

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-0312 TO
PLANNED UNIT DEVELOPMENT

JUNE 5, 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 Ordinance **2014-0312** to Planned Unit Development.

Location: 114, 149 and 158 Jackson Road; and 131 Lee Road; properties just north of Atlantic Boulevard on the east side of Lee Road and the west and east sides of Jackson Road

Real Estate Number(s): 162945 0010; 162943 0000; 162936 0000; 162951 0000; 162950 0000; 162950 0300; a portion of 162915 0020

Current Zoning District: Planned Unit Development (PUD) per Ord. 2005—38; Residential Medium Density-A (RMD-A)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC) and Medium Density Residential (MDR)

Planning District: Greater Arlington (2)

City Council Representative: The Honorable William Bishop, District 2

Applicant: Duncan Ross, AICP
Prosser, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, FL 32224

Owner: Nancy Noble
Brumos Companies
7018 Blanding Boulevard
Jacksonville, Florida 32244

Staff Recommendation: **DENY**

GENERAL INFORMATION

Application for Rezoning 2014-0312 seeks to rezone approximately 9.93 acres of land on the north side of the Brumos automobile dealership on Atlantic Boulevard from the Planned Unit Development (PUD) and Residential Medium Density-A (RMD-A) Zoning Districts to Planned Unit Development (PUD). The applicant is proposing the PUD to incorporate an additional 2.08 acre parcel of land at 158 Jackson Road and a 0.29 acre parcel at 149 Jackson Road into the existing 7.55 acre PUD.

The Property is located on the north side of Atlantic Boulevard, between Lee Road and Jackson Road and serves the existing Brumos Motor Cars Complex/automobile dealership establishments. These additional parcels will be restricted to supporting commercial uses including employee parking, loaner car storage and automobile inventory storage, retention ponds, and essential services to serve the current PUD uses and the automobile dealership establishments to the south. The PUD will ensure a unified development plan incorporating site specific use restrictions and standards and other development criteria necessary to accommodate the proposed development of the property and ensure that it's compatible with surrounding uses.

CRITERIA FOR REVIEW

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. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

No. The Property is located in the Community/General Commercial (C/GC) and Medium Density Residential (MDR) land use categories of the 2030 Comprehensive Plan and is within the Urban and Suburban Development Areas. The purpose of the PUD rezoning is to aggregate the existing, original PUD Property with two additional parcels identified on the site plan as "Additional Parcel No. 1" and "Additional Parcel No. 2" to support the redevelopment efforts and allow for the continued operation of the automobile dealerships. These additional parcels have a land use category of MDR and a Zoning District classification of RMD-A. While the additional parcels will be restricted to supporting commercial retail/service to serve the current PUD use and the automobile dealership establishments to the south, the rezoning is not consistent with the allowed primary and secondary uses pursuant to the MDR land use category in the 2030 Comprehensive Plan.

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

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?

The written description and the site plan of the intended plan of development provides standards and specific use restrictions to accommodate the proposed development of the property to ensure that the proposed PUD is compatible with surrounding uses. However, the proposed rezoning is in conflict with the City's MDR land use regulations as it is not consistent with the allowed primary and secondary uses pursuant to the MDR land use category in the 2030 Comprehensive Plan. The subject property provides for adequate lot requirements and would be developed in accordance with the Land Development Regulations through the 10-set review and permitting process.

(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 following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) (7.55 acres) and Medium Density Residential (MDR) (2.38 acres). The compatibility between the uses permitted in the requested commercial PUD and the existing residential uses in the surrounding area must be considered in reviewing a rezoning. When viewed in this context, the Planning and Development Department concludes that the proposed request contains development standards and a restriction of uses, but is inconsistent and in conflict with the primary and secondary uses permitted in the Medium Density Residential land use category.

While this proposed PUD meets all of the requirements for development of a commercial use and provides for a gradual transition of densities and intensities with the surrounding area; the proposed rezoning requests certain uses not permitted on residential properties.

When applying the criteria of consistency with the 2030 Comprehensive Plan, the Planning and Development Department considers the combined factors of the goals, objectives, and policies of the plan along with the appropriate Functional Land Use categories. While the proposed PUD contains limitations on the permitted commercial uses as well as a unified development plan, the rezoning is inconsistent with the 2030 Comprehensive Plan.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial development. 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 particular land uses proposed and the conditions and limitations thereon: The PUD proposes development standards such as the restriction of uses; building setbacks; the gradual transitioning of uses; site lighting to minimize interference with adjacent properties; visual screens; buffering; and landscaping requirements for the site to more appropriately coexist with the surrounding residential development. The proposed PUD rezoning places further restrictions on the property than would not normally encumber conventional zoning districts.

Compatible relationship between land uses in a mixed use project: The PUD proposes the concept of a development scaled for and complimentary to surrounding uses and pedestrians within the site. The submitted site plan provides detail, showing major access points, buffer areas, internal VUA's, alignments, and configurations, etc.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed rezoning is for properties closed to the public and utilized only as an ancillary parking area for employees, loaner car and automobile storage as well as the essential services and stormwater pond uses to support the automobile dealership establishments. These support uses are less intensive and provide an appropriate transitioning of uses between non-residential and residential areas. The Greater Arlington/Beaches Vision Plan seeks to ensure compatibility by allowing intense development along major corridors and reducing development intensity as it approaches lower density neighborhoods and local roads. As evidenced by the proposed limitation and restrictions on uses and design guidelines, the PUD governs the intensity of the uses allowed on the two additional parcels and ensures no actual commercial type use will occur on these parcels.

Further, the proposed PUD achieves compatibility with adjacent land uses through the implementation of site design standards (e.g. buffering, location of uses, etc.) while promoting infill redevelopment opportunities and reinvestment along a major arterial commercial corridor and providing for the appropriate expansion of less intensive commercial uses adjacent to residential areas to protect the neighborhood scale and character. The additional parcels are not destinations for customers to utilize when patronizing the automobile dealership establishments and therefore do not increase in traffic in the adjacent residential neighborhood.

(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 property is located along a major commercial arterial corridor on the north side of Atlantic Boulevard and adjacent to an industrial area on the west side of Lee Road. There are residential areas north of the properties and on the east side of Jackson Road. There are commercial uses (i.e., automotive dealerships) to the south of the properties. The development criteria, including restrictions on uses and design guidelines contained in the PUD are intended to minimize impacts to the residential neighborhood in the area. The PUD emphasizes the importance of transitioning the land uses adjacent to the residential areas located to the north and east of the property. The proposed PUD is compatible in both intensity and density with these surrounding developments and zoning districts. The property will be developed so as to minimize light trespass, odors, noise, dust, traffic or interference with any surrounding residential lands. There are no buildings allowed on the two additional parcels so as not to impact the adjacent residential lands. The final site plan, including the location of buildings, lighting, buffers, landscaping and setbacks, shall be subject to the review and approval of the Planning and Development Department.

The adjacent uses, zoning and land use categories are as follows:

| Adjacent Property | Land Use Category | Zoning District | Current Use |
|--------------------------|--------------------------|------------------------|-------------------------|
| North | RPI/MDR | CRO/RMD-A | Single family dwellings |
| South | CGC | CCG-2 | Auto dealership |
| East | MDR | RMD-A | Single family dwellings |
| West | LI | IL | Light industrial |

Since the application for rezoning does not appear to meet the standards and criteria for rezoning pursuant to Section 656.125 Limitations on rezoning of land; criteria for rezoning of the Zoning Code, the City Council will consider a rezoning only if the same determines that there is substantial, competent evidence that maintaining the current zoning district accomplishes a "legitimate public purpose", as defined in Section 656.125(c) of the Zoning Code.

The uses permitted under the proposed PUD rezoning include restrictions on uses and design guidelines contained in the PUD are intended to minimize impacts to the residential neighborhood in the area; and are consistent and compatible with the existing and proposed land uses and zoning of adjacent and nearby residential properties. The grant of this rezoning will permit development that contains a logical and orderly development pattern of the area, but is inconsistent with the MDR land use designation and adjacent and nearby residential zoning districts.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

The applicant/developer is requesting the use of the PUD ordinance in order to administer specific performance standards. These additional parcels will be restricted to supporting commercial uses including employee parking, loaner car storage and automobile inventory storage, retention ponds, and essential services to serve the current PUD uses and the automobile dealership establishments to the south. The PUD will ensure a unified development plan incorporating site specific use restrictions and other development criteria necessary to

accommodate the proposed development of the property and ensure that it's compatible with surrounding uses. The rezoning is not, however, consistent with the allowed primary and secondary uses pursuant to the MDR land use category in the 2030 Comprehensive Plan.

(6) Intensity of Development

The proposed development is inconsistent with the MDR functional land use category as a commercial development, but is appropriate at this location because the proposed uses are not too intense and consistent and compatible with the existing and proposed land uses and zoning of adjacent and nearby properties or the general area.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety: The written description contains uses which are generally found in commercial zoning districts, and the applicant/developer is requesting the use of the PUD ordinance in order to administer specific performance standards designed to ensure a proper mix of uses, designs and elevations.

(7) Usable open spaces plazas, recreation areas

The proposed landscaping buffers and design guidelines contained in the PUD are in excess of Part 12 code requirements, and the site will contain adequate open space.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will 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

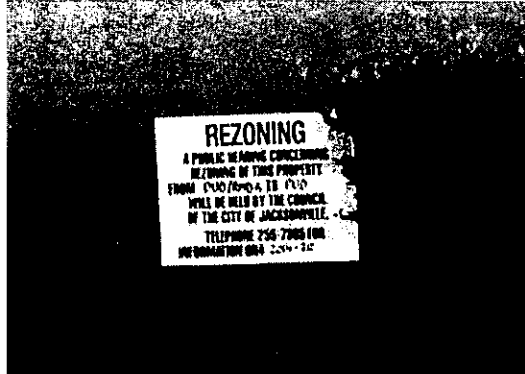
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan. There is an existing sidewalk along Atlantic Boulevard and a sidewalk will be required along both Lee Road and Jackson Road if there is not one existing today.

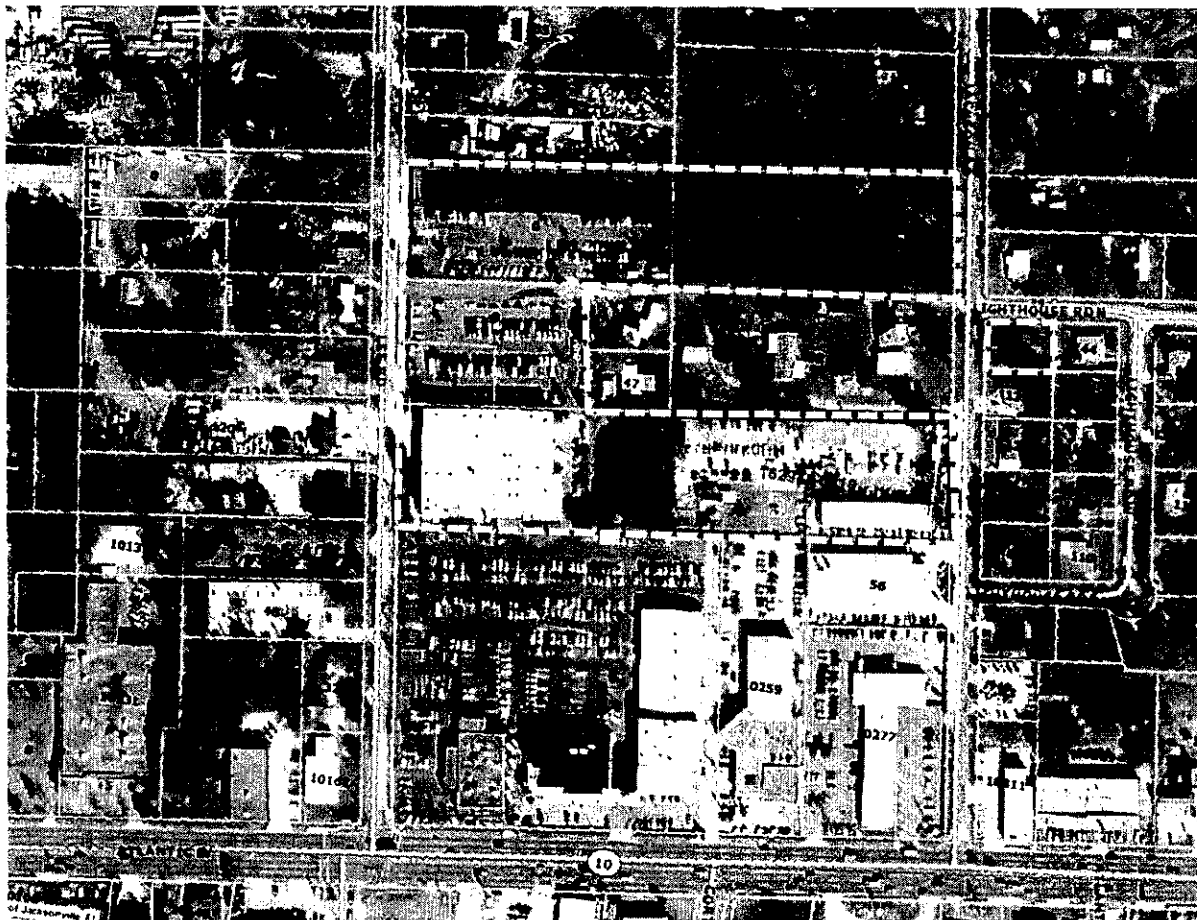
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 21, 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 2014-0312 be **DENIED**.



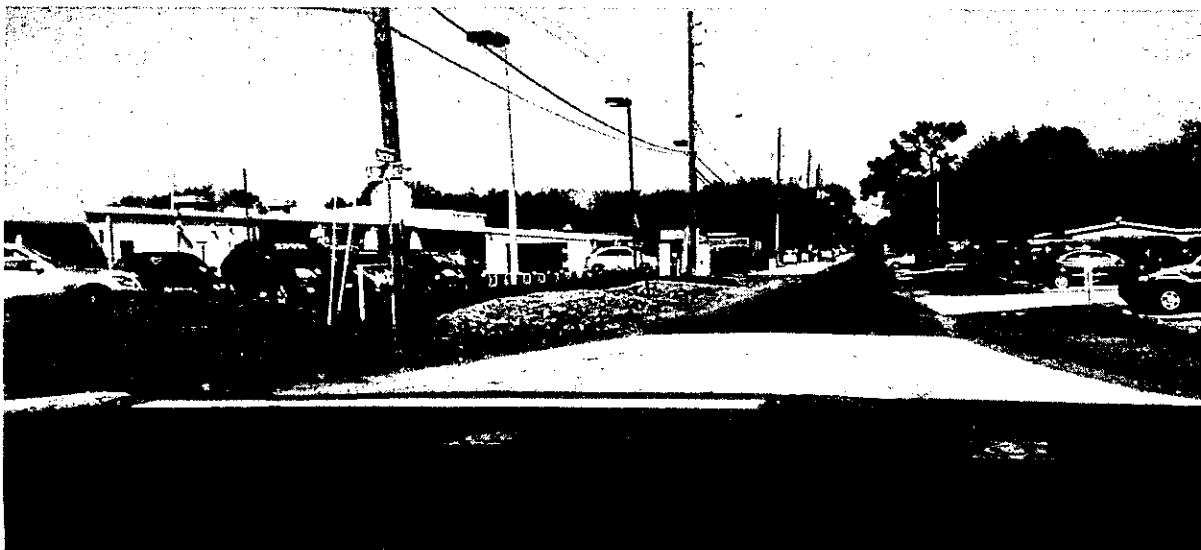
Aerial view of the subject site facing north



The subject site facing NE from Atlantic Blvd.



The subject site facing north at the Atlantic Blvd./Jackson Rd. intersection



The subject site facing north at the Atlantic Blvd./Jackson Rd. intersection



The subject site on the right facing south along Jackson Rd. towards the Atlantic Blvd. intersection



The subject site facing northwest from the Atlantic Blvd./Jackson Rd. intersection



The subject site on the right facing south along Jackson Road



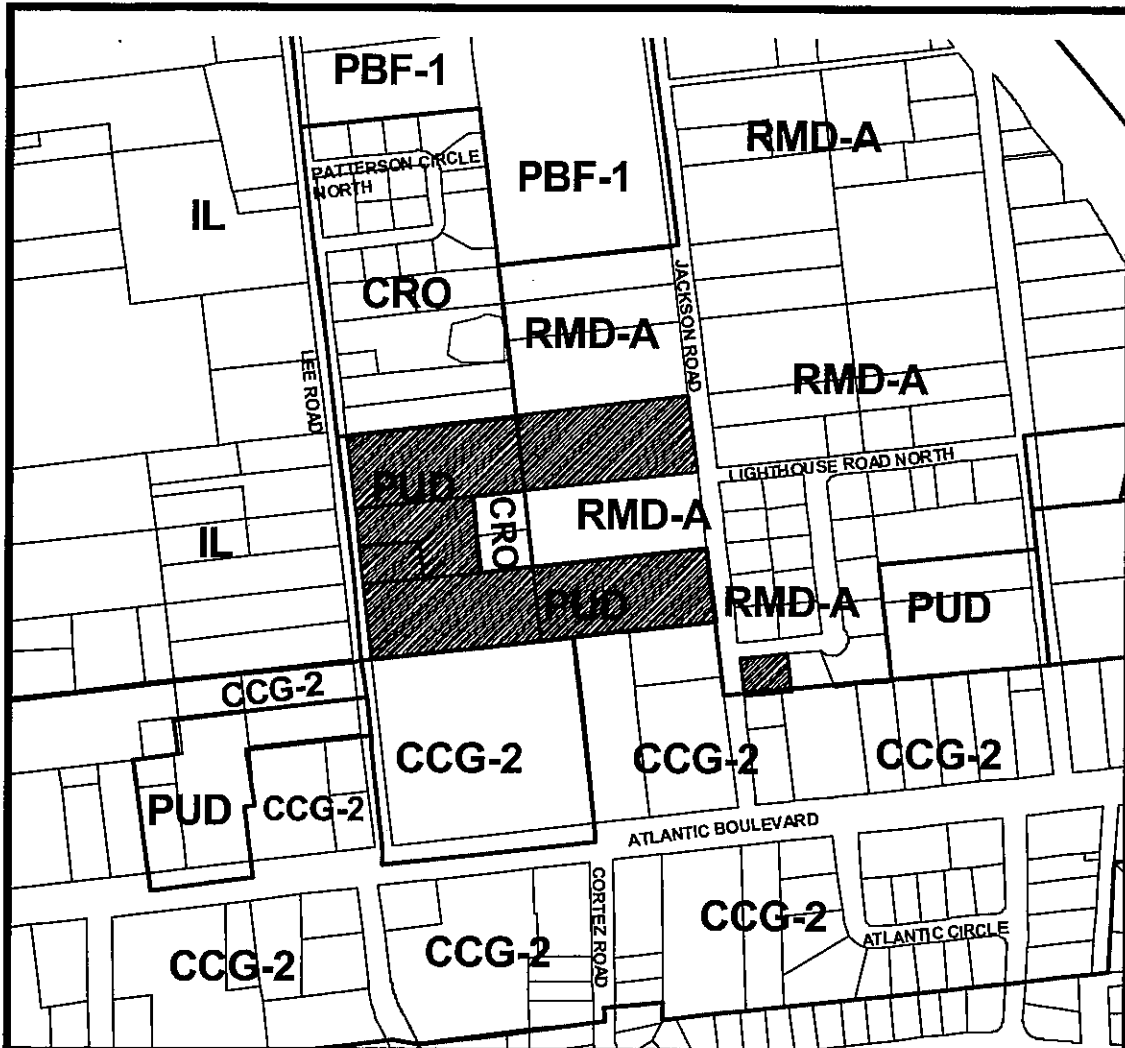
The subject site on the left facing north along Jackson Road



The subject site facing west from Jackson Road



The subject site facing east from Lee Road



| | | |
|--|---------------------------|--|
| <p>REQUEST SOUGHT:</p> <p>FROM: PUD & RMD-A</p> <p>TO: DI in PUD</p> | <p>0 Ord. 2013-05 312</p> | <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 2</p> <p>FILE COPY</p> |
|--|---------------------------|--|

DEVELOPMENT SERVICES



May 16, 2014

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

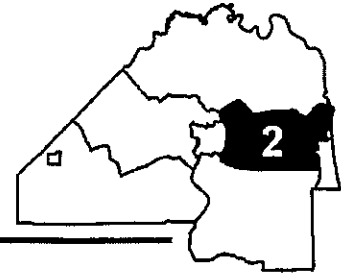
Subject: **Brumos Motor Cars PUD
R-2014-0312 fka R-2005-38**

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

1. Provide 5' along frontages in accordance with 2030 Comprehensive Plan & Land Development Procedures Manual.
2. Driveway design width & radius returns shall comply with Section 2 of the Land Development Procedures Manual.
3. Landscaping, signs, fences, walls shall not obstruct horizontal line of sight at driveway connections.

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.

GREATER ARLINGTON/BEACHES
Citizens Planning Advisory Committee
Chair: Michael Anania Vice Chair: Jerry Petoskey



May 19, 2014

To: Anthony Robbins, Chairman; Planning Commission
Lori N. Boyer, Chair LUZ

Re: Support for rezoning 2014-0312 Amended Brumos Motor Cars PUD

The Land Use and Zoning Committee of the District 2 Greater Arlington/Beaches Citizens Planning Advisory Committee (CPAC) met on May 12, 2014 and reviewed the request for rezoning 2014-0312 and made the following observations:

- The site and its proposed use are consistent with the surroundings.
- Development of the subject property will strengthen the community.

The CPAC wishes to support redevelopment activity in appropriate locations and supports **APPROVAL** of the request subject to the following condition:

1. The fifteen feet of road frontage along Lee Road reserved for future development should be donated to the City of Jacksonville without reimbursement in the form of an exaction.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Anania', with a stylized flourish at the end.

Michael Anania, Chairman
Greater Arlington/Beaches Citizens Planning Advisory Committee

cc: Alvin Brown, Mayor
Calvin Burney, Director of Planning and Development
Folks Huxford, Chief of Current Planning
Paul M Davis, City Planner
Bruce Lewis, City Planner Supervisor
Jason Gabriel, Attorney III
Patricia Sales, Clerical Support Aide
Rosemary Wesolowski, Human Services Planner

Application For Rezoning To PUD



Planning and Development Department Info

Ordinance # 2014-312 **Staff Sign-Off/Date** AH / 04/18/2014

Filing Date 04/04/2014 **Number of Signs to Post** 5

Hearing Dates:

1st City Council 06/10/2014 **Planning Commission** 06/05/2014

Land Use & Zoning 06/17/2014 **2nd City Council** N/A

Neighborhood Association COMMUNITIES OF EAST ARLINGTON NEIGHBORHOOD ASSOC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 594

Application Status PENDING

Date Started 04/04/2014

Date Submitted 04/04/2014

General Information On Applicant

| Last Name | First Name | Middle Name |
|--------------|------------|-------------|
| ALMOND, P.E. | ERIC | J |

Company Name
ALMOND ENGINEERING, P.A.

Mailing Address
3609 HENDRICKS AVENUE

| City | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL | 32207 |

| Phone | Fax | Email |
|-------|-----|-------------------------------|
| 904 | 904 | EALMOND@ALMONDENGINEERING.COM |

General Information On Owner(s)

Check to fill first Owner with Applicant Info

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| GARAY | JOSE | |

Company/Trust Name
LAKEVIEW HEALTH SYSTEMS, LLC

Mailing Address
1900 CORPORATE SQUARE BLVD

| City | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL | 32216 |

| Phone | Fax | Email |
|------------|-----|----------------------------|
| 9048994520 | | WADLE.BRENDA@PRINCIPAL.COM |

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 2007-1053-E

| Map RE# | Council District | Planning From Zoning District | To Zoning District(s) |
|---------|------------------|-------------------------------|-----------------------|
| | | | |

| | | | | | |
|-----|-------------|---|---|-------|-----|
| Map | 145178 0290 | 2 | 2 | PUD | PUD |
| Map | 145178 0200 | 2 | 2 | IBP | PUD |
| Map | 162950 0000 | 2 | 2 | PUD | PUD |
| Map | 162951 0000 | 2 | 2 | PUD | PUD |
| Map | 162945 0010 | 2 | 2 | PUD | PUD |
| Map | 162943 0000 | 2 | 2 | RMD-A | PUD |
| Map | 162932 0000 | 2 | 2 | RMD-A | 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

| | |
|---------|-----|
| FLORIDA | RPI |
|---------|-----|

Total Land Area (Nearest 1/100th of an Acre) 6.93

Development Number 3708.18

Proposed PUD Name LAKEVIEW NORTH RESIDENTIAL FACILITY PUD

Justification For Rezoning Application

THE PURPOSE OF THE PUD REZONING IS TO AGGREGATE THE EXISTING, ORIGINAL PUD PROPERTY WITH TWO ADDITIONAL PARCELS IDENTIFIED ON THE SITE PLAN AS "ADDITIONAL PARCEL NO. 1" AND "ADDITIONAL PARCEL NO. 2" (COLLECTIVELY, THE "ADDITIONAL PARCELS") TO ALLOW FOR THE CONTINUED OPERATION OF THE AUTOMOBILE DEALERSHIPS; TO SUPPORT THE REDEVELOPMENT EFFORTS; AND TO ENSURE THE HARMONIOUS USE OF THE PROPERTY WITH THE SURROUNDING NEIGHBORHOOD.

Location Of Property

General Location

SOUTHWEST OF SOUTHSIDE BLVD AND ATLANTIC BLVD

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 1900 | CORPORATE SQUARE BV | 32216 |

Between Streets

BRADLEY STREET and CORPORATE SQUARE COURT

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 8½" 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
9.93 Acres @ \$10.00 /acre: \$100.00
- 3) Plus Notification Costs Per Addressee
54 Notifications @ \$7.00 /each: \$378.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,478.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

Amended Brumos Motor Cars PUD

Real Estate Parcel #: A portion of 162915-0020; 162950-0300; 162950-0000; 162951-0000; 162945-0010

Lot 22, 25 26 (less and except the eastern 130') and lot 27, Atlantic Boulevard Estates. Section Two, according to plat thereof recorded in Plat Book 17, 100, 100A and 100B of the current public records of Duval County, Florida.

and,

Real Estate Parcel #: 162943-0000

Lot 20, Atlantic Boulevard Estates, Section Two, according to plat thereof recorded in Plat Book 17, page 100, 100A and 100B, of the current public records of Duval County, Florida

and,

Real Estate Parcel #: 162932-0000

The Southerly 90 feet of the Westerly 125 feet of Lot 14, Atlantic Boulevard Estates Section Two, according to the plat thereof as recorded in Plat Book 17, Page 100 and 100A, of the current records of Duval County, Florida.

June 3, 2014

Exhibit 1
Page 1 of 1

EXHIBIT A

Property Ownership Affidavit

Date: March 18, 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

Real Estate Parcel #: 162951-0000; 162950-0000; 162950-0300; 162915-0020 & 162945-0010

Gentleman:

I, NANCY D. NOBLE hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for **BRUMOS MOTOR CARS PUD (AMENDED)**, submitted to the Jacksonville Planning and Development Department.

BRUMOS MOTOR CARS, INC.

By: *Nancy D. Noble* CFO + VP
(Owner's Signature) BRUMOS Motor Cars, Inc.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19th day of MARCH (month), 2014 (year) by NANCY D. NOBLE who is personally known to me or has produced PERSONALLY KNOWN as identification.

Kathleen B. Helms
(Notary Signature)



EXHIBIT A

Property Ownership Affidavit

Date: March 18, 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

Real Estate #: 162943-0000 & 162932-0000

Gentleman:

I, NANCY D. NOBLE hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for **BRUMOS MOTOR CARS PUD (AMENDED)**, submitted to the Jacksonville Planning and Development Department.

S D S AUTOS, INC.

By: *Nancy D. Noble* VP & CFO
(Owner's Signature) S.D.S. Autos, Inc.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19th day of MARCH (month), 2014 (year) by NANCY D. NOBLE who is personally known to me or has produced PERSONALLY KNOWN as identification.

Kathleen B. Helms
(Notary Signature)



EXHIBIT B

Agent Authorization

Date: March 18, 2014

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

Agent Authorization for the following site location:

Real Estate Parcel #: 162951-0000; 162950-0000; 162950-0300; 162915-0020 & 162945-0010

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 the firms of **PROSSER INC.** and **GUNSTER, YOAKLEY & STEWART, P.A.** to act as agent to file application(s) for **PUD to PUD REZONING** 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.

BRUMOS MOTOR CARS, INC.

By: *Nancy D. Noble CFO+VP*
(Owner's Signature) *Brumos Motor Cars, Inc.*

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19th day of MARCH (month), 2014 (year) by NANCY D. NOBLE, who is personally known to me or has produced PERSONALLY KNOWN as identification.

Kathleen B. Helms
(Notary Signature)



EXHIBIT B

Agent Authorization

Date: March 18, 2014

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

Agent Authorization for the following site location:

Real Estate #s: 162943-0000 & 162932-0000

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 the firms of **PROSSER INC.** and **GUNSTER, YOAKLEY & STEWART, P.A.** to act as agent to file application(s) for **PUD to PUD REZONG** 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.

S D S AUTOS, INC.

By: *Nancy D. Noble* VP+CEO
(Owner's Signature) SDS Autos, Inc.

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19th day of MARCH (month), 2014 (year) by NANCY D. NOBLE, who is personally known to me or has produced PERSONALLY KNOWN as identification.

Kathleen B. Helms
(Notary Signature)

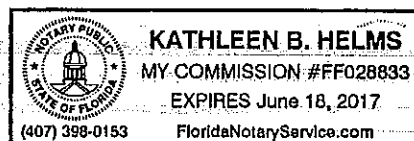


EXHIBIT C

Binding Letter

Date: March 18, 2014

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: BRUMOS MOTOR CARS PUD

Real Estate #: 162951-0000; 162950-0000; 162950-0300; 162915-0020 & 162945-0010

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,

BRUMOS MOTOR CARS, INC.

By: *Nancy D. Noble*

Its: *VP & CFO*

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19th day of MARCH (month), 2014 (year) by NANCY D. NOBLE who is personally known to me or has produced PERSONALLY KNOWN as identification.

Kathleen B. Helms
(Notary Signature)



EXHIBIT C

Binding Letter

Date: March 18, 2014

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: BRUMOS MOTOR CARS PUD

Real Estate #s: 162943-0000 & 162932-0000

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,

S D S AUTOS, INC.

By: *Nancy D Noble*

Its: VP & CFO

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 19th day of MARCH (month), 2014 (year) by NANCY D NOBLE who is personally known to me or has produced PERSONALLY KNOWN as identification.

Kathleen B Helms
(Notary Signature)



EXHIBIT "D"

Written Description

Amended Brumos Motor Cars PUD

Revised June 3, 2014

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: CGC & MDR
- B. Current Zoning District: PUD & RMD-A
- C. Requested Zoning District: PUD
- D. Real Estate Number(s): portion of 162915-0020; 162950-0300; 162950-0000; 162951-0000; 162945-0010; 162943-0000 & 162932-0000

II. PROJECT DESCRIPTION

The Owners propose to rezone the existing PUD (2005-38-E) for the purpose of aggregating the existing PUD with contiguous and neighboring parcels. The PUD is approximately 9.93± acres and comprised of multiple real estate parcels (collectively, the "Property") and is more particularly described in the legal description attached as Exhibit "1". The Property is located on the north side of Atlantic Boulevard, between Lee Road and Jackson Road and serves the existing Brumos Motor Cars Complex/automobile dealership establishments. A conceptual site plan of the proposed PUD development is attached as Exhibit "E".

The Property is located in the Community/General Commercial (C/GC) and Medium Density Residential (MDR) land use categories of the 2030 Comprehensive Plan and is within the Urban and Suburban Development Areas. The purpose of the PUD rezoning is to aggregate the existing, original PUD Property ("Original Parcel" as depicted on the site plan) with two additional parcels identified on the site plan as "Additional Parcel No. 1" and "Additional Parcel No. 2" (collectively, the "Additional Parcels") to allow for: the continued operation of the automobile dealerships; to support the redevelopment efforts; and, to ensure the harmonious use of the Property with the surrounding neighborhood. The Additional Parcels have a land use category of MDR and a Zoning District classification of RMD-A. As further described herein, the Additional Parcels will be restricted to supporting commercial retail/service as outlined in the PUD to serve the current PUD uses and the automobile dealership establishments to the south. These supporting uses include retention ponds, essential services, employee parking, loaner car storage and automobile inventory storage which are consistent with the allowed primary and secondary uses pursuant to the MDR land use category in the 2030 Comprehensive Plan.

The intent of this PUD is to provide: flexibility in planning, site design and development; an environment compatible with surrounding land uses; and to promote redevelopment of commercial establishments along a major arterial roadway—thereby promoting the public health,

safety, morals, order, comfort, convenience, appearance, prosperity and the general welfare of the community. The PUD will ensure a unified development plan incorporating site specific standards and other development criteria necessary to accomplish the above.

This PUD Written Description amends the existing PUD to include the Additional Parcels as noted above and provides standards and specific use restrictions to accommodate the proposed development of the Property. To ensure that the proposed PUD is compatible with surrounding uses and is not intrusive into the residential neighborhood, the following PUD requirements shall apply and be binding on the Owners and any successor.

III. SITE SPECIFICS

The Original Parcel is currently developed as part of automobile dealership establishments with sales and service buildings, automobile inventory storage, customer and employee parking areas, ancillary and supporting uses. Surrounding land use designations, zoning districts and existing uses are as follows:

| | <u>Land Use</u> | <u>Zoning</u> | <u>Use</u> |
|-------|-----------------|---------------|---------------------------------------|
| North | LI, MDR | CRO, RMD-A | Junk yard, single-family home |
| East | MDR, RPI | RMD-A, CRO | Single-family homes |
| South | CGC, MDR | CCG-2, RMD-A | Auto dealerships, single-family homes |
| West | LI | IL | Businesses, single-family homes |

IV. USES AND RESTRICTIONS

A. Permitted Uses and Structures for the Original Parcel:

1. Retail sales of new and used automobiles and trucks
2. Loaner car storage and automobile inventory storage and similar uses
3. Employee parking, including employee parking to serve the dealerships
4. Minor and major repair and service
5. Multi-bay car wash and automotive detailing
6. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4
7. Retention/stormwater pond(s) or underground vault(s)
8. Automobile museum.

B. Permitted Uses and Structures for the Additional Parcels:

1. Employee parking, including employee parking to serve the dealerships
2. Loaner car storage and automobile inventory storage and similar uses

3. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4
4. Retention/stormwater pond(s) or underground vault(s).

C. Permissible Uses by Exception: None

D. Permitted Accessory Uses and Structures:

1. In accordance with section 656.403, Zoning Code, (Accessory Uses and Structures).

E. Restrictions on Uses:

1. The following uses are permitted within 30 feet of certain portions of the PUD Property (the "30ft Restriction of Uses") line as depicted on the site plan attached as Exhibit "E": retention ponds, essential services, employee parking, loaner car storage, automobile inventory storage, and automobile museum. Existing buildings or automobile operations located within the 30ft Restriction of Uses line are not subject to the restriction on uses requirement. In the event that the parcel(s) to the north of the 30ft Restriction of Uses line are not occupied with residential dwellings or are no longer zoned for residential uses, this requirement shall become null and void.
2. The Additional Parcels as depicted on the site plan attached as Exhibit "E" shall be closed to the public and are limited to the supporting uses set forth in Section IV.B. No buildings or structures, including dumpsters, and outdoor speakers are permitted on the Additional Parcels.
3. The permitted uses listed in Sections IV.A. and IV.B. shall be exempt from Section 656.410(b) and any vehicle parked or stored on the Property is not required to be parked or stored in a completely enclosed building.

F. Architectural Considerations:

1. The front of each new building abutting Lee Road or Jackson Road within 100 feet of the PUD Property line adjacent to the applicable roadway will either be of masonry, brick or stucco construction.
2. Dumpsters, propane tanks and similar appurtenances shall be screened from any roadways by substantially opaque enclosures and include landscaping.
3. Any new walls or fences abutting Lee Road and the portion of the Original Parcel along Jackson Road shall be constructed of materials which are consistent with the materials of the existing walls or fences and shall be of a height and opaqueness, except as to the access point(s), similar to what is in existence as of April 1, 2014.

4. Any new wall or fence abutting Jackson Road on Additional Parcel No. 2 shall be no less than six (6) feet in height and no less than 95 percent opaque and may be constructed of metal and/or masonry materials or a combination thereof and said fence and/or wall shall consist of finished materials. The wall or fence shall be exempt from Section 656.402(b) of the Zoning Code and contain a gate for emergency access to and from Additional Parcel No. 2 and Jackson Road. This wall or fence may be located within the twenty (20) foot buffer described in Section V.D. below and the required yard/setback area.
5. The northern and southern boundary of Additional Parcel No. 2 shall contain a metal fence no less than 6 feet in height and no less than 95 percent opaque. The fence may be located within the ten (10) foot landscaped, uncomplimentary buffer generally depicted on the site plan attached as Exhibit E and described in Section V.D. below and the required yard/setback area.
6. The eastern boundary of Additional Parcel No. 1 shall contain a metal fence no less than six (6) feet in height and no less than 95 percent opaque. The fence may be located within the ten (10) foot landscaped, uncomplimentary buffer, generally depicted on the site plan attached as Exhibit E and described in Section V.D. below, and the required yard/setback area.

V. DESIGN GUIDLINES

A. Lot Requirements for Overall PUD Property*:

- | | | |
|----|-------------------------------|--|
| 1. | Minimum lot area: | None |
| 2. | Minimum lot width: | None |
| 3. | Maximum lot coverage: | None |
| 4. | Minimum front yard: | 15 feet. For buildings along Lee Road, a 25 foot setback shall be required with the first 15 feet reserved for the potential, future donation to the City for the widening of Lee Road |
| 5. | Minimum side yard: | 0 feet. Where adjacent to a residential zoning district, a 10 foot setback shall be required |
| 6. | Minimum rear yard: | 0 feet. Where adjacent to a residential zoning district, a 10 foot setback shall be required |
| 7. | Maximum height of structures: | 35 feet. |

* The lot requirements apply to the overall PUD Property and not per individual parcel within the PUD.

B. Parking / 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. However, the Property is not subject to the off-street parking lot requirements in Parts 4 and 6 of the Zoning Code, including, but not limited to Section 656.607(a) of the Zoning Code. A parking garage may be utilized to provide automobile or loaner car inventory storage, customer and/or employee parking within the Property. Due to the nature of the uses, there shall be no required maximum amount of parking spaces provided on the Property.
2. *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Lee Road and Jackson Road, through adjoining PUD parcels and the automobile dealerships to the south and as generally depicted on the site plan attached as Exhibit "E." Notwithstanding anything herein to the contrary, the primary vehicular access for Additional Parcel No. 2 shall be via a shared access with the Original Parcel off of Lee Road. To allow this primary access, no screening (e.g. fence or wall) or buffer shall be required between Additional Parcel No. 2 and the Original Parcel. Emergency access may be provided to Additional Parcel No. 2 via Jackson Road. Vehicular access for Additional Parcel No. 1 shall not be allowed via Lighthouse Road South. The PUD is not subject to the access requirements in Section 656.408, Zoning Code, nor to the criteria in Section 656.350, Zoning Code. The final location and number of all access points are subject to this PUD and the review and approval of the Planning and Development Department.
3. *Pedestrian Access.*
 - a. Shared internal pedestrian paths will be provided on the Property as generally depicted on the site plan attached as Exhibit "E." Employees will be encouraged to use the shared internal pedestrian paths to access the Property or portions thereof and the adjacent automobile dealerships.

C. Signs:

1. One (1) double faced or two (2) single faced monument signs not to exceed 50 square feet in area and 10 feet in height for each use on an individual real estate parcel.
2. 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.

3. One (1) under-the-canopy sign per occupancy, not exceeding a maximum of 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.
4. Directional signs shall not exceed 4 square feet each.
5. Other signs shall be meet be in accordance with Part 13 of the Zoning Code.
6. Signs located on the Additional Parcels shall not exceed 2 square feet per sign.

D. Landscaping:

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, except as provided herein. The PUD exempts the Property from the following specific requirements:
 - a. Perimeter landscaping adjacent to abutting properties as described in Section 656.1215(b)(1) of the Zoning Code. For the purpose of implementing this requirement, the individual parcels which are part of the overall PUD Property are not subject to perimeter landscaping requirements for each parcel. Further, the required perimeter landscaping may be relocated elsewhere within the Property, where existing conditions cause an undue hardship on the redevelopment and use of the Property.
 - b. Driveways to adjoining lots as described in Section 656.1215(e) of the Zoning Code. For the purpose of implementing this requirement, the individual parcels which are part of the overall PUD Property are not subject to the standards for determining the width, number and/or location of driveways to adjoining parcels within the PUD.
 - c. The vehicular use area interior landscaping requirements set forth in Section 656.1214(b), (c) & (d) and Section 656.607(b) of the Zoning Code shall not be required for the PUD.
2. For the Additional Parcels, the uncomplimentary buffer requirements in Section 656.1216 of the Zoning Code shall be met, except as provided for herein. This includes a minimum ten (10) foot landscaped buffer as generally depicted on the site plan. In addition to this requirement, a ten (10) foot landscaped buffer on the northern boundary of Additional Parcel No. 1 adjacent to Lighthouse Road South shall also be provided; however, no visual screen (e.g. fence or wall) is required within this buffer area. No uncomplimentary buffer shall be required along the southern boundary of Additional Parcel No. 1. The walls or fences described in Sections IV.F.5. and IV.F.6. above may be located within the applicable uncomplimentary,

landscaped buffers. These buffers may be located within the required yard/setback area.

3. A twenty (20) foot buffer on Additional Parcel No. 2 abutting Jackson Road shall also be required, except along the emergency access point, and said buffer shall contain a minimum three (3) foot evergreen hedge at time of installation and one tree per twenty-five (25) feet of frontage. This buffer may be located within the yard/setback areas, and contain the wall or fence described in Section IV.F. above.

E. Utilities:

All utilities and improvements, as well as any other public works/engineering related issues will be designed and constructed in accordance with the standards and specifications of the City of Jacksonville, Public Works Department and JEA.

1. Water will be provided by JEA.
2. Sanitary sewer will be provided by JEA.
3. Electric will be provided by JEA.

F. Wetlands:

Wetlands impacts, if any, will be permitted according to local, state and federal requirements.

G. Lighting:

Any and all forms of exterior lighting or interior parking lighting shall be designed and installed so as to prevent glare or excessive light on adjacent property. No source of illumination shall be allowed if such source of illumination would be visible from a residentially-zoned district to the extent that it interferes with the residential use of that area. Illumination levels at the Property (i.e., Overall PUD) line shall not exceed one-half (.5) footcandles when adjacent to residential areas and shall not exceed one (1.0) footcandles when abutting other non-residential properties, except for those properties abutting the PUD to the south and the property abutting the Original Parcel to the north.

H. Stormwater Retention:

Stormwater/retention facilities will be provided in accordance with all applicable regulations.

I. Modifications:

Amendments to this approved PUD may be accomplished by administrative deviation, by minor modification or by filing a rezoning application pursuant to Section 656.341 of the

Zoning Code. Any use not specifically listed, but similar to or associated with the listed uses, may be permitted by administrative deviation or minor modification. PUD amendments, including administrative deviations, minor modifications or rezonings, may be sought for individual parcels or access points within the PUD. All development improvements are subject to appropriate local, state and federal requirements.

J. PUD Site Plan:

The site plan approved as part of this PUD is conceptual and revisions to the PUD Site Plan, including the location of access points, internal circulation, stormwater ponds, other improvements or infrastructure, will be finalized as part of the applicable Application for Verification of Substantial Compliance with the PUD.

K. Development Team:

1. Planners and Engineers: Prosser, Inc.
2. Architect: R. Wulbern Architect, PA.

L. Land Use Table:

A Land Use Table is attached hereto as Exhibit "F". The Land Use Table is an approximate acreage of the PUD uses and the PUD use acreages shall be finalized as part of construction plan approval.

VI. 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 the existing and proposed uses within the Property (or portion of the Property subject to the preliminary development plan), and showing the general layout of the overall Property.

VII. JUSTIFICATION FOR THE PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed PUD will be beneficial to the surrounding neighborhood and the entire community. The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Owners and their successors to the specific development requirements in the Written Description and the conceptual PUD Site Plan; and it identifies site-specific development standards that ensure compatibility with the surrounding neighborhood. The design and layout of the PUD accomplishes the following:

- A. Provides for flexibility in site design that could be otherwise not accomplished through the strict application of the minimum requirements of the Zoning Code;

- B. More efficient use of land resulting in lower development costs;
- C. Provides for specific development requirements and restrictions that will ensure compatibility with the surrounding area;
- D. Enhances the appearance of the area through development criteria;
- E. Supportive of the property values and substantial improvement of the quality of development on the Property as of the date hereof;
- F. Proposes land uses and intensities which will meet certain planning goals and create a balance for the community; and
- G. Maintains the character of the area and provides a gradual transition of uses.

VIII. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is located within the Community/General Commercial (C/GC) and Medium Density Residential (MDR) land use categories according to the Future Land Use Map (FLUM) of the 2030 Comprehensive Plan. The proposed PUD is consistent with the Future Land Use Element (FLUE) policies and specific Plan Category Descriptions of the Operative Provisions.

The C/GC FLUM category allows for the sale of a wide range of goods and services as well as general commercial type uses. The portion of the PUD Property with a C/GC land use designation is consistent with the allowable C/GC uses.

The Additional Parcels have a MDR land use designation, which allows for multi-family type uses, supporting commercial retail sales/service establishments and other similar uses. Pursuant to the Residential Category Description of the MDR FLUM designation for Urban and Suburban Development Areas, the employee parking and loaner and automobile inventory storage uses identified in the PUD for the Additional Parcels are consistent with the allowed schedule of secondary uses. The MDR FLUM Urban and Suburban categories allow "supporting commercial retail sales and service establishments" and other similar uses as secondary uses. The employee parking and automobile inventory/loaner storage uses allowed on the Additional Parcels will support the Brumos automobile dealerships and related sales and services, which are commercial establishments, within the PUD and adjacent to it, and the uses are therefore permitted as secondary supporting commercial uses. The allowed ancillary parking is consistent with the intent of the MDR land use category and is a less intensive use when compared with other secondary uses allowed within the MDR FLUM category. The essential services and stormwater pond uses are allowed by right.

In addition to the PUD uses being consistent with the applicable C/GC and MDR land use designations, the PUD furthers the 2030 Comprehensive Plan policies

and provisions. The FLUE of the 2030 Comprehensive Plan states that all future development and redevelopment shall meet or exceed the requirements of all Land Development Regulations to promote innovative site planning and to protect neighborhoods from potential negative impacts. The PUD achieves these policy directives through the following development standards provided herein, such as: the restriction of uses; building setbacks; the gradual transitioning of uses; site lighting to minimize interference with adjacent properties; visual screens; buffering; landscaping requirements; and access restrictions (see Policies 1.1.8, 1.1.10, 1.1.12, 1.1.13, 1.1.16, 1.3.8 & 3.1.3).

The policy directives are further achieved through the heightened development restrictions on the Additional Parcels to ensure compatibility and an appropriate transition of uses within this area. For instance, the Additional Parcels will be closed to the public and utilized only as an ancillary parking area for employees, loaner car and automobile storage as well as the essential services and stormwater pond uses to support the automobile dealership establishments. These support uses are less intensive and provide an appropriate transitioning of uses between nonresidential and residential areas. This is consistent with Objective 2.1.6 of the Greater Arlington/Beaches Vision Plan, which seeks to ensure compatibility by allowing intense development along major corridors and reducing development intensity as it approaches lower density neighborhoods and local roads. As evidenced in Section IV., Uses and Restrictions, and Section V., Design Guidelines, above, the PUD governs the intensity of the uses allowed on the Additional Parcels and ensures no actual commercial type use will occur on these parcels.

Further, the proposed PUD achieves compatibility with adjacent land uses through the implementation of site design standards (e.g. buffering, location of uses, access, etc.) while promoting infill redevelopment opportunities and reinvestment along a major arterial commercial corridor and providing for the appropriate expansion of less intensive commercial uses adjacent to residential areas to protect the neighborhood scale and character. The Additional Parcels are closed to the public and located within a quarter mile of the intersection with a major arterial roadway. The Additional Parcels are not destinations for customers to utilize when patronizing the automobile dealership establishments. The primary vehicular access for Additional Parcel No. 2 will be a shared access with the adjacent portion of the Original Parcel off of Lee Road. Emergency vehicular access for Additional Parcel No. 2 may be provided off of Jackson Road. These use and access restrictions will prevent intrusion of vehicular traffic and reduce the possibility of an increase in traffic in the adjacent residential neighborhood (see Policies 2.2.4, 3.1.21, 3.2.4 & 3.2.8).

- B. *Consistency with the Concurrency Management System.* The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency

and Mobility Management System Office (CMMSO). This rezoning will in no way affect any vested rights related to the Property.

- C. *Allocation of Residential Land Use.* There is no residential use proposed in this PUD.
- D. *Internal Compatibility/Vehicular Access.* The conceptual site plan attached as Exhibit "E" addresses circulation for the Property. Access to parts of the Property may be gated. Internal access will be provided by driveways and walkways. The Property has access to Lee Road and Jackson Road as well as access to the property to the south and through adjoining PUD parcels. Primary access for Additional Parcel No. 2 shall be via Lee Road with emergency access allowed via Jackson Road. No vehicular access is allowed via Lighthouse Road South for Additional Parcel No. 1. Final engineering plans will be subject to the review and approval of the Planning and Development Department.
- E. *External Compatibility/Intensity of Development.* The Property is located along a major commercial arterial corridor on the north side of Atlantic Boulevard and adjacent to an industrial area on the west side of Lee Road. There are residential areas north of the Property and on the east side of Jackson Road. There are commercial uses (i.e., automotive dealerships) to the south of the Property. The development criteria, including the Uses and Restrictions in Section IV. and Design Guidelines in Section V. contained in the PUD are intended to minimize impacts to the residential neighborhood in the area.

The PUD emphasizes the importance of transitioning the land uses adjacent to the residential areas located to the north and east of the Property. The proposed PUD is compatible in both intensity and density with these surrounding developments and zoning districts.

The Property will be developed so as to minimize light trespass, odors, noise, dust, traffic or interference with any surrounding residential lands. There are no buildings allowed upon the Additional Parcels so as not to impact the adjacent residential lands. The final site plan, including the location of buildings, lighting, buffers, landscaping and setbacks, shall be subject to the review and approval of the Planning and Development Department.

- F. *Recreation/Open Space.* There is no residential use proposed in this PUD, therefore recreation space is not required within the PUD to meet the requirements set forth in the 2030 Comprehensive Plan.
- G. *Impact of Wetlands.* The Property will be developed in accordance with the permit requirements of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers.

- H. *Listed Species Regulations.* The Property is substantially built-out and less than fifty acres; therefore, a listed species survey is not required.
- I. *Off-Street Parking and Loading Requirements.* The Property will comply with Part 6 of the Zoning Code, except as set forth herein.
- J. *Pedestrian Circulation System.* Shared internal pedestrian paths will be provided on the Property.
- K. *Stormwater Retention.* Retention shall meet the requirements of the City of Jacksonville and all other state and local agencies with jurisdiction including the St. Johns River Water Management District.
- L. *Utilities.* JEA will provide electric, sewer and water services to the Property.

VIII. SUCCESSORS IN TITLE

All successors in title to the Property or any portion of the Property shall be bound to all development standards and conditions of the PUD, as contained herein and in the Ordinance approving the same.

EXHIBIT F

PUD Name

Amended Brumos Motor Cars PUD

Land Use Table

| | | |
|--|------------------------|-------------|
| Total gross acreage | 9.93 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 | 8.93 Acres | 90 % |
| Industrial | 0 Acres | 0 % |
| Other land use | 0 Acres | 0 % |
| Active recreation and/or open space | 0 Acres | 0 % |
| Passive open space | 1 Acres | 10 % |
| Public and private right-of-way | 0 Acres | 0 % |
| Maximum coverage of buildings and structures | 389,000 Sq. Ft. | 10 % |

02092573

Doc# 2002321808
Book: 10761
Pages: 1644 - 1645
Filed & Recorded
11/13/2002 09:36:17 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STAMP \$ 1,060.50

THIS INSTRUMENT WAS PREPARED BY:
Fred C. Isaac, Esquire
Foerster, Isaac & Yerkes, P.A.
2468 Atlantic Boulevard
Jacksonville, Florida 32207

RECORD AND RETURN TO
Foerster, Isaac & Yerkes, P.A.
2468 Atlantic Boulevard
Jacksonville, Florida 32207

10.50
1,060.50

WARRANTY DEED

This Warranty Deed made this 22^d day of October, 2002 by
SUSAN SEWELL BELL, hereinafter called the Grantor, to BRUMOS
MOTOR CARS, INC., whose post office address is 10231 Atlantic
Boulevard, Jacksonville, Florida 32225, hereinafter called the
Grantee:

WITNESSETH, that the Grantor, for and in consideration of
the sum of \$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:

Lot 27, ATLANTIC BOULEVARD ESTATES, Section 2, according
to plat thereof as recorded in Plat Book 17, pages 100
100A of the current public records of Duval County,
Florida.

Subject to covenants, restrictions, easements of record and taxes
for the current year.

Said property is not the homestead of the Grantors under the laws
and constitution of the State of Florida in that neither Grantors
or any members of the household of Grantors reside thereon.

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 whomsoever; and that said land is free of all
encumbrances except taxes accruing subsequent to December 31,
2002.

2

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed and Sealed in
Our Presence:

B. Bell

Susan Sewell Bell 10/22/02
SUSAN SEWELL BELL

[Signature]

STATE OF LOUISIANA
PARRISH OF ORLEANS

The foregoing instrument was acknowledged before me this 22nd day of October, 2002, by SUSAN SEWELL BELL, who is personally known to me ~~or has produced~~ _____ as identification and ~~who did take an oath.~~

NOTARY PUBLIC:

[Signature]
My Commission Expires: *[Date]*



Book 8782 Pg 1679

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:

JOHN S. DUSS, IV, ESQUIRE
LEBOEUF, LAMB, GREENE & MACRAE, LLP
50 NORTH LAURA STREET, SUITE 2800
JACKSONVILLE, FLORIDA 32202

Bk: 8782
Pg: 1679 - 1680
Doc# 97262425
Filed & Recorded
11/21/97
09:13:33 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED \$5,600.00

5 MIN. RETURN
PHONE # 734-1953

CORPORATE WARRANTY DEED

THIS CORPORATE WARRANTY DEED, made this 17th day of November, 1997,
by

REGENCY COMMERCIAL/INDUSTRIAL PARK, INC., a Florida corporation (hereinafter
called "GRANTOR")

to

BRUMOS MOTOR CARS, INC., a Florida corporation, (hereinafter called "GRANTEE"),
whose post office address is 10231 Atlantic Boulevard, Jacksonville, Florida 32233

*(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all parties to this instrument
and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a
corporation).*

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, by these presents does grant, bargain, sell, alien, remise, release, convey and
confirm unto the GRANTEE, all that certain land situate in the County of Duval, State of Florida,
described as follows:

Tract Twenty-Two (22), Section Two (2), ATLANTIC BOULEVARD ESTATES,
according to plat thereof recorded in Plat Book 17, pages 100A and 100B of the
current records of Duval County, Florida.

Real Estate Tax No. 162945-0000-5
Street Address: 114 and 118 Jackson Place, Jacksonville, Florida

SUBJECT TO Ad valorem taxes accruing subsequent to December 31, 1997 and all
subsequent years.

SUBJECT ALSO To Easements, covenants and restrictions of record, provided however
that reference hereto shall not serve to reimpose the same.

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

AND GRANTOR hereby covenants with said GRANTEE that it hereby fully warrants the title to said land being conveyed hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its President and caused its corporate seal to be hereunto affixed, as of the date first written above.

Signed, sealed and delivered in the presence of:

REGENCY COMMERCIAL/INDUSTRIAL PARK, INC., a Florida corporation

[Signature]
JOHN S. DUSSE

By: [Signature]
W. A. Ingram
Its: President

[Signature]
E. E. BROWN

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of November, 1997, by W. A. Ingram, president of Regency Commercial/Industrial Park, Inc., a Florida corporation on behalf of said corporation.

[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)



JOHN S. DUSE, IV
MY COMMISSION # 00422185 EXPIRES
January 12, 1999
BONDED THROUGH TROY FARM INSURANCE, INC.

Prepared by and Return to:
Sunshine Title Corporation
Dawn Gonzales
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #104916
162932-0000

For official use by Clerk's office only

STATE OF Florida) **SPECIAL WARRANTY DEED**
COUNTY OF Duval)
)

THIS INDENTURE, made this February 21, 2014, between Camelot Enterprises, LLC, a Florida Limited Liability Company, whose mailing address is: 1652 Emerson Street, Jacksonville, Florida 32207, party of the first part, and S.D.S Autos, Inc., a Florida corporation, whose mailing address is: 10259 Atlantic Blvd., Jacksonville, Florida 32225, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

The Southerly 90 feet of the Westerly 125 feet of Lot 14, Atlantic Boulevard Estates Section Two, according to the plat thereof as recorded in Plat Book 17, Pages 100 and 100A, of the current public records of Duval County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on February 21, 2014.

Signed, sealed and delivered
in the presence of:

Camelot Enterprises, LLC, a Florida Limited Liability Company

Pickie A. Thomas
Witness signature
PICKIE A. THOMAS
Print witness name
Dawn Gonzales
Witness signature
DAWN GONZALES
Print witness name

By: *Brian Enoch*
Print Name: Brian Enoch
Title: Managing Member

State of Florida
County of Duval

THE FOREGOING INSTRUMENT was acknowledged before me this February 21, 2014 by Brian Enoch, Managing Member of Camelot Enterprises, LLC, a Florida Limited Liability Company who is personally known to me or who has produced a drivers license as identification.

Pickie A. Thomas
Notary Public

Print Notary Name

My Commission Expires:

Notary Seal



Prepared by and Return to:
Brandon C. Dodd, Esq.
Smith, Gambrell & Russell, LLP
50 N. Laura Street, Suite 2600
Jacksonville, Florida 32202

TAX PARCEL ID. NO. 162943-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 26th day of November, 2013, by **MICHAEL D. BALL**, an individual, whose address for purposes of this instrument is 7031 Mills Avenue, Jacksonville, Florida 32211 (the "Grantor"), to and in favor of **S.D.S. AUTOS, INC.**, a Florida corporation, whose address for the purpose of this instrument is 10259 Atlantic Boulevard, Jacksonville, Florida 32225 (the "Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by Grantee to Grantor and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does, by these presents, grant, bargain, sell, transfer, convey and confirm unto the Grantee, that parcel or parcels of land, situate, lying and being in Duval County, Florida, as more particularly described on Exhibit "A" attached hereto.

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

TO HAVE AND TO HOLD the above described property (the "Property") unto Grantee in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that the property is free of all encumbrances except for (i) taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable and (ii) those matters set forth on Schedule A attached hereto. The Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

NOTE: THIS IS NOT THE HOMESTEAD PROPERTY OF GRANTOR

[Remainder of page left intentionally blank; signature appears on the following page]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of the
following witnesses:

James B. Porter
Name: James B. Porter

Michael D. Ball
MICHAEL D. BALL

Regina D. Carter
Name: Regina D. Carter

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 26th day of November, 2013,
by Michael D. Ball. He is personally known to me or has produced FL Driver's license
as identification and did take an oath.

James B. Porter
Notary Public
Print Name: _____
My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
James B. Porter
Commission #DD948793
Expires: DEC. 27, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

EXHIBIT "A"

Lot 20, ATLANTIC BOULEVARD ESTATES, SECTION TWO, according to the plat thereof recorded in Plat Book 17, page 100, 100A and 100B, of the current public records of Duval County, Florida.

SCHEDULE "A"

1. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Atlantic Boulevard Estates, Section 2, recorded in Plat Book 17, pages 100, 100A and 100B.

Book 8782 Pg 1679

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:

JOHN S. DUSS, IV, ESQUIRE
LEBOEUF, LAMB, GREENE & MACRAE, LLP
50 NORTH LAURA STREET, SUITE 2800
JACKSONVILLE, FLORIDA 32202

Bk: 8782
Pg: 1679 - 1680
Doc# 97262425
Filed & Recorded
11/21/97
09:13:33 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED \$5,600.00

5 MIN. RETURN
PHONE # 739-1953 **CORPORATE WARRANTY DEED**

THIS CORPORATE WARRANTY DEED, made this 17th day of November, 1997,
by

REGENCY COMMERCIAL/INDUSTRIAL PARK, INC., a Florida corporation (hereinafter
called "GRANTOR")

to

BRUMOS MOTOR CARS, INC., a Florida corporation, (hereinafter called "GRANTEE"),
whose post office address is 10231 Atlantic Boulevard, Jacksonville, Florida 32233

*(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all parties to this instrument
and the heirs, legal representatives and assigns of individuals, and the successors and assigns of a
corporation).*

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, by these presents does grant, bargain, sell, alien, remise, release, convey and
confirm unto the GRANTEE, all that certain land situate in the County of Duval, State of Florida,
described as follows:

Tract Twenty-Two (22), Section Two (2), ATLANTIC BOULEVARD ESTATES,
according to plat thereof recorded in Plat Book 17, pages 100A and 100B of the
current records of Duval County, Florida.

Real Estate Tax No. 162945-0000-5
Street Address: 114 and 118 Jackson Place, Jacksonville, Florida

SUBJECT TO Ad valorem taxes accruing subsequent to December 31, 1997 and all
subsequent years.

SUBJECT ALSO TO Easements, covenants and restrictions of record, provided however
that reference hereto shall not serve to reimpose the same.

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

AND GRANTOR hereby covenants with said GRANTEE that it hereby fully warrants the title to said land being conveyed hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its President and caused its corporate seal to be hereunto affixed, as of the date first written above.

Signed, sealed and delivered in the presence of:

REGENCY COMMERCIAL/INDUSTRIAL PARK, INC., a Florida corporation

[Signature]
JOHN S. DUBB, IV

By: [Signature]
W. A. Ingram
Its: President

[Signature]
G. E. BROWN

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17th day of November, 1997, by W. A. Ingram, president of Regency Commercial/Industrial Park, Inc., a Florida corporation on behalf of said corporation.

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

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



JOHN S. DUBB, IV
MY COMMISSION # 00422185 EXPIRES
January 12, 1998
BONDED THROUGH TRULY FARM INSURANCE, INC.

MIN. PHONE #

RE-RECORD Book 10630 Page 672

RETURN **This Warranty Deed**

Made this 346.3160 7th day of June A.D. 2002 by REBA N. TAYLOR a single woman

Book 10542 Page 284

Doc# 2002175203
Book: 10542
Pages: 284 - 285
Filed & Recorded
06/24/2002 09:33:15 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.50
NEED DOC STAMP \$ 1,015.00
RECORDING \$ 9.00

hereinafter called the grantor, to
BRUMOS MOTOR CARS, INC., a Florida Corporation

whose post office address is:
10231 ATLANTIC BOULEVARD
JACKSONVILLE, FLORIDA 32225
Grantees' Tax Id # :

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 \$ **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 Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 162950 000 0 0

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 whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002

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:

Marla Jones
Name: Marla Jones

Reba N. Taylor LS
Name & Address: REBA N. TAYLOR

Marla Jones
Name: Marla Jones

Name & Address: LS

Janice M. Farina
Name: Janice M. Farina

RE-RECORD Doc# 2002237402
Book: 10630
Pages: 672 - 673
Filed & Recorded
08/22/2002 04:21:44 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
Name & Address: LS

Janice M. FARINA
Name: Janice M. FARINA

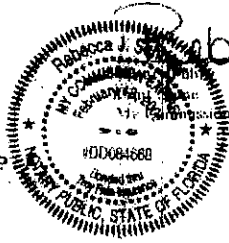
Name & Address: LS

State of FLORIDA
County of DUVAL

TRUST FUND \$ 1.50
RECORDING \$ 9.00

The foregoing instrument was acknowledged before me this 7th day of June 2002, by REBA N. TAYLOR a single woman

who is personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification.



Rebecca J. Schmeier

10630

PREPARED BY: FRED C. ISAAC
RECORD & RETURN TO:
FOERSTER, ISAAC and YERKES, P
2468 Atlantic Boulevard
Jacksonville, Florida 32207
File No: BRUMOS

Tract 26, Atlantic Boulevard Estates, Section Two, according to the plat thereof recorded in Plat Book 17, Pages 100, 100A and 100B of the current public records of Duval County, Florida, LESS AND EXCEPT those portions of the above described property conveyed in Official Records Book 3791, Page 153 and in Official Records Book 3791, Page 154 and in Official Records Book 6504, Page 2091.

THIS INSTRUMENT PREPARED BY:
John S. Duss, IV
Ford, Jeter, Bowlus & Duss, P.A.
10110 San Jose Boulevard
Jacksonville, Florida 32257

RECORD AND RETURN TO:
Brumos Motor Cars, Inc., A Florida Corporation
10231 Atlantic Blvd.
Jacksonville, Florida 32225

RE PARCEL ID #: 162950-0300
BUYER'S TIN:

Book 9393 Pg 2090

Bk: 9393
Pg: 2090 - 2091
Doc# 99212758
Filed & Recorded
08/25/99
08:35:53 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED \$ 192.50

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of August, 1999 by Arthur V. Taylor and Frances C. Taylor, husband and wife, hereinafter called Grantor, and whose address is 134 Lee Road, Jacksonville, Fl. 32225 to Brumos Motor Cars, Inc., A Florida Corporation, hereinafter called Grantee and whose address is 10231 Atlantic Blvd., Jacksonville, Florida 32225.

(Wherever 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 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, lying and being in Duval County, Florida, viz:

The Westerly 168 feet of the Southerly 100 feet of Tract 26 ATLANTIC BOULEVARD ESTATES SECTION TWO, according to plat thereof as recorded in Plat Book 17, pages 100, 100A and 100B of the current public records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 1998.
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 thereunto 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 whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

192.50

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
JOHN S. DUSS, IV

Witness Printed Signature

[Signature]
Witness Signature
RENEE C. BASTIAN

Witness Printed Signature

[Signature]
Arthur V. Taylor

[Signature]
Frances C. Taylor

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of August, 1999 by Arthur V. Taylor and Frances C. Taylor, husband and wife. He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

[Signature]
Notary Signature
JOHN S. DUSS, IV

Notary Printed Signature

(Title or Rank)

(Serial No., if any)





\\P1250001GIS\frames ExhibitH-1 8x11.mxd

Source: Esri, DigitalGlobe, GeoEye, Earthstar USA, USGS, AEX, Getmapping, Aerogrid, IGN, IGR, and the GIS User Community

Source: Bing Aerial, C

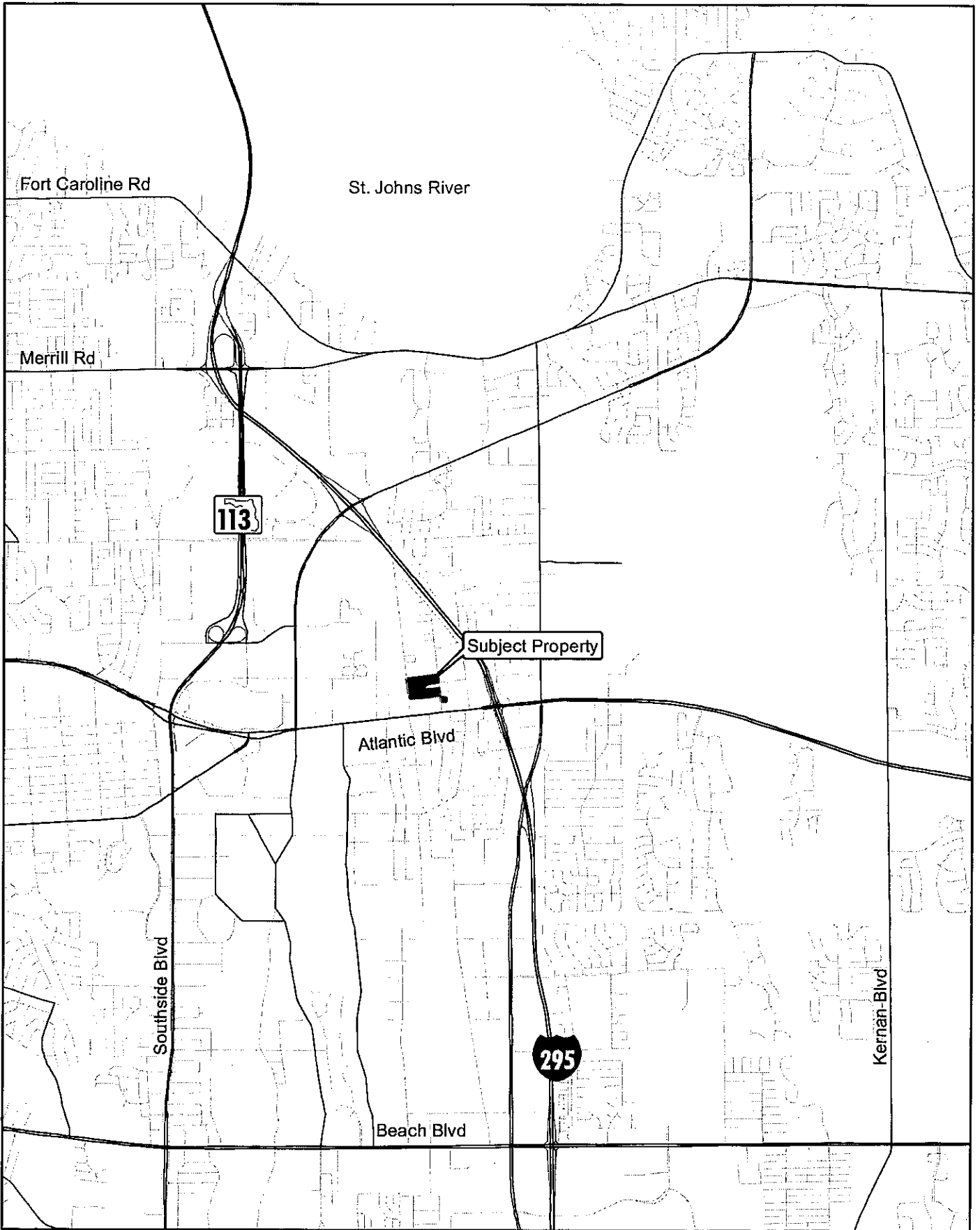
EXHIBIT H Aerial Photograph

March 19, 2014

PROSSER



0 100 200
Feet



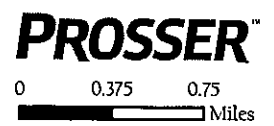
PA11205001G1S1B Francis Exhibit K 8x11

Source: COJ

EXHIBIT K

Vicinity Map

March 19, 2014



PROSSER[™]

