and filed with the Director, Division of Commission Clerk and Administrative Services, Florida Public Service Commission, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to Robert C. Brannan, Esquire, Sundstrom & Mindlin, LLP, 2548 Blairstone Pines Drive, Tallahassee, Florida 32301, within thirty (30) days from the date of this notice. The objection must state the grounds for the objection with particularity.

FIRST COAST REGIONAL UTILITIES, LLC  
P.O. Box 238  
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