

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-0196

TO PLANNED UNIT DEVELOPMENT

APRIL 10, 2014

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **2014-0196** to Planned Unit Development.

Location: 1099, 109939, 10957 Atlantic Boulevard and 123 General Doolittle Drive; on the north side of Atlantic Boulevard on the east and west sides of General Doolittle Drive

Real Estate Number(s): 162228-0000, 162228-0100, 162228-0150, 162232-0000 and 162231-0000

Current Zoning District: Planned Unit Development (PUD) per Ordinance 1995-1154, Community Commercial General -1 (CCG-1), Community Commercial General -2 (CCG-2) and Industrial Business Park (IBP)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Business Park (BP) and Community General Commercial (CGC)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Greater Arlington, District 2

City Council District: The Honorable Bill Bishop, District 2

Applicant/Agent: Mr. John Duss, Esquire
Duss, Kenney, Safer, Hampton and Joos, PA
4348 Southpoint Boulevard, Suite 101
Jacksonville, Florida 32216

Owner: Arlington Realty, LLC; Arlington Land, LLC
10939 Atlantic Boulevard
Jacksonville, Florida 32225

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2014-0196 seeks to rezone approximately 15.62+ acres of land from Planned Unit Development (PUD) per Ordinance 1995-1154, Community Commercial General-1 (CCG-1), Community Commercial General-2 (CCG-2) and Industrial Business Park (IBP) to Planned Unit Development (PUD). The subject property is located on the north side of Atlantic Boulevard approximately 1400 feet east of St. Johns Bluff Road at the General Doolittle Drive intersection. The intent of this PUD is to integrate additional properties to the existing the Arlington Toyota dealership, and allow for the redevelopment and expansion of the new and used motor vehicle dealership and service department. The plan calls for the total restructuring of the property, with removal of the existing buildings and relocation of the outdoor display as well as buildings for parts, sales, and service and the parking lot.

This PUD is a companion rezoning to a pending Application for Small-Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan. Application **2013C-030 (Ordinance 2014-0195)** proposes to change the functional land use category of the western portion of the subject property (2.85 acres) from Business Park (BP) to Community/General Commercial (CGC). The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment 2013C-030 and recommends that the same be **approved**.

The subject property is located in a diverse area with numerous commercial uses, including other car dealerships south and east of the subject site. Undeveloped Craig Airfield land borders the property to the north and west. The subject site is located roughly a quarter of a mile east of St. Johns Bluff Road along a commercially developed corridor of Atlantic Boulevard. The proposed PUD for expansion and redevelopment of the existing auto dealership is appropriate in scale and complimentary to surrounding uses. The submitted site plan provides development detail, and is intended to define the site showing major access points, buffer areas, and the locations of uses. Internal roadway alignments, parcel sizes and configurations are also shown.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Business Park (BP) and Community/General Commercial (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. There is, however, a companion Small-Scale Land Use amendment to the Future Land Use Map **2013C-030 (Ordinance 2014-0195)** for the two parcels (2.85 acres) on the southwest portion of the subject site changing it from Business

Park (BP) to Community/General Commercial (CGC) to allow for the inclusion to and expansion of the adjacent car dealership.

The Community General Commercial (CGC) functional land use category permits outlets and establishments that offer a wide range of goods and services including general merchandise, apparel, food and related items as well as auto dealerships, service centers, professional and business offices, financial institutions and boat storage facilities. The CGC functional land use category is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map.

The proposed request is to add additional properties to the existing the Arlington Toyota dealership and consolidate the zoning under one PUD, allowing for complete redevelopment of the site. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

(2) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

(3) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

No. The written description and the site plan of the intended development complies with all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the Community General Commercial (CGC) functional land use category as identified in the Future Land Use Map series (FLUMs). This proposed rezoning to Planned Unit Development as conditioned is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

FLUE Policy 1.1.1 states that, "the City shall ensure that all new development and

redevelopment after the effective date of the 2010 Comprehensive Plan is consistent with the Future Land Use Map series, and textual provisions of this and other elements of the 2010 Comprehensive Plan, as provided in Chapter 163 (Part II), F.S.”

FLUE Policy 1.1.8 Requires that “all new non-residential projects be developed in either nodal areas, in appropriate commercial infill locations, or as part of mixed or multi-use developments such as Planned Unit Developments (PUDs), cluster developments, Traditional Neighborhood Design (TND) developments, and Locally Designated Historic Preservation Districts”, as described in this element.

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City’s residential areas.

FLUE Policy 3.2.2 City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE Objective 3.4 Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed PUD for the 15+ acres site will allow for the infill and redevelopment of a site currently utilized by and suited for commercial activities. It’s adjacent to similarly developed properties and has significant frontage along Atlantic Boulevard, a major commercial artery. The site will be developed with buffering and landscaping that meets or exceeds the requirements in Part 12 of the Zoning Code.

(2) Consistency with the Concurrency Management System

Pursuant to the provisions of Chapter 655 Concurrency Management System of the Ordinance Code, The development shall comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals. Currently, there are applications in the Concurrency / Mobility System for review of this project. CCAS 85066.0 and Mobility 85066.1 / City Dev # 3062.003 are pending review. The City Development Number is 4918.004.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize the property for commercial and retail uses. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors with specific reference to the following:

The separation and buffering of vehicular use areas and sections of vehicular use areas: The proposed site plan indicates the property will be developed in a conventional manner implementing of a unified redevelopment scheme for the existing dealership through this new PUD. Vehicular use areas will be screened with landscaping and buffers that meet or exceed Part 12 requirements and parking will comply with Part 6 of the zoning code, ensuring compatibility internally as well as with adjacent developments.

Traffic and pedestrian circulation patterns: The existing access points from Atlantic Boulevard and General Doolittle Drive will remain the same. The new parcel to the east will be accessed from General Doolittle Drive. This portion of the site shall be utilized for the outdoor display of vehicles in conjunction with the dealership activities. Atlantic Boulevard is an FDOT maintained road and any changes will require approval by FDOT. The locations of the other proposed access points are subject to the Development Services Division review and approval. The development will provide sidewalks within the site and connection to the existing sidewalk along this portion of Atlantic Boulevard.

The particular land uses proposed and the conditions and limitations thereon: The PUD is proposing the addition of 5.8 acres to the existing 9.75 acres auto dealership PUD for the specific purpose of dealership expansion and redevelopment, but also includes all uses within the CCG-1 zoning district, similar to other professional/office, commercial and retail service related uses found in the immediate area.

Compatible relationship between land uses in a mixed use project: The written description of the intended plan of development lists permanent outside sales and services, meeting the

performance standards and development criteria set forth in Part 4, service garages for minor or major repairs, a car wash or auto laundry, and retail sales of new or used vehicles for the dealership use as well as those within the CCG-1 zoning district, similar to other dealerships, professional/office, commercial and retail service related uses found in the immediate area. This similarity strengthens the viability of the PUD and compatibility with the surrounding properties and uses.

Signage: The applicant proposes that all signage for the property shall conform to the CCG-1 zoning district, but lists signage regulations lesser than code provisions with one (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height with one (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, provided such signs are located no closer than two hundred (200) feet apart. Freestanding signs shall be monument style or as otherwise approved by the Planning and Development Department, not to exceed twenty-five (25) feet in height, and shall have architectural elements and design consistent with the buildings with which they are associated.

Wall signs shall not to exceed ten percent of the square footage of the occupancy frontage of the building abutting a public right-of-way and one canopy sign per occupancy is requested, not exceeding a maximum of eight (8) square feet in area provided that any square footage used for a canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question. Directional signs shall not exceed four square feet.

Lighting and Outdoor Speakers: All exterior lighting and audio speakers will be arranged so as not to negatively impact off-site areas of dissimilar use. Additionally, an updated lighting plan shall be submitted to the Planning and Development Department in conjunction with its review of plans for substantial compliance with this PUD so as to insure that the lighting does not interfere with airplane traffic at Craig Field.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in an area largely surrounded by similar commercial development located along a major roadway, Atlantic Boulevard. This area is characterized predominantly by auto dealerships and commercial/retail service uses. Land to the north and west is in a Public Buildings and Facilities (PBF) land use category and Public Buildings and Facilities-3 (PBF-3) zoning district owned by Craig Airfield. East of General Doolittle Drive is a car dealership zoned PUD. Across the street from the subject site on the south side of Atlantic Boulevard are auto sales, retail stores and a shopping center, open storage and mini-storage warehouse, car rental uses. The property is located approximately 0.25 miles east of St. Johns Bluff Road and the uses proposed in the PUD are compatible with the character of the surrounding area and is a logical extension of other similar uses found within the established pattern of development along this Atlantic Boulevard

corridor. The proposed dealership redevelopment at this location is consistent with and complements the existing various commercial uses in the area.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category(ies)	Zoning District(s)	Current Use(s)
North	PBF	PBF-III	Undeveloped Craig Airfield land
South	CGC	CCG-1, CCG-2, PUD	Auto sales/commercial/retail uses
East	CGC	PUD	Auto dealership
West	PBF	PBF-III	Stormwater pond/Craig Airfield land

Development on this infill site follows a compact and connected growth pattern and is in keeping with type of development existing along this commercial corridor.

The site is located within the 50 foot Height and Hazard Zone for Craig Airport. Zoning will limit development to a maximum height of less than 50', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category. The PUD is appropriate at this location with specific reference to the following:

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The subject site is located roughly a quarter of a mile east of St. Johns Bluff Road along a commercially developed corridor of Atlantic Boulevard with numerous commercial uses, including other car dealerships south and east of the subject site. The proposed site plan indicates the property will be developed in a conventional manner implementing of a unified redevelopment scheme for the existing dealership through this new PUD. Vehicular use areas will be screened with landscaping and buffers that meet or exceed Part 12 requirements and parking will comply with Part 6 of the zoning code, ensuring compatibility internally as well as with adjacent developments. The expansion and redevelopment of the existing auto dealership is appropriate in scale and complimentary to surrounding uses. The submitted site plan provides development detail, and is intended to define the site showing major access points, buffer areas, and the locations of uses.

The availability and location of utility services and public facilities and services: Water and sewer service will be provided by JEA.

Neighborhood Action Plan/Vision Plan Consistency: The application site lies within the Greater Arlington/Beaches Vision Plan Area. The plan does not identify specific recommendations for

the subject site; however, the Plan does identify a summary of recommendations for future planning efforts in the vision plan area. Recommendations such as prevention of urban sprawl, protection of established neighborhoods, revitalization and redevelopment of existing areas are suggested in the vision plan. The vision plan also encourages the development of commercial areas along Atlantic Boulevard, a major road corridor. Therefore, the redevelopment of this 15+ acre property for an automobile dealership use provides consistency with the Greater Arlington/Beaches Plan.

(7) Usable open spaces plazas, recreation areas.

There is no residential component within the development; therefore no recreation area is required.

(8) Impact on wetlands

Development impacting wetlands shall be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

Development of the Property will comply with the off-street parking and loading space requirements set forth in Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The application states that the PUD will provide sidewalks pursuant to the 2030 Comprehensive Plan requirements.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 31, 2014 the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-0196 be **APPROVED** subject to the following conditions:

1. The subject property is legally described in the original legal description dated January 28, 2014.
2. The subject property shall be developed in accordance with the original written description dated February 28, 2014.
3. The subject property shall be developed in accordance with the original site plan dated January 22, 2014.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated March 24, 2014 or as otherwise approved by the Planning and Development Department.



Aerial view of the subject site facing north



The subject site on the left facing east along Atlantic Blvd.



The subject site on the right facing west along Atlantic Blvd.



Facing northeast into the subject site at the Atlantic Blvd./General Doolittle Dr. intersection



The subject site on the right and left sides of General Doolittle Dr. facing north



The subject site on the right and left sides of General Doolittle Dr. facing south towards Atlantic Blvd.



The subject site on the east side of General Doolittle Dr. at Atlantic Blvd. facing east



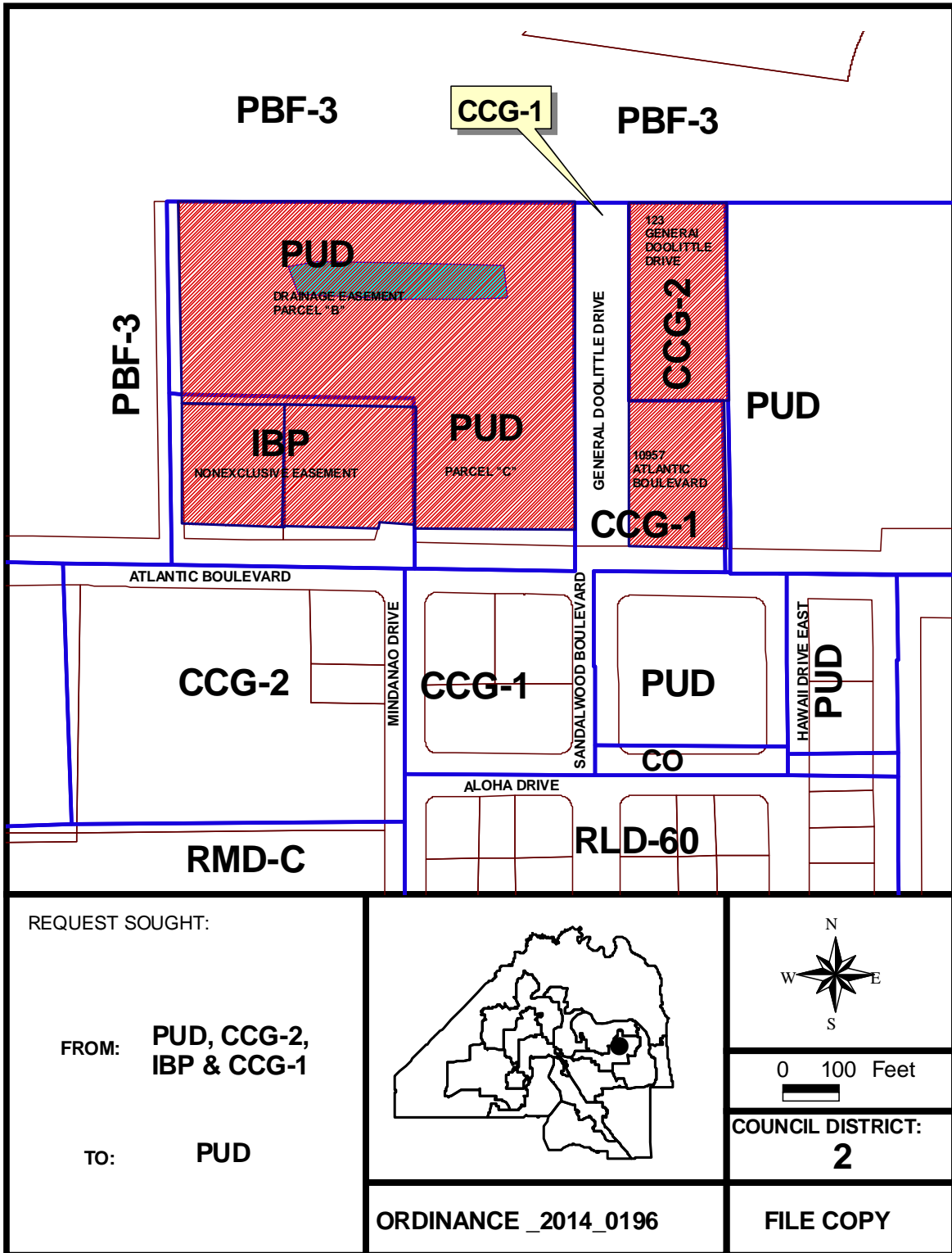
The subject site on the west side of General Doolittle Dr. at Atlantic Blvd. facing west



The existing signaled intersection/driveway from Atlantic Blvd. facing north into the subject site



The western portion of the subject site on the right facing west along Atlantic Blvd.





March 24, 2014

MEMORANDUM

TO: Andy Hetzel, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Arlington Toyota PUD**
R-2014-196 fka R-1995-1154

Upon review of the referenced application, and based on the information provided to date, the Development Services Division has the following comments:

1. Atlantic Boulevard is a FDOT maintained roadway. Number, design & location of access points are subject to their review and approval.
2. When the parcels on the east side of General Doolittle Drive are developed (vertical construction and/or parking lots), a 5' sidewalk is required along frontage.
3. Proposed driveways on the east side of General Doolittle Drive shall align with existing driveways on the west side (Toyota dealership).
4. Driveways on General Doolittle Drive shall be a minimum of 150 feet from the edge of the outside travel lane on Atlantic Boulevard.
5. Parking lot design shall comply with Section 656.607 of the Zoning Code for dimensions of parking spaces, drive aisles/backup and sidewalk widths.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

R-2014-196 Arlington Toyota PUD fka R-1995-1154

PLANNING AND DEVELOPMENT

214 N. Hogan Street Suite 2100 Jacksonville, FL 32202 Phone: 904 255 8310 Fax: 904 255 8311 www.coj.net

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2014-0196 **Staff Sign-Off/Date** AH / 03/06/2014

Filing Date 03/05/2014 **Number of Signs to Post** 4

Hearing Dates:

1st City Council 04/08/2014 **Planning Comission** 04/10/2014

Land Use & Zoning 04/15/2014 **2nd City Council** 04/22/2014

Neighborhood Association GREATER ARLINGTON CIVIC COUNCIL

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 550

Application Status PENDING

Date Started 01/16/2014

Date Submitted 01/28/2014

General Information On Applicant

Last Name	First Name	Middle Name
DUSS	JOHN	

Company Name

DUSS, KENNEY, SAFER, HAMPTON & JOOS, P.A.

Mailing Address

4348 SOUTHPOINT BLVD., STE. 101

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9045434300	9045434301	JDUSS@JAXFIRM.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
HALL	HOLLY	BROOKS

Company/Trust Name

ARLINGTON REALTY, LLC AND ARLINGTON LAND, LLC

Mailing Address

10939 ATLANTIC BOULEVARD

City	State	Zip Code
JACKSONVILLE	FL	32225

Phone	Fax	Email
9045434300	9045434301	JDUSS@JAXFIRM.COM

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1995-1154-720

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 162232 0000	2	2	CCG-1	PUD

Map	162231 0000	2	2	CCG-1	PUD
Map	162228 0100	2	2	IBP	PUD
Map	162228 0000	2	2	PUD	PUD
Map	162228 0150	2	2	IBP	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Land Use Category Proposed?

If Yes, State Land Use Application # Land Use Category
 2013C-030 CGC

Total Land Area (Nearest 1/100th of an Acre) 15.62

Development Number

Proposed PUD Name ARLINGTON TOYOTA DEALERSHIP PUD

Justification For Rezoning Application

THE INTENT OF THIS PUD TO PUD IS TO AGGREGATE THE ARLINGTON TOYOTA PARCEL WITH THE ADDITIONAL PARCELS SO AS TO ALLOW ARLINGTON TOYOTA TO EXPAND THE EXISTING NEW AND USED MOTOR VEHICLE DEALERSHIP AND SERVICE DEPARTMENT, WHICH USE IS IN HARMONY WITH THE NEIGHBORING COMMERCIAL USES AND THE AUTOMOBILE DEALERSHIP IMMEDIATELY SOUTH OF THE ARLINGTON TOYOTA PARCEL ACROSS ATLANTIC BOULEVARD AND OTHER DEALERSHIPS ALONG ATLANTIC BOULEVARD.

Location Of Property

General Location

10900 BLOCK OF NORTH SIDE OF ATLANTIC BLVD

House #	Street Name, Type and Direction	Zip Code
10939	ATLANTIC BV	32225

Between Streets

ST. JOHNS BLUFF ROAD and GENERAL DOOLITTLE DRIVE

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8 1/2" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1 A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C Binding Letter.
- Exhibit D Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.

Exhibit F Land Use Table

Exhibit G Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

Exhibit H Aerial Photograph.

Exhibit I Listed Species Survey (If the proposed site is greater than fifty acres).

Exhibit J Other Information as required by the Department
(i.e.-*building elevations, *signage details, traffic analysis, etc.).

Exhibit K Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING**. (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
15.62 Acres @ \$10.00 /acre: \$160.00
- 3) Plus Notification Costs Per Addressee**
12 Notifications @ \$7.00 /each: \$84.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,244.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

LEGAL DESCRIPTION

LEGAL DESCRIPTION (10939 Atlantic Boulevard) Re #162228-0000

PARCEL "B"
THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF COMMENCEMENT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD, FROM SAID POINT OF COMMENCEMENT; THENCE DUE NORTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE DUE NORTH, ALONG SAID EAST BOUNDARY 400.60 FEET TO A CONCRETE MONUMENT AT AN ANGLE POINT IN THE BOUNDARY OF SAID CRAIG FIELD; THENCE SOUTH 89°57'27" EAST ALONG THE SOUTH BOUNDARY OF CRAIG FIELD, 799.97 FEET TO A CONCRETE MONUMENT AT AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY, AS NOW ESTABLISHED); THENCE DUE SOUTH, ALONG WESTERLY LINE OF GENERAL DOOLITTLE ROAD, 407.22 FEET; THENCE NORTH 89°29' WEST PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 800 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED LANDS BEING THE SAME AS THOSE DESCRIBED AS PARCEL "B" IN FUND COMMITMENT FILE NO. 62670.001, DATED 4-4-95.

PARCEL "C"
THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF COMMENCEMENT THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 471 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY AS NOW ESTABLISHED); THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID GENERAL DOOLITTLE ROAD, 300 FEET; THENCE NORTH 89°29' WEST, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET; THENCE DUE SOUTH 300 FEET TO THE POINT OF BEGINNING.

January 28, 2014

LEGAL DESCRIPTION

Page 2

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;
THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD, FROM SAID POINT OF COMMENCEMENT; THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 471 FEET TO A POINT FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°29' EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY AS NOW ESTABLISHED), THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID GENERAL DOOLITTLE ROAD, 25 FEET; THENCE NORTH 89°29' WEST, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 317.64 FEET; THENCE NORTH 24°19'46" WEST, 27.55 FEET; THENCE DUE SOUTH 50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED "LESS AND EXCEPT" PARCEL BEING THE SAME LANDS AS THOSE DESCRIBED IN "AMENDED ORDER OF TAKING" CASE NO. 95-4849-CA, DIVISION CV-E, DATED 11-16-95, FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 72100-2501, STATE ROAD NO. 10, PARCEL NO. 109.

RESERVING AN EASEMENT FOR DRAINAGE OVER THE ABOVE DESCRIBED PARCEL AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF COMMENCEMENT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF COMMENCEMENT; THENCE DUE NORTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET; THENCE SOUTH 89°29' EAST, 436.35 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°29' EAST, 21.65 FEET; THENCE NORTH 23°00'

January 28, 2014

Exhibit 1
Page 2 of 7

LEGAL DESCRIPTION

Page 3

EAST, 38.00 FEET; THENCE NORTH 4°00' EAST, 109.42 FEET; THENCE DUE EAST 165.54 FEET; THENCE DUE NORTH 130.00 FEET THENCE DUE WEST 493.89 FEET; THENCE NORTH 40°00' WEST, 62.07 FEET; THENCE NORTH 85°00' WEST, 112.64 FEET TO A POINT IN THE AFOREMENTIONED EAST BOUNDARY OF SAID CRAIG FIELD; THENCE DUE SOUTH ALONG SAID EAST BOUNDARY 20.08 FEET; THENCE SOUTH 85°00' EAST 102.61 FEET; THENCE SOUTH 40°00' EAST, 37.00 FEET; THENCE DUE SOUTH 130.00 FEET; THENCE DUE EAST 334.41 FEET; THENCE SOUTH 4°00' WEST, 104.67 FEET; THENCE SOUTH 23°00' WEST, 42.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE EASTERLY 70 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF BEGINNING; THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 471 FEET; THENCE DUE NORTH 300 FEET; THENCE NORTH 89°29' WEST PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 471 FEET; THENCE DUE SOUTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET TO THE POINT OF BEGINNING.

I CERTIFY THE PARCEL "B" LEGAL DESCRIPTION AND PARCEL "C" LEGAL DESCRIPTION ARE CONTIGUOUS TO EACH OTHER ALONG THE SOUTH LINE OF PARCEL "B" AND THE NORTH LINE OF PARCEL "C" AND TAKEN AS A TRACT, CONSTITUTE ONE PARCEL OF LAND.

January 28, 2014

Exhibit 1
Page 3 of 7

LEGAL DESCRIPTION

LEGAL DESCRIPTION (10957 Atlantic Boulevard)

A portion of Government Lot 14, Section 17, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: Begin at the intersection of the Northerly right-of-way line of Atlantic Boulevard (a variable width right-of-way, as now established) with the Easterly right-of-way line of General Doolittle Drive (a 100 foot right-of-way, per Official Records Book 8892, page 918, of the current public records of Duval County, Florida); thence North 00° 37' 00" East, along said Easterly right-of-way line of General Doolittle Drive, 275.16 feet to the South line of those lands described in Official Records Book 15295, page 1365, of said current public records of Duval County, Florida; thence South 88° 52' 00" East, along last said line 190.00 feet to the West line of those lands described in Official Records Book 7112, page 2284, of said current public records of Duval County, Florida; thence South 00° 37' 00" West, along last said line, 275.16 feet to the North right-of-way line of said Atlantic Boulevard; thence North 88° 52' 00" West, along said North right-of-way line of Atlantic Boulevard, 190.00 feet to the Point of Beginning.

January 28, 2014

Exhibit 1
Page 4 of 7

ORDINANCE

Legal Description

LEGAL DESCRIPTION
(10909 Atlantic Boulevard)
Re #162228-0100

That certain tract or parcel of land being a part of Section 17, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as beginning at a point in the Northerly right-of-way line of Atlantic Boulevard (a 100 foot right-of-way), said point being 1200 feet Easterly as measured along said Northerly right-of-way line of Atlantic Boulevard from the intersection of said Northerly right-of-way line of Atlantic Boulevard with the Easterly right-of-way line of St. Johns Bluff Road, said point of beginning being marked by a concrete monument and being the Southeast corner on Atlantic Boulevard of a tract of land conveyed to the City of Jacksonville, a Municipal corporation, by deed recorded in Deed Book 934, page 272, of the public records of said county, the said tract so conveyed, being known as Municipal Airport No. 2, or Craig Field. From said Point of Beginning; thence South 89° 29' East, along said Northerly right-of-way line of Atlantic Boulevard, 800 feet; thence due North 300 feet; thence North 89° 29' West parallel to said Northerly right-of-way line of Atlantic Boulevard, 800 feet; thence due South, along the East boundary of said Craig Field, 300 feet to the Point of Beginning. LESS and EXCEPT the Easterly 329 feet thereof as recorded in Official Records Book 5976, page 828, of the public records of Duval County, Florida. ALSO LESS and EXCEPT that portion taken by Order of Taking recorded in Official Records Book 8230, page 2037, of the public records of Duval County, Florida. AND ALSO LESS and EXCEPT that portion conveyed in Official Records Book 9851, page 2386, of the public records of Duval County, Florida.

LEGAL DESCRIPTION
(10909 Atlantic Boulevard)
Re #162228-0150

A portion of Section 17, Township 2 South, Range 28 East, Duval County, Florida, and being more particularly described as follows:

For a point of reference, commence at a point in the former Northerly right-of-way line of Atlantic Boulevard (a 100 foot right-of-way), said point being 1200 feet Easterly as measured along said former Northerly right-of-way line of Atlantic Boulevard from the intersection of said former Northerly right-of-way line of Atlantic Boulevard with the Easterly right-of-way line of St. Johns Bluff Road, said point of reference also being the Southeast corner of land conveyed to the City of Jacksonville, a municipal corporation, by Deed recorded in Deed Book 934, page 272, of the public records of Duval County, Florida; from the point of reference thus described, run North 00° 02' 29" West, along the Easterly line of said Deed Book 934, page 272, a distance of 25.00 feet to the Point of Beginning, said point lying in the present Northerly right-of-way line of Atlantic Boulevard; from the Point of Beginning thus described, continue North 00° 02' 29" West, along said Easterly line of Deed Book 934, page 272, a distance of 275.00 feet; thence run South 89° 29' 00" East, a distance of 204.89 feet; thence run South 00° 27' 31" West, a distance of 275.00 feet to a point in

ORDINANCE _____

Legal Description

the said present Northerly right-of-way line of Atlantic Boulevard; thence run North 89° 29' 00" West, along said present Northerly right-of-way line of Atlantic Boulevard, a distance of 202.49 feet to the Point of Beginning.

LEGAL DESCRIPTION

LEGAL DESCRIPTION (123 General Doolittle Drive)

A portion of Government Lot 14, Section 17, Township 2 South, Range 28 East, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of Atlantic Boulevard (a variable width right-of-way, as now established) with the Easterly right-of-way line of General Doolittle Drive (a 100 foot right-of-way, per Official Records 8892, page 918, of the current public records of said Duval County); thence North 00° 14' 17" East, along said Easterly right-of-way line of General Doolittle Drive, 275.16 feet to the North line of those lands described and recorded in Official Records 15002, page 2068, of said current public records, and the Point of Beginning; thence continue North 00° 14' 17" East, along said Easterly right-of-way line, 408.12 feet to the Southerly line of "Craig Field", as described and recorded in Deed Book 934, page 272, of said current public records; thence South 89° 44' 29" East, along last said line, 200.00 feet to the Westerly line of those lands described and recorded in Official Records 8526, page 1143, of said current public records; thence South 00° 14' 17" West, 409.93 feet to the Northerly line of those lands described and recorded in Official Records 7112, page 2284, of said current public records; thence North 89° 13' 22" West, along last said line and along the Northerly line of aforesaid lands described and recorded in Official Records 15002, page 2068, a distance of 200.00 feet to the Point of Beginning.

January 28, 2014

Exhibit 1
Page 7 of 7

EXHIBIT A

Property Ownership Affidavit

Date: January 28th, 2014

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, HOLLY BROOKS HALL, hereby certify that I am the Authorized Representative of Arlington Realty, LLC and Arlington Land, LLC, the Owners of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for Rezoning to PUD, submitted to the Jacksonville Planning and Development Department.

Holly Brooks Hall
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28th day of January, 2014, by HOLLY BROOKS HALL, who is personally known to me or has produced _____ as identification.

Vicki L. Cummins
(Notary Signature)

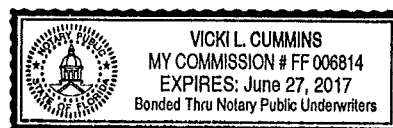


EXHIBIT B

Agent Authorization

Date: January 28th, 2014


City of Jacksonville
Planning and Development Department
128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Arlington Toyota Site – 10939 Atlantic Boulevard, Jacksonville, Florida, and
Neighboring and contiguous properties

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers JOHN S. DUSS, IV to act as agent to file application(s) for Rezoning to PUD for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28th day of January, 2014 by HOLLY BROOKS HALL, who is personally known to me or has produced _____ as identification.

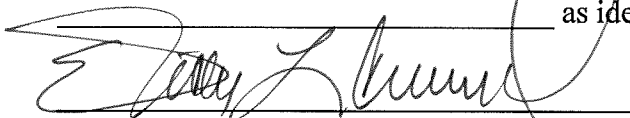

(Notary Signature)



EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202.

RE: ARLINGTON TOYOTA DEALERSHIP PUD

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

Arlington Realty, LLC
Arlington Land, LLC

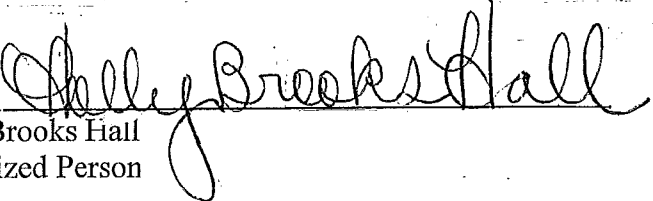
By: 
Holly Brooks Hial
Authorized Person

EXHIBIT A

Property Ownership Affidavit

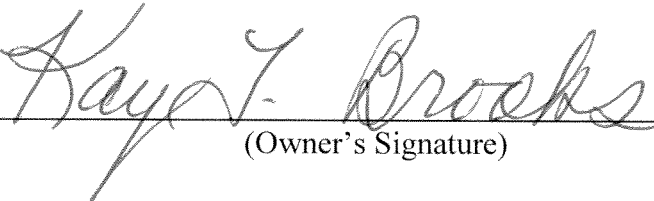
Date: February 24, 2014

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:


I, KAY T. BROOKS, hereby certify that I am the President of Arlington Realty, LLC, the Owner of the property described as 10939 Atlantic Boulevard, Re# 162228-0000, in the attached legal description, **Exhibit 1** in connection with filing application(s) for Rezoning to PUD, submitted to the Jacksonville Planning and Development Department.



(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 24th day of February, 2014,
by KAY T. BROOKS, who is personally known to me or has produced _____
_____ as identification.



(Notary Signature)

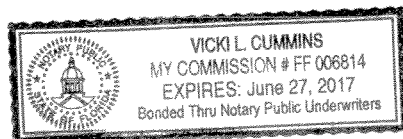


EXHIBIT B

Agent Authorization

Date: February 24, 2014

City of Jacksonville
Planning and Development Department
128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

Arlington Toyota Site – 10939 Atlantic Boulevard, Jacksonville, Florida, and
Neighboring and contiguous properties

Gentleman:

You are hereby advised that the undersigned is the owner of the property described as 10939 Atlantic Boulevard, Re# 162228-0000, in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers JOHN S. DUSS, IV to act as agent to file application(s) for Rezoning to PUD for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

ARLINGTON REALTY, LLC, a Florida limited
Liability company

By: Kay T. Brooks
Kay T. Brooks, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 24^B day of February, 2014 by KAY T. BROOKS, president of Arlington Realty, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

Vicki L. Cummins
(Notary Signature)

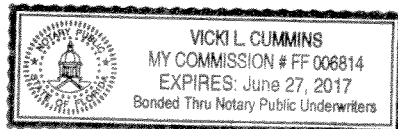


EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: ARLINGTON TOYOTA DEALERSHIP PUD
Parcel # 162228-0000

Ladies and Gentleman;

You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

Arlington Realty, LLC, a Florida
limited liability company


By: 
Kay T. Brooks
President

EXHIBIT "D"

**ARLINGTON TOYOTA DEALERSHIP PUD
(f/k/a Eyrie Brooks Automobile Dealership)
PUD WRITTEN DESCRIPTION (PUD TO PUD)**

2/28/2014

I. Project Description,

1. The Owners/Applicants, Arlington Realty, LLC and Arlington Land, LLC, propose the PUD to PUD rezoning of the existing PUD (R-95-1154) for purposes of aggregating 15.62± acres within the existing PUD the parcel of land where the Arlington Toyota dealership is located (Parcel No. 162228-0000) (Arlington Toyota Parcel) with contiguous and neighboring parcels that have differing land use designations and are owed by Arlington Land, LLC. The physical address of the Arlington Toyota Parcel is 10939 Atlantic Boulevard. Arlington Land, LLC is the owner of the contiguous and neighboring parcels described as follows:

- A. 10909 Atlantic Boulevard (Parcel No. 162228-0100) is west of and contiguous to the Arlington Toyota Parcel; its current Land Use Category is Business Park 1;
- B. 10909 Atlantic Boulevard (Parcel No. 162228-0150) is west of and contiguous to Parcel No. 162228-0100 and is also contiguous to the north with the Arlington Toyota Parcel; its current Land Use Category is Business Park 1;
- C. 123 General Doolittle Drive (Parcel No. 162231-0000) is located directly across General Doolittle Drive from the Arlington Toyota Parcel and is bounded on the north by Craig Field; this parcel is north of and contiguous to 10957 Atlantic Boulevard (described below); its current Land Use Category is Commercial/General;
- D. 10957 Atlantic Boulevard (Parcel No. 162232-0000) is located directly across General Doolittle Drive from the Arlington Toyota Parcel and is bounded on the north and is contiguous to 123 General Doolittle Drive (described above); its current Land Use Category is Commercial/General.

The properties described in paragraphs A through D above are hereafter referred to as the Additional Parcels, and, together with the Arlington Toyota Parcel, collectively referred to as the Property.

Parcels A and B, above, are currently the subject of a pending Small Scale Land Use Amendment (Land Use Application No. 2013C-030).

2. The intent of this PUD to PUD is to aggregate the Arlington Toyota Parcel with the Additional Parcels so as to allow Arlington Toyota to expand the existing new and used motor vehicle dealership and service department, which use is in harmony with the neighboring

commercial uses and the automobile dealership immediately south of the Arlington Toyota Parcel across Atlantic Boulevard and other dealerships along Atlantic Boulevard. Phase I of the development of the Property will commence in 2014 with the development of Parcels C and D into surface parking for the display of new and used automobiles. Future development will consist of construction of additional buildings and improvements to support and enhance the Arlington Toyota dealership. Such development may occur over a ten (10) year period. Taylor & White, Inc., Civil Design and Consulting Engineers, will assist the Owner with the initial development project.

3. The PUD rezoning will expand to the Additional Parcels the retail sales of new and used motor vehicles as well as permit minor and major repair and service garages, including the removal and replacement or addition of parts to the body of the vehicle, major mechanical and body work, straightening of frame or body parts, steam cleaning, painting and welding of automobiles and the temporary storage of automobiles not in operating condition.

II. Uses and Restrictions.

A. Permitted Uses. All Uses will conform to the CCG-1 zoning district as described in the 2014 City of Jacksonville Zoning Code, including, without limitation:

- (1) Permanent outside sale and service, meeting the performance standards and development criteria set forth in Part 4.
- (2) Service garages for minor or major repairs.
- (3) Car wash or auto laundry.
- (4) Retail sales of new or used vehicles.

B. Restrictions on Uses.

- (1) All exterior lighting and audio speakers will be arranged so as not to negatively impact off-site areas of dissimilar use. Additionally, an updated lighting plan shall be submitted to the Planning and Development Department in conjunction with its review of plans for substantial compliance with this PUD so as to insure that the lighting does not interfere with airplane traffic at Craig Field.
- (2) Any service and repair areas will be enclosed and no service or repair work will be performed outside of any buildings.

III. Design Guidelines.

A. Lot Requirements.

- (1) *Minimum lot area:*
 - (a) The minimum lot requirements, maximum lot coverage, minimum yard requirements and maximum height of structures will conform to the CCG-1 zoning district as described in the City of Jacksonville Zoning Code. With regard to the parcels described in

paragraphs 1A, B and D, above, the Owner proposes to maintain existing retail/warehouse uses until tenant leases expire or Owner wishes to develop such parcels.

(b) *Minimum lot requirements (width and area).* None, except as otherwise required for certain uses.

(c) *Maximum lot coverage by all buildings.* None, except as otherwise required for certain uses.

(d) *Minimum yard requirements.*

i. *Front* – None.

ii. *Side* – None.

Where the lot is adjacent to a residential district, a minimum setback of 15 feet shall be provided.

iii. *Rear* – 10 feet.

(e) *Maximum height of structures.* Sixty feet.

(f) *Limitations on permitted or permissible uses by exception.* All of the permitted and permissible uses by exception in the CCG-1 District are subject to the following provisions unless otherwise provided for: Repair, service and preparation shall be conducted within a completely enclosed building.

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(a) There will be approximately 1195 paved spaces for sales display, repair and customer vehicular parking and storage with additional space available, as depicted on the accompanying Proposed Site Plan. Exhibits “E” and “F”, dated January 22, 2014.

(b) Access to the Property will be provided from General Doolittle Drive and from Atlantic Boulevard as depicted on the accompanying site plan. Any increase in the maximum width of driveways as shown is subject to approval of FDOT or City of Jacksonville traffic engineer.

(2) *Pedestrian Access.*

(a) Pedestrian access shall be provided by sidewalks installed in

accordance with the 2030 Comprehensive Plan.

C. Signs: All signage for the Property will conform to the CCG-1 zoning district as described in the City of Jacksonville Zoning Code.

- (1) One (1) double faced or two (2) single faced signs not to exceed twenty-four (24) square feet in area and twelve (12) feet in height.
- (2) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of two hundred (200) square feet in area for every two hundred (200) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Such freestanding signs shall be of a monument style or as otherwise approved by the Planning and Development Department, not to exceed twenty-five (25) feet in height, and shall have architectural elements and design consistent with the buildings with which they are associated.
- (3) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (4) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (5) Directional signs not to exceed four (4) square feet.

D. Landscaping: All landscaping within the PUD currently conforms to Part 12 of Chapter 656, City of Jacksonville Zoning Code. Landscaping for future development from the date of this modification, if granted, shall be exempt pursuant to Part 6 of Chapter 656, City of Jacksonville Zoning Code, Parking Matrix and Appendix D, based upon government taking of right of way at Atlantic Boulevard (per 656.227).

E. Utilities:

Water will be provided by: JEA
Sanitary sewer will be provided by: JEA
Electric will be provided by: JEA

F. Wetlands: Not Applicable.

IV. **Development Plan Approval.**

With each request for verification of substantial compliance with this PUD, a preliminary

development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

V. **Justification for Planned Unit Development Classification for this Project.**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

VI. **PUD Review Criteria.**

Describe the project as it relates to each criteria

- A. *Consistency with Comprehensive Plan.* Yes.
- B. *Consistency with the Concurrency and Mobility Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO), and it has been assigned City Development Number 3062.002.
- C. *Allocation of Residential Land Use.* N/A.
- D. *Internal Compatibility/Vehicular Access.* Yes.
- E. *External Compatibility/Intensity of Development.* Yes.
- F. *Recreation/Open Space.* No.
- G. *Impact on Wetlands.* N/A.
- H. *Listed Species Regulations.* N/A.
- I. *Off-Street Parking & Loading Requirements.* Yes.
- J. *Sidewalks, Trails and Bikeways.* Yes.
- K. *Stormwater Retention.* Yes.

L. *Utilities.* Yes.

Project Design is in accordance with each applicable governing agency.

SITE PLAN

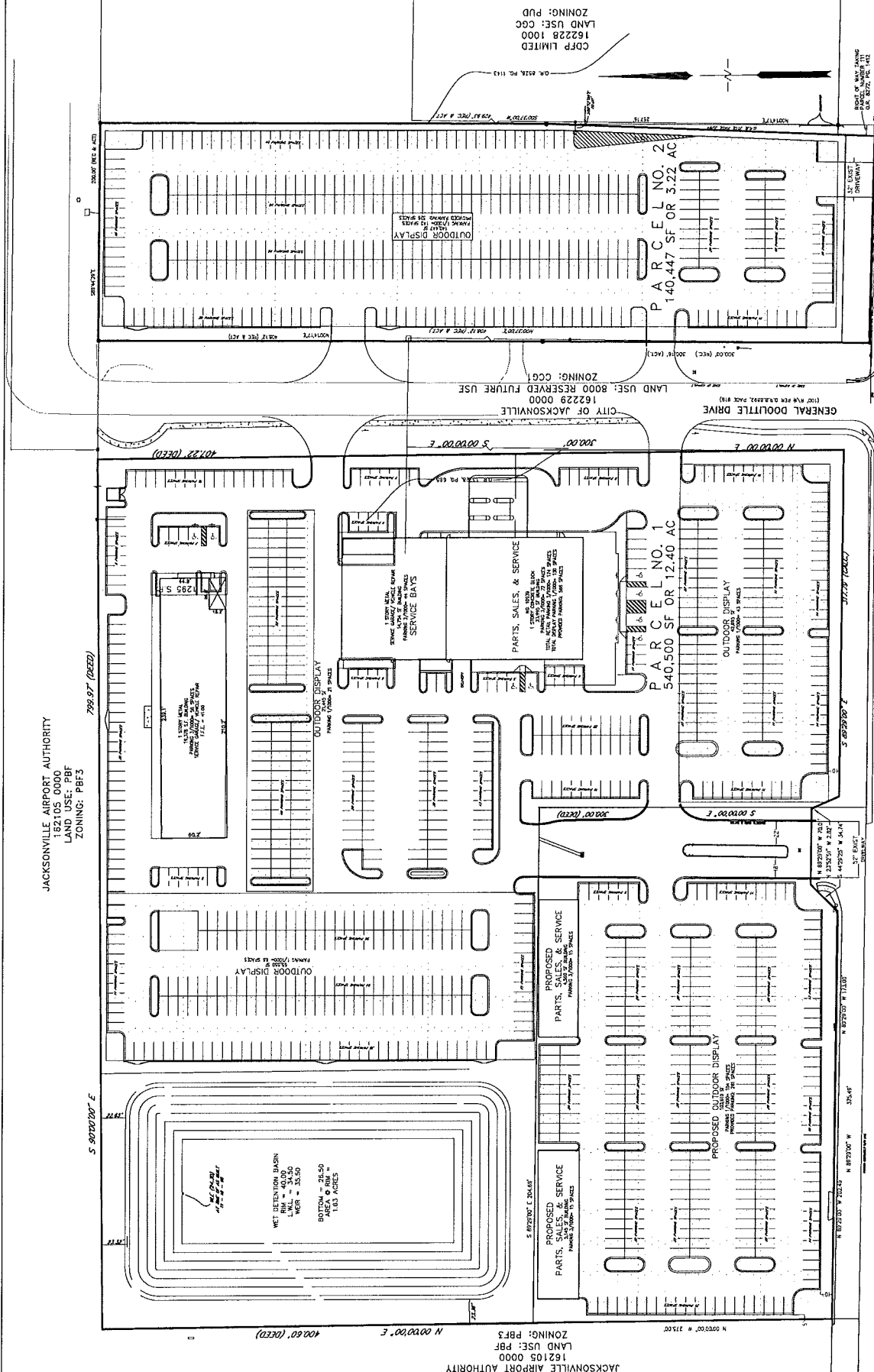
JANET O. WHITMILL, R.L.A., INC.
 LANDSCAPE ARCHITECTURE • PLANNING
 P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 359-7688
 DATE: 01/22/14

ARLINGTON TOYOTA
 MASTER SURVY
 JACKSONVILLE, FLORIDA
 ZONING: PUD
 LAND USE: CCG
 16228 1000
 CORP. LIMITED

PROPOSED SITE PLAN
 01.22.14

REV.	DATE	DESCRIPTION
1		X

JOB NO. 28513
 DRAWING NO. S-1
 SCALE: 1" = 40'
 JOB: JOW
 DECKED: JOW



ATLANTIC BOULEVARD
 GENERAL DOOLITTLE DRIVE
 EXHIBIT E
 DRAWING NO. S-1
 SCALE: 1" = 40'
 JOB: JOW
 DECKED: JOW

JANET O. WHITMILL, R.L.A., INC.
 LANDSCAPE ARCHITECTURE • PLANNING
 P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 398-7668
 Janet O. Whitmill
 Landscape Architect
 FL 00001269

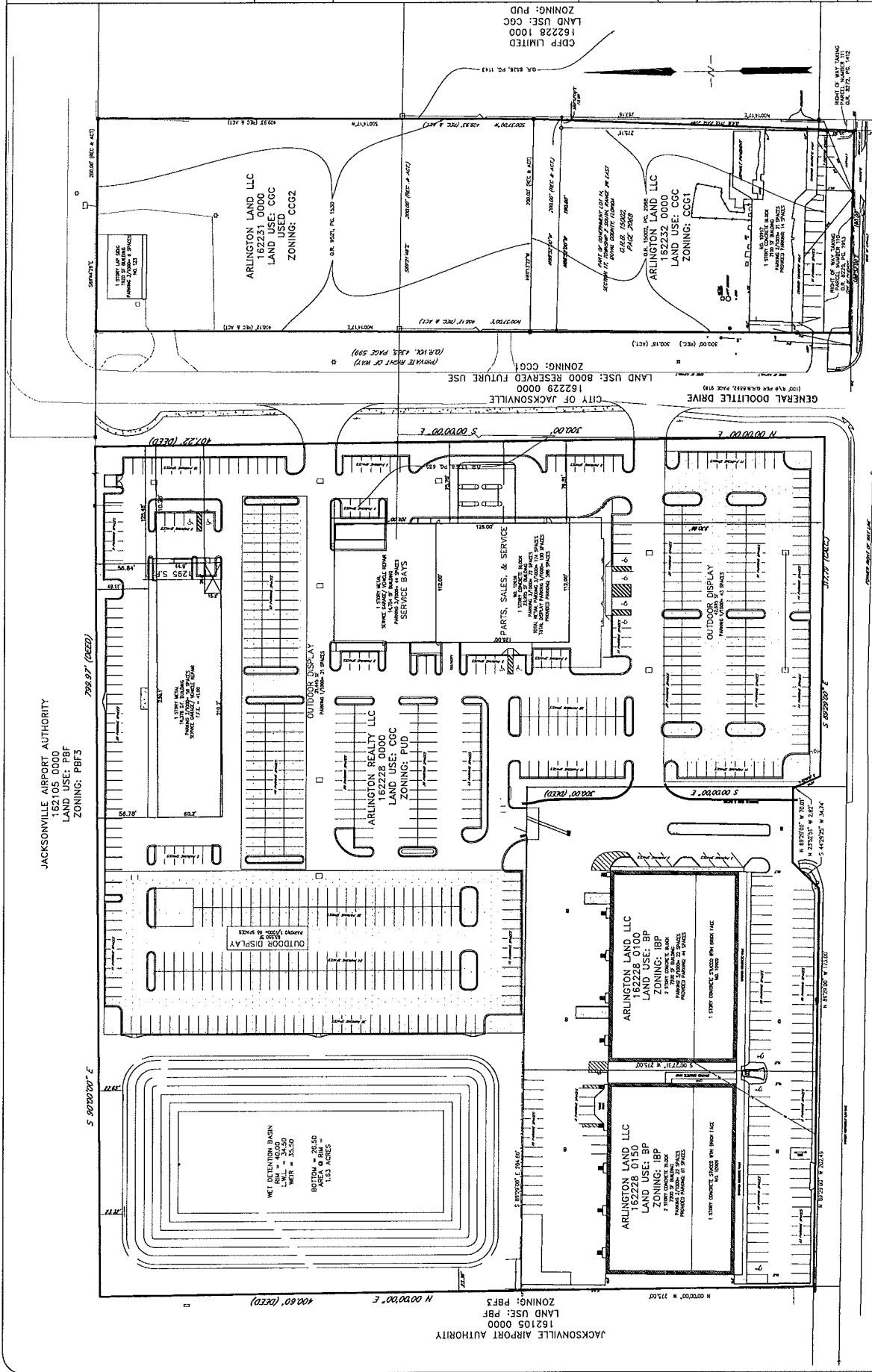
ARLINGTON TOYOTA
 MASTER SURVEY
 JACKSONVILLE, FLORIDA

LAND USE AND EXISTING CONDITIONS
 01.22.14

REV.	DATE	DESCRIPTION
1		X

JOB NO. 28513
 DRAWN BY
 CHECKED BY
 SCALE: 1" = 40'

EXHIBIT F
 LU-1
 DRAWING NO.



JACKSONVILLE AIRPORT AUTHORITY
 162105 0000
 LAND USE: PBF
 ZONING: PBF3

ARLINGTON LAND LLC
 162228 0100
 LAND USE: BP
 ZONING: IBP

ARLINGTON REALTY LLC
 162228 0000
 LAND USE: CGC
 ZONING: PUD

ARLINGTON LAND LLC
 162232 0000
 LAND USE: CGC
 ZONING: CGC1

GENERAL DOOLITTLE DRIVE
 162229 0000
 LAND USE: 8000 RESERVED FUTURE USE
 ZONING: CGC1

ARLINGTON LAND LLC
 162231 0000
 LAND USE: CGC
 ZONING: CGC2

ATLANTIC BOULEVARD

GRAPHIC SCALE
 1 inch = 40' ft.

EXHIBIT F

PUD Name

Arlington Toyota PUD

Date

Jan 28, 2014

Land Use Table

Total gross acreage	15.62	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Commercial	13.52	Acres	86 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	0	Acres	0 %
Passive open space, wetlands, pond	2.1	Acres	14 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of non-residential buildings and structures	52,000	Sq. Ft.	9 %



Date: 28 January 2014

To: Folks Huxford, Division Chief

From: Andy Hetzel, Senior Planner

RE: The Arlington Toyota Dealership PUD

Waiver of Section 656.341(c)(2)(i) PUD Site Plan Requirements

The Site Plan, dated January 22, 2014 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description. The items of required information that have not been depicted on the Site Plan may be excused for good cause because they are included in the written description and will not impact the review of the application.

(A) *The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.*

The majority of the site is currently developed and this application is seeking to redevelop it, as well as add additional property for automotive inventory display. Parking and landscape requirements were substantially different from the current regulations when the buildings were originally constructed, and the owner plans on bringing parking and landscape into compliance with current regulations with this new request. This information is contained in the written description.

(B) *The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s)*

This information is contained in the written description, site plan and land use table.

(C) *The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights-of-way and paving widths. In addition, all existing and proposed rights-of-way, driveways and median openings (if any) within 660 feet of the proposed development.*

The Site Plan does show points of ingress and egress, pedestrian circulation and median openings, but not driveways within 660 feet of the property. The pavement width for the main driveway/median opening is shown, but not for the others. These can be scaled out per site plan, but the pavement widths are not a factor when reviewing the application and the lack of this item will not create any adverse impacts to the surrounding neighborhood. It is the department's opinion this level of detail is not required.

EXHIBIT "G"

CONSIDERATION: \$810,000.00

Prepared by/record and return to:
John S. Duss, IV, Esq.
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Boulevard, Ste 101
Jacksonville, FL 32216

1571.003JD

Special Warranty Deed

Made this 14th day of December, 2011 A.D., by **Kennard Investments II, L.C.**, a Florida limited liability company, also known as **Kennard Investment II, L.C.**, a Florida limited liability company, whose post office address is: 3225 Southside Boulevard, Suite 2, Jacksonville, Florida 32216, hereinafter called the grantor, to **Arlington Land, LLC**, a Florida limited liability company, whose post office address is: 10939 Atlantic Boulevard, Jacksonville, Florida 32225, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten and no/100 Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Attached Schedule A.

Parcel ID Number: **162232-0000.**

Subject To taxes accruing subsequent to December 31, 2011.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor but against no other.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name WILL L. CANNON

Kennard Investments II, L.C., a Florida limited liability company, also known as Kennard Investment II, L.C., a Florida limited liability company

[Signature]
Printed Name JOHN S. DUSS IV

By: [Signature]
Elizabeth K. Jennison, President and Operating Manager

(Seal)

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 14 day of December 2011, by Elizabeth K. Jennison, President and Operating Manager of Kennard Investments II, L.C., a Florida limited liability company, also known as Kennard Investment II, L.C., a Florida limited liability company on behalf of the same.

[Signature]
Notary Public, State and County aforesaid
My commission expires:
Commission No.:

He/ She: (please check appropriate statement)
 is personally known to me
 produced identification (specify type),
dr. driver's license



SCHEDULE A- LEGAL DESCRIPTION

A portion of Government Lot 14, Section 17, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as follows: Begin at the intersection of the Northerly right-of-way line of Atlantic Boulevard (a variable width right-of-way, as now established) with the Easterly right-of-way line of General Doolittle Drive (a 100 foot right-of-way, per Official Records Book 8892, page 918, of the current public records of Duval County, Florida); thence North 00° 37' 00" East, along said Easterly right-of-way line of General Doolittle Drive, 275.16 feet to the South line of those lands described in Official Records Book 15295, page 1365, of said current public records of Duval County, Florida; thence South 88° 52' 00" East, along last said line 190.00 feet to the West line of those lands described in Official Records Book 7112, page 2284, of said current public records of Duval County, Florida; thence South 00° 37' 00" West, along last said line, 275.16 feet to the North right-of-way line of said Atlantic Boulevard; thence North 88° 52' 00" West, along said North right-of-way line of Atlantic Boulevard, 190.00 feet to the Point of Beginning.

PREPARED BY AND RETURN TO:
TIMOTHY L. FLANAGAN, ESQUIRE
Post Office Box 40749
Jacksonville, FL 32203

FOR RECORDER

WARRANTY DEED

THIS WARRANTY DEED is made as of December 18, 2006, between **KAY TURNER BROOKS**, as Trustee of the **LIONEL EYRIE BROOKS, JR. REVOCABLE TRUST** created January 14, 1999, as amended, conveying nonhomestead property, herein the "Grantor," and **ARLINGTON REALTY, LLC**, a Florida limited liability company, herein the "Grantee," whose address is 6200 San Jose Boulevard West, Jacksonville, Florida 32217, and whose taxpayer identification number is _____. (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the Grantor in consideration of Ten Dollars and other valuable considerations paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee forever all of those certain properties in Duval County, Florida, described as follows:

See Exhibit A which is attached hereto and made a part hereof by reference.

The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the Grantee in fee simple. And the Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

THIS WARRANTY DEED IS MADE PURSUANT TO FLORIDA STATUTES SECTION 689.071 AND GRANTS UNTO GRANTEE ALL OF THE POWERS SET FORTH THEREIN INCLUDING, BUT NOT LIMITED TO, THOSE POWERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This conveyance is subject to covenants, easements and restrictions of record and ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

NOTE TO CLERK AND REVENUE DEPARTMENT: THIS INSTRUMENT IS A DEED TO OR BY A TRUSTEE NOT PURSUANT TO A SALE AND IS THEREFORE NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO THE PROVISIONS OF SECTION 12B-4.014(2)(b) AND 12B-4.013(32)(a) OF THE FLORIDA ADMINISTRATIVE CODE.



Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Brian Harshaw

Kay Turner Brooks
KAY TURNER BROOKS, as Trustee of the
LIONEL EYRIE BROOKS, JR.
REVOCABLE TRUST
created January 14, 1999, as amended
6200 San Jose Boulevard West
Jacksonville, Florida 32217

KA Lydia A. List
Print Name: Lydia A. List

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 18th day of
December, 2006, by KAY TURNER BROOKS, who is personally well known to me
or who has produced _____ as identification.



STEPHANIE PHIPPS
NOTARY PUBLIC - STATE OF FLORIDA
DUVAL COUNTY
COMMISSION #DD 445814
MY COMMISSION EXPIRES JUNE 28, 2009

Stephanie Phipps
Signature of Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL "B"
 THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF COMMENCEMENT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD, FROM SAID POINT OF COMMENCEMENT; THENCE DUE NORTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE DUE NORTH, ALONG SAID EAST BOUNDARY 400.60 FEET TO A CONCRETE MONUMENT AT AN ANGLE POINT IN THE BOUNDARY OF SAID CRAIG FIELD; THENCE SOUTH 89°57'27" EAST ALONG THE SOUTH BOUNDARY OF CRAIG FIELD, 799.97 FEET TO A CONCRETE MONUMENT AT AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY, AS NOW ESTABLISHED); THENCE DUE SOUTH, ALONG WESTERLY LINE OF GENERAL DOOLITTLE ROAD, 407.22 FEET; THENCE NORTH 89°29' WEST PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 800 FEET TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED LANDS BEING THE SAME AS THOSE DESCRIBED AS PARCEL "B" IN FUND COMMITMENT FILE NO. 62670.001, DATED 4-4-95.

PARCEL "C"
 THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF COMMENCEMENT THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 471 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY AS NOW ESTABLISHED); THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID GENERAL DOOLITTLE ROAD, 300 FEET; THENCE NORTH 89°29' WEST, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET; THENCE DUE SOUTH 300 FEET TO THE POINT OF BEGINNING.

Page 2

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;
 THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD, FROM SAID POINT OF COMMENCEMENT; THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 471 FEET TO A POINT FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°29' EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY AS NOW ESTABLISHED), THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID GENERAL DOOLITTLE ROAD, 25 FEET; THENCE NORTH 89°29' WEST, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 317.64 FEET; THENCE NORTH 24°19'46" WEST, 27.55 FEET; THENCE DUE SOUTH 50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED "LESS AND EXCEPT" PARCEL BEING THE SAME LANDS AS THOSE DESCRIBED IN "AMENDED ORDER OF TAKING" CASE NO. 95-4849-CA, DIVISION CV-E, DATED 11-16-95, FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 72100-2501, STATE ROAD NO. 10, PARCEL NO. 109.

RESERVING AN EASEMENT FOR DRAINAGE OVER THE ABOVE DESCRIBED PARCEL AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF COMMENCEMENT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF COMMENCEMENT; THENCE DUE NORTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET; THENCE SOUTH 89°29' EAST, 436.35 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°29' EAST, 21.65 FEET; THENCE NORTH 23°00'

Page 3

EAST, 38.00 FEET; THENCE NORTH 4°00' EAST, 109.42 FEET; THENCE DUE EAST 165.54 FEET; THENCE DUE NORTH 130.00 FEET THENCE DUE WEST 493.89 FEET; THENCE NORTH 40°00' WEST, 62.07 FEET; THENCE NORTH 85°00' WEST, 112.64 FEET TO A POINT IN THE AFOREMENTIONED EAST BOUNDARY OF SAID CRAIG FIELD; THENCE DUE SOUTH ALONG SAID EAST BOUNDARY 20.08 FEET; THENCE SOUTH 85°00' EAST 102.61 FEET; THENCE SOUTH 40°00' EAST, 37.00 FEET; THENCE DUE SOUTH 130.00 FEET; THENCE DUE EAST 334.41 FEET; THENCE SOUTH 4°00' WEST, 104.67 FEET; THENCE SOUTH 23°00' WEST, 42.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE EASTERLY 70 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF BEGINNING; THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 471 FEET; THENCE DUE NORTH 300 FEET; THENCE NORTH 89°29' WEST PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 471 FEET; THENCE DUE SOUTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET TO THE POINT OF BEGINNING.

I CERTIFY THE PARCEL "B" LEGAL DESCRIPTION AND PARCEL "C" LEGAL DESCRIPTION ARE CONTIGUOUS TO EACH OTHER ALONG THE SOUTH LINE OF PARCEL "B" AND THE NORTH LINE OF PARCEL "C" AND TAKEN AS A TRACT, CONSTITUTE ONE PARCEL OF LAND.

EXHIBIT B

Whenever used on this Exhibit B, the term "Trust" shall mean the **LIONEL EYRIE BROOKS, JR. REVOCABLE TRUST** dated January 14, 1999, as amended. Furthermore, whenever used on this Exhibit B, the terms "Grantee" and "Trustee" shall mean **KAY TURNER BROOKS**, whose address is 6200 San Jose Boulevard West, Jacksonville, Florida 32217, or any successor trustee for the Trust at later date.

Full power and authority is hereby granted to Grantee to deal in and with the property or any interests therein or any part thereof, to protect, conserve, and to sell, lease, encumber, or otherwise manage and dispose of the property, it being intended that the Grantee shall have full rights of ownership over the property in accordance with Florida Statute 689.071.

In no case shall any party dealing with the Grantee in relation to the property, or to whom the property or any part hereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the property, or be obliged to see that the conditions and terms of the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee, or be obliged or privileged to inquire into any of the conditions or terms of the Trust. Every deed, trust deed, mortgage, lease or other instrument executed by the Grantee in relation to the property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument that:

- a. At the time of the delivery thereof the Trust was in full force and effect;
- b. Such conveyance or other instrument was executed in accordance with the Trust agreement, its conditions, terms and limitations contained therein, and any amendments thereof and such is binding upon all Trust beneficiaries;
- c. Grantee named herein as Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and
- d. If a conveyance was made to a successor or successors in Trust, that such successor or successors in Trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Notwithstanding anything herein or in any other instrument relating hereto to the contrary, Grantee named herein as a Trustee received this instrument in its capacity as Trustee only and it is agreed that no person will look to the Trustee individually or personally or to the Trustee's individual assets but only to the Trust of which it is Trustee and the assets of that trust for any liability under any such instrument.

CONSIDERATION: \$835,000.00

Prepared By/ Record and Return to
John S. Duss, IV
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Boulevard, Ste 101
Jacksonville, FL 32216

1571.002JD

Special Warranty Deed

Made this 29th day of June, 2010 A.D., by **CDFP Limited**, a Florida limited partnership, whose post office address is: 10979 Atlantic Boulevard, Jacksonville, Florida 32225, hereinafter called the grantor, to **Arlington Land, LLC**, a Florida limited liability company, whose post office address is: 10939 Atlantic Boulevard, Jacksonville, Florida 32225, ATTN.: Rick Doran, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Attached Schedule A.

Parcel ID Number: **162231-0000**

Subject To taxes accruing subsequent to December 31, 2009.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor but against no other.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Printed Name John E. Caruso

CDFP Limited, a Florida limited partnership
By: Jecco, Inc., a Florida corporation, its
General Partner

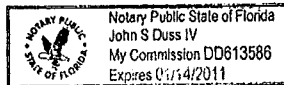
[Signature]
Printed Name JOHN S. DUSS IV (Seal)
By: [Signature]
John E. Caruso
Its: President

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 24th day of June, 2010, by John E. Caruso as President of Jecco, Inc., a Florida corporation, the General Partner of CDFP Limited, a Florida limited partnership on behalf of the same.

[Signature]
Notary Public, State and County aforesaid
My commission expires:
Commission No.:

He/She: (please check appropriate statement)
 is personally known to me
 produced identification (specify type)



SCHEDULE A- LEGAL DESCRIPTION

A portion of Government Lot 14, Section 17, Township 2 South, Range 28 East, Duval County, Florida, and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of Atlantic Boulevard (a variable width right-of-way, as now established) with the Easterly right-of-way line of General Doolittle Drive (a 100 foot right-of-way, per Official Records 8892, page 918, of the current public records of said Duval County); thence North 00° 14' 17" East, along said Easterly right-of-way line of General Doolittle Drive, 275.16 feet to the North line of those lands described and recorded in Official Records 15002, page 2068, of said current public records, and the Point of Beginning; thence continue North 00° 14' 17" East, along said Easterly right-of-way line, 408.12 feet to the Southerly line of "Craig Field", as described and recorded in Deed Book 934, page 272, of said current public records; thence South 89° 44' 29" East, along last said line, 200.00 feet to the Westerly line of those lands described and recorded in Official Records 8526, page 1143, of said current public records; thence South 00° 14' 17" West, 409.93 feet to the Northerly line of those lands described and recorded in Official Records 7112, page 2284, of said current public records; thence North 89° 13' 22" West, along last said line and along the Northerly line of aforesaid lands described and recorded in Official Records 15002, page 2068, a distance of 200.00 feet to the Point of Beginning.

**THIS DOCUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:**

STEARNS WEAVER MILLER WEISSLER
ALHADEFF & SITTERSON, P.A.
401 E. Jackson Street, Suite 2200
Tampa, FL 33602
Attn: Lawrence J. Bailin

MAIL SUBSEQUENT TAX BILLS TO:

Arlington Land, LLC
10939 Atlantic Blvd.
Jacksonville, FL 32225
Attn: Holly Hall

[This space reserved for recording data.]

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (the "Deed"), is made as of this 24th day of October, 2013, by **BANK OF AMERICA, N.A.**, a national banking association (the "Grantor"), having an office at 100 South Charles Street, 3rd Floor, MD4-325-03-29, Baltimore, MD 21201, to **ARLINGTON LAND, LLC**, a Florida limited liability company (the "Grantee"), having an office at 10939 Atlantic Boulevard, Jacksonville, FL 32225.

WITNESSETH:

That the Grantor for and in consideration of the sum of TEN AND 00/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does **GRANT, REMISE, RELEASE, ALIEN, SELL AND CONVEY** unto the Grantee and its successors and assigns **FOREVER**, all of the real estate, situated in the County of Duval and State of Florida and legally described on **Exhibit A** attached hereto and made a part hereof together with Grantor's interest, if any, in the building structures, fixtures, and other improvements located on said real estate (the "Property").

TO HAVE AND TO HOLD the Property forever, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

Grantor does covenant, promise and agree, to and with the Grantee and its successors and assigns, that it has not done, or suffered to be done, anything whereby the Property is, or may be, in any manner encumbered or charged, except as herein recited, and that it **WARRANTS AND WILL FOREVER DEFEND** the Property against persons lawfully claiming, or to claim the same, by, through or under Grantor but not otherwise, subject only to the Permitted Exceptions set forth in **Exhibit B** attached hereto.

EXHIBIT A TO DEED

LEGAL DESCRIPTION

A portion of Section 17, Township 2 South, Range 28 East, Duval County, Florida, and being more particularly described as follows:

For a point of reference, commence at a point in the former Northerly right-of-way line of Atlantic Boulevard (a 100 foot right-of-way), said point being 1200 feet Easterly as measured along said former Northerly right-of-way line of Atlantic Boulevard from the intersection of said former Northerly right-of-way line of Atlantic Boulevard with the Easterly right-of-way line of St. Johns Bluff Road, said point of reference also being the Southeast corner of land conveyed to the City of Jacksonville, a municipal corporation, by Deed recorded in Deed Book 934, page 272, of the public records of Duval County, Florida; from the point of reference thus described, run North 00°02'29" West, along the Easterly line of said Deed Book 934, page 272, a distance of 25.00 feet to the Point of Beginning, said point lying in the present Northerly right-of-way line of Atlantic Boulevard; from the Point of Beginning thus described, continue North 00°02'29" West, along said Easterly line of Deed Book 934, page 272, a distance of 275.00 feet; thence run South 89°29'00" East, a distance of 204.89 feet; thence run South 00°27'31" West, a distance of 275.00 feet to a point in the said present Northerly right-of-way line of Atlantic Boulevard; thence run North 89°29'00" West, along said present Northerly right-of-way line of Atlantic Boulevard, a distance of 202.49 feet to the Point of Beginning.

Commonly known as: 10909 Atlantic Blvd., Jacksonville, Florida
PIN: 162228-0150

EXHIBIT B TO DEED

PERMITTED EXCEPTIONS

- (a) Liens for real property taxes and assessments, water charges, sewer assessments and each other lien or encumbrance of an indefinite or unascertainable amount not delinquent on the date of this Deed
- (b) Restrictions, covenants, terms and conditions, including provisions for shared costs, as contained in the Grant of Easement and Maintenance Agreement recorded in Official Records Book 5976, page 848 and as amended by First Amendment to Grant of Easement recorded in Official Records Book 9587, page 1755.
- (c) Restrictions, covenants, terms, conditions and easements as contained in the Agreement referenced in that certain Memorandum of Agreement/Easement Agreement recorded in Official Records Book 9851, page 2426
- (d) Matters affecting the condition of title to the Property created by or with the written consent of the Grantee.
- (e) Any matters which would be shown by an inspection, a survey of the Property or by inquiry of persons in possession of the Property.

CONSIDERATION: \$1,100,000.00

Prepared By/Record and Return to
John S. Duss, IV, Esq.
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Boulevard, Ste 101
Jacksonville, FL 32216

1571.004JD-1

Corporate Special Warranty Deed

Made this 25 day of October, 2013 A.D., by **Beacon Center Holdings, LLC**, a Florida limited liability company, formerly **C.A.R.S. General Partnership**, a Florida general partnership, whose post office address is: 3949 Cordova Avenue, Jacksonville, Florida 32207, hereinafter called the grantor, to **Arlington Land, LLC**, a Florida limited liability company, whose post office address is: 10939 Atlantic Boulevard, Jacksonville, Florida 32225, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

See Attached Schedule A.

Parcel ID Number: **162228-0100.**

Subject To taxes accruing subsequent to December 31, 2012.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey


DEED Corporate (2 levels) Special Warranty Deed-Legal on Schedule A

said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor but against no other.

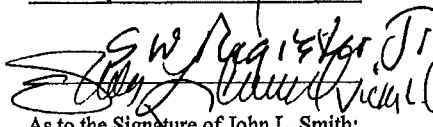
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.


Signed, sealed and delivered in our presence:

As to the Signature of Melvin O. Carter:



Beacon Center Holdings, LLC, a Florida limited liability company, formerly C.A.R.S. General Partnership, a Florida general partnership



By: 
Melvin O. Carter, Member

As to the Signature of John L. Smith:

By: _____
John L. Smith, Member

As to the Signature of Sidney Register:

By: _____
Sidney Register, Member

As to the Signature of Henry L. Allen:

By: _____
Henry L. Allen, Member

said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor but against no other.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

As to the Signature of Melvin O. Carter:

Beacon Center Holdings, LLC, a Florida limited liability company, formerly C.A.R.S. General Partnership, a Florida general partnership

By: [Signature]
Melvin O. Carter, Member

As to the Signature of John L. Smith:

[Signature]
S.W. Register, Jr
of which he Register

By: [Signature]
John L. Smith, Member

As to the Signature of Sidney Register:

[Signature]
Sidney Register

By: [Signature]
VICKI L. CUMMINS, Member

As to the Signature of Henry L. Allen:

[Signature]
S.W. Register, Jr
of which he Register

By: [Signature]
Henry L. Allen, Member

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 18 day of October, 2013, by Melvin O. Carter, Member of Beacon Center Holdings, LLC, a Florida limited liability company, formerly known as C.A.R.S. General Partnership, a Florida general partnership, who is personally known to me.



[Signature]
Notary Public, State of Florida at Large.

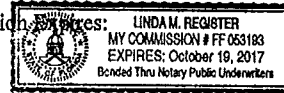
My Commission Expires: October 31, 2015

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, 2013, by John L. Smith, Member of Beacon Center Holdings, LLC, a Florida limited liability company, formerly known as C.A.R.S. General Partnership, a Florida general partnership, who is personally known to me.

[Signature]
Notary Public, State of Florida at Large.

My Commission Expires:



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21st day of October, 2013, by Sidney Register, Member of Beacon Center Holdings, LLC, a Florida limited liability company, formerly known as C.A.R.S. General Partnership, a Florida general partnership, who is personally known to me.

[Signature]
Notary Public, State of Florida at Large.

My Commission Expires:



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of October, 2013, by Henry L. Allen, Member of Beacon Center Holdings, LLC, a Florida limited liability company, formerly known as C.A.R.S. General Partnership, a Florida general partnership, who is personally known to me.

Linda M. Register
Notary Public, State of Florida at Large.

My Commission Expires:



EXHIBIT "A"

That certain tract or parcel of land being a part of Section 17, Township 2 South, Range 28 East, Duval County, Florida, being more particularly described as beginning at a point in the Northerly right-of-way line of Atlantic Boulevard (a 100 foot right-of-way), said point being 1200 feet Easterly as measured along said Northerly right-of-way line of Atlantic Boulevard from the intersection of said Northerly right-of-way line of Atlantic Boulevard with the Easterly right-of-way line of St. Johns Bluff Road, said point of beginning being marked by a concrete monument and being the Southeast corner on Atlantic Boulevard of a tract of land conveyed to the City of Jacksonville, a Municipal corporation, by deed recorded in Deed Book 934, page 272, of the public records of said county, the said tract so conveyed, being known as Municipal Airport No. 2, or Craig Field. From said Point of Beginning; thence South 89° 29' East, along said Northerly right-of-way line of Atlantic Boulevard, 800 feet; thence due North 300 feet; thence North 89° 29' West parallel to said Northerly right-of-way line of Atlantic Boulevard, 800 feet; thence due South, along the East boundary of said Craig Field, 300 feet to the Point of Beginning. LESS and EXCEPT the Easterly 329 feet thereof as recorded in Official Records Book 5976, page 828, of the public records of Duval County, Florida. ALSO LESS and EXCEPT that portion taken by Order of Taking recorded in Official Records Book 8230, page 2037, of the public records of Duval County, Florida. AND ALSO LESS and EXCEPT that portion conveyed in Official Records Book 9851, page 2386, of the public records of Duval County, Florida.

SITE AERIAL MAP

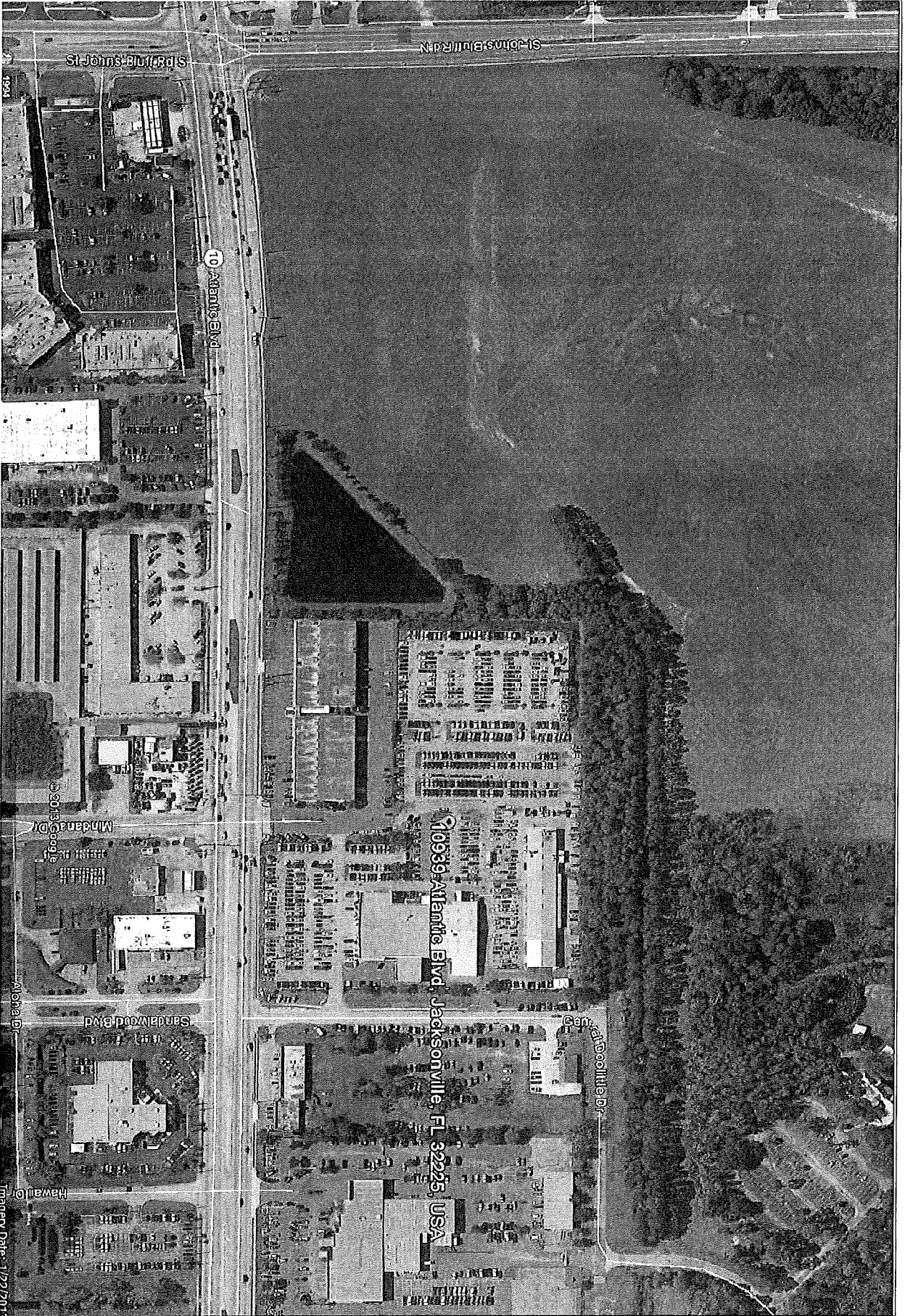


EXHIBIT H

SA-1
DRAWING INC.

REV.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

01.22.14
 SITE AERIAL MAP

ARLINGTON TOYOTA
 MASTER SURVY
 JACKSONVILLE, FLORIDA

Janet O. Whitmill
 Landscape Architect
 FL 00001289

JANET O. WHITMILL, R.L.A., INC.
 LANDSCAPE ARCHITECTURE * PLANNING
 P.O. BOX 5212, JACKSONVILLE, FL 32247 (904) 298-7888

JANET O. WHITMILL, R.L.L.A., INC.
 LANDSCAPE ARCHITECTURE • PLANNING
 P.O. BOX 2312, JACKSONVILLE, FL 32247 (904) 786-7686
 FL 00001289
 JANET O. WHITMILL
 LANDSCAPE ARCHITECT

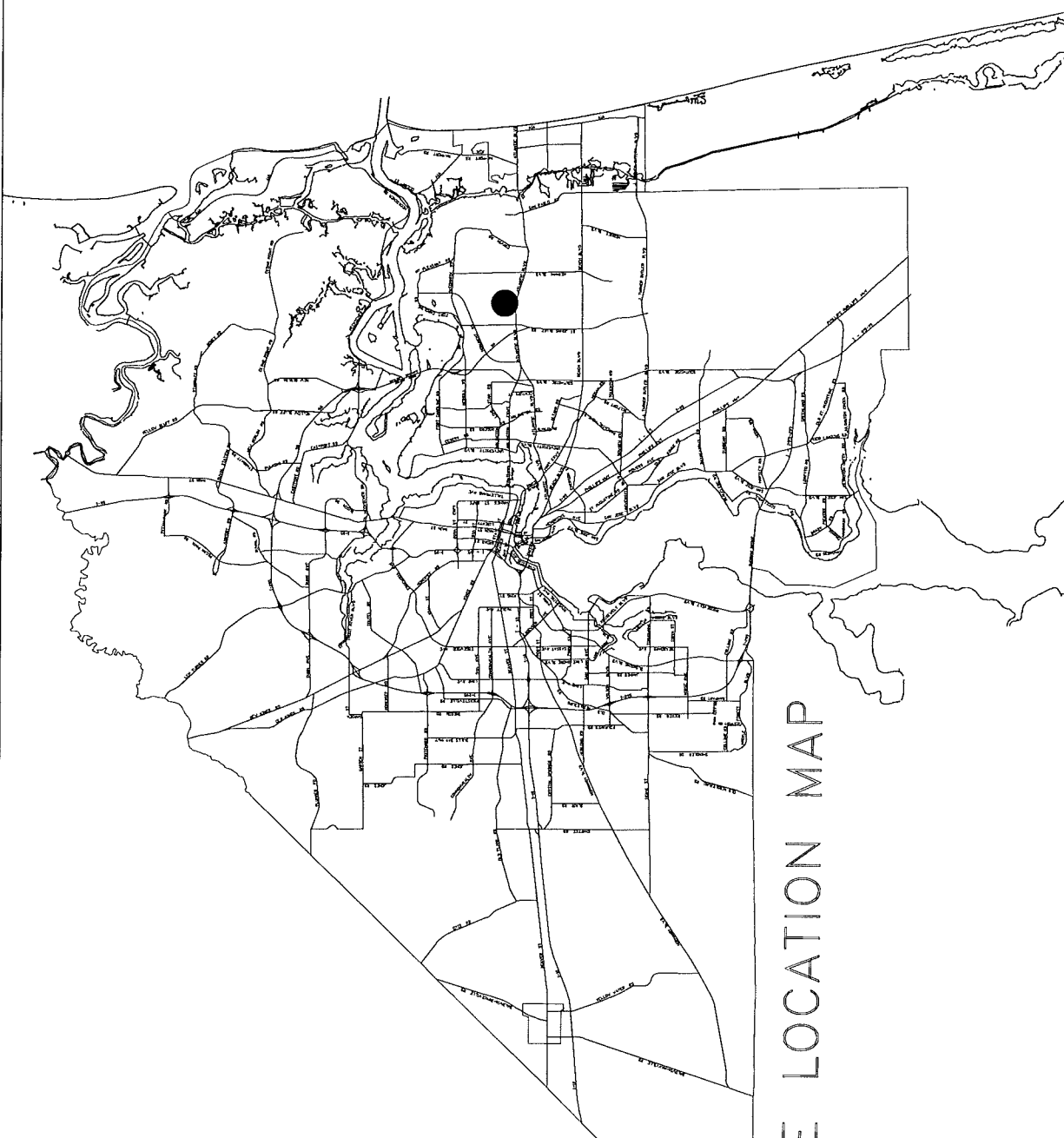
ARLINGTON TOYOTA
 MASTER SURVEY
 JACKSONVILLE, FLORIDA

SITE
 LOCATION
 MAP
 01.22.14

REV.	DATE	DESCRIPTION
1		K

JOB NO. 28513
 DRAWN BY: JOW
 CHECKED BY: JOW
 SCALE: 1" = 40'

SL-1
 DRAWING NO.



SITE LOCATION MAP

EXHIBIT K