

On May 9, 2008, at the request of OPA, the City retained Hogle-Ireland, a land use consulting firm to act as a facilitator between OPA and John Martin. Both Martin and OPA agreed to use the services of Paul Ireland, signed the agreement prepared by the City and shared in the cost of these services. The City was supportive of this process as it has an interest in processing a project that has a basis of support in OPA - the community in which it is proposed. After several meetings, the OPA Board and the Real Estate Committee reached a consensus and on July 11, 2008 forwarded their Position Statement to the City and Mr. Martin.

## **ORANGE PARK ACRES POSITION STATEMENT**

For Alternative One and Alternative Two  
JOHN MARTIN DEVELOPMENT PROPOSAL

The Orange Park Association Real Estate Committee and Board of Directors have considered a development proposal(s), prepared/presented by the developer, for several parcels of property controlled by JMI Properties. The Orange Park Association Real Estate Committee and Board of Directors have, additionally, considered alternative options for these parcels that did not originate with JMI Properties.

Immediately below is Alternative One of two alternative position statements prepared by the Orange Park Association Real Estate Committee and Board of Directors. Each alternative addresses a development option for properties of extreme interest to Orange Park Acres. The alternatives are mutually exclusive, i.e., either one or the other may be selected. Alternative Two is also presented below following Alternative One.

### **ALTERNATIVE ONE**

Six parcels have been considered and a preferred development option was selected by the Real Estate Committee for each. The six parcels (each with a stated preferred development option) are as follows:

1. Ridgeline Property – 52 Acres:

The approval of thirty-nine one-acre minimum equestrian lots will be supported but only if items 2-5 below are concurrently committed to and, where appropriate, improvements funded.

2. Arena Site (Site H) – 7.6 Acres:

Concurrent with approval by the City of Orange of residential zoning allowing 39 one-acre minimum equestrian lots for the Ridgeline Estates project, the Arena Site (with improvements yet to be determined by OPA, and funded by JMI Properties) will be irrevocably dedicated to the Orange Park Association or another entity established by the Orange Park Association.

3. Santiago Creek Greenway Reserve (Site B) – 43 Acres:

Concurrent with approval by the City of Orange of residential zoning allowing 39 one-acre minimum equestrian lots for the Ridgeline Estates project, JMI Properties will dedicate to the County of Orange, or to the County of Orange and the City of Orange and/or a non-profit public interest land steward, the Santiago Creek Greenway Reserve. The dedicated Reserve shall be fully improved to the standards similar to the concepts in

the Santiago Creek Greenbelt Plan and consistent with the requirements of the regulatory/resource agencies with jurisdictional oversight.

4. Recreation Parcel (Site C) – 30 acres (+/-):

Concurrent with or in advance of the approval by the City of Orange of residential zoning allowing 39 one-acre minimum equestrian lots for the Ridgeline Estates project, JMI Properties shall provide for the development of recreation opportunities on Site C. Minimum facilities that must be assured include several sports fields, tennis facilities, a swimming pool, and golf related opportunities. Assurances that development will actually occur must include bona-fied agreement(s) with commercial recreation providers, agreements with a non-profit organization such as the YMCA, or the reservation of sufficient cash or other funding instrument assuring recreation development.

5. Equestrian Parcel (Site D) – 15 acres (+/-):

Concurrent with or in advance of the approval by the City of Orange of residential zoning allowing 39 one-acre minimum equestrian lots for the Ridgeline Estates project initiate construction of an equestrian facility on Site D. Parking area shall be limited to that necessary to serve the equestrian facilities.

6. Residential Site (Site A) – 25 acres(+/-):

The approval of the zoning to permit one-acre minimum equestrian lots (R1-40) is supported.

## **ALTERNATIVE TWO**

Only two parcels have been considered as a second option. These are the Ridgeline Property and the Arena (Site H).

1. Ridgeline Property – 52 Acres:

The approval of approximately twenty (one-acre minimum) equestrian lots, with the inclusion of a ride in arena, will be supported but only if items 1(a) and 2 below are concurrently committed to and improvements funded.

1(a). Recreational facilities on the Ridgeline Property to include (at a minimum) the tennis courts, swimming pool, and clubhouse/restaurant, shall be retained and improved with no “down time” during construction of the approved residential homes.

2. Arena Site (Site H) – 7.6 acres:

Concurrent with approval by the City of Orange of residential zoning allowing minimum one-acre equestrian lots on a portion of the Ridgeline Property (approximately 20), the Arena Site (with improvements to be determined and funded by JMI Properties) will be irrevocably dedicated to the Orange Park Association or another entity established by the Orange Park Association.