

2014-0725  
PMD/BEL

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**

**APPLICATION FOR REZONING ORDINANCE 2014-725 TO**

**PLANNED UNIT DEVELOPMENT**

**JANUARY 21, 2015**

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 2014-0725.

***Location:*** 5209 Shad Road  
Between Kings Road South and Hood Road South

***Real Estate Number:*** 159647-0000

***Current Zoning District:*** Residential Rural – Acre (RR-Acre)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southeast

***Planning Commissioner:*** Dow Peters, III

***City Council District:*** The Honorable Lori N. Boyer, District 5

***Applicant/Agent:*** T.R. Hainline, Esq.  
Rogers Towers  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32207

***Owner:*** Red Apple at Mandarin, LLC  
800 Corporate Drive, Suite 124  
Ft. Lauderdale, Florida 33334

***Staff Recommendation:*** **APPROVE WITH CONDITIONS**

### GENERAL INFORMATION

Application for Rezoning Ordinance 2014-0725 seeks to rezone an undeveloped 17.34 acre parcel from the RR-Acre to PUD Zoning District. The applicant seeks to develop the property for a charter school. This application will realign the zoning for school use and will permit signage consistent with the proposed use. The site is located within the Greater Hood Road Community Association.

School are an allowed use by right in the PUD Zoning District, therefore rezoning of this property will provide use and site development "by right" and without specified zoning conditions.

The subject property is previously approved for a 1,145 student charter school by Exception E-13-54. Construction drawings for the school were approved subject to the conditions in E-14-54 and the building has been constructed. It is the Department's opinion the building and use is tied to the Zoning Exception conditions and the proposed rezoning does not negate the conditions.

### STANDARDS, CRITERIA AND FINDINGS

*Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.*

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

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the Planning and Development Department finds that the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan and is inconsistent therewith. A schools are a permitted use in all residential land use categories as a secondary use subject to specified conditions.

*Residential Secondary Uses: The following secondary uses are permitted in all residential land use categories subject to the provisions of this and other elements of the 2030 Comprehensive Plan: Neighborhood supporting recreation facilities and public*

*facilities, such as Schools, Churches and places of worship, Day care centers, Fire stations, Libraries, Community centers, Essential services, as well as supporting commercial retail sales and service establishments and Home occupations. Golf, yacht, tennis and country clubs; Driving ranges; Community residential homes; Cemeteries and mausoleums but not funeral homes or mortuaries; Bed and breakfast establishments in appropriate locations in the designated historic residential districts.*

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

Yes. The proposed amendment is consistent with the *2030 Comprehensive Plan: Future Land Use Element (FLUE)* as follows:

*FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.*

The site provides a logical transition between residential properties to the west and north and industrial warehouse property located to the east.

*FLUE Policy 3.1.21 The City shall provide design standards in the Land Development Regulations to ensure compatibility with adjacent uses and to protect neighborhood scale and character through transition zones, bulk, massing, and height restrictions. The City shall consider the feasibility and effectiveness of developing design standards for each Development Area, not to include the Central Business District which has established design standards.*

The proposed development will comply with the Zoning Code and Land Development regulations in regard to setbacks, building height, parking requirements and other standards.

**3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property will be required to meet the provisions of the Zoning Code and the Land Development Code as planning and development proceeds.

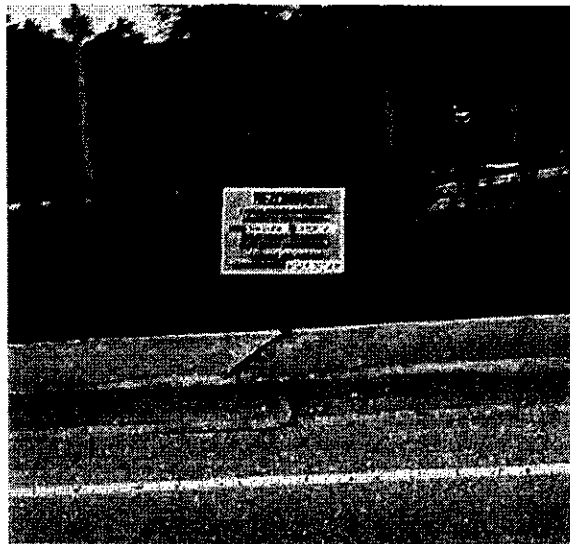
**SURROUNDING LAND USE AND ZONING**

The 17.34 acre parcel fronts the north side of Shad Road and east of Hood Road. It is undeveloped. The north one-third of the property is wetland and lies in the AE flood zone. It borders single family use across wetland and single family use to the west. The property to the east is developed with warehouses. A retention pond and undeveloped land lie to the south. The surrounding land use categories, zoning and uses are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RR-Acre	Single Family Residences
South	LDR/BP	RR-Acre	Warehouse
East	LI	PUD (2003-1074-E)	Warehouse/Ministorage
West	LDR	RR-Acre PUD 2005-0757-E	Single Family Residences

Therefore, the proposed rezoning is consistent and compatible with the adjacent and nearby industrial and residential zoning districts.

**SUPPLEMENTARY INFORMATION**



Upon visual inspection of the subject property on November 25, 2014 the required Notice of Public Hearing sign was posted.

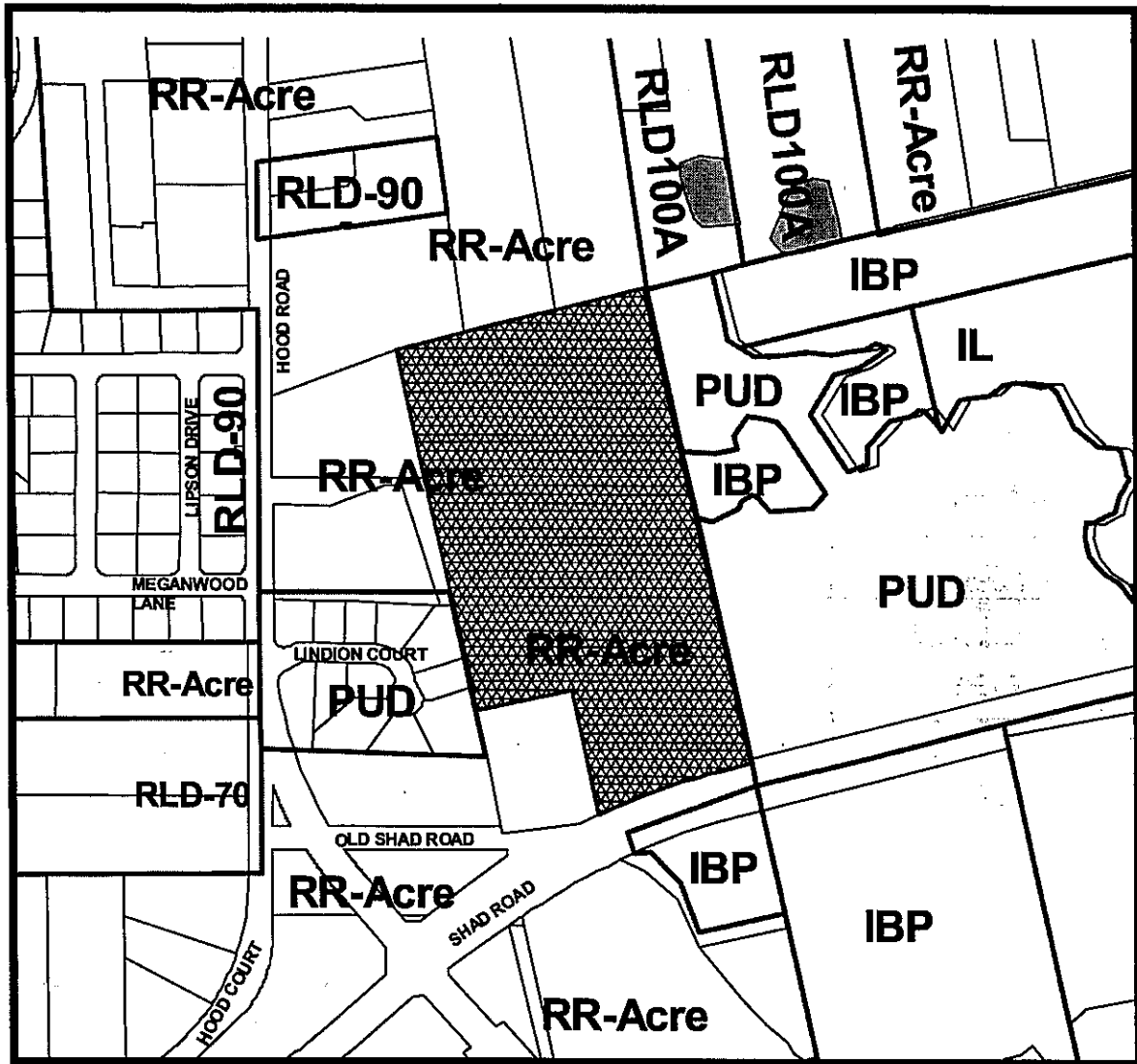
**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2014-0725 be **APPROVED** with the following conditions:

1. The subject property is legally described in the original legal description dated October 15, 2014 2014.
2. The subject property shall be developed in accordance with the original written description dated December 15, 2014 and the conditions in Zoning Exception E-13-54.
3. The subject property shall be developed in accordance with the original site plan dated December 15, 2014.



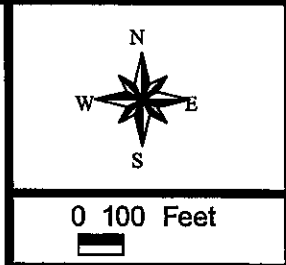
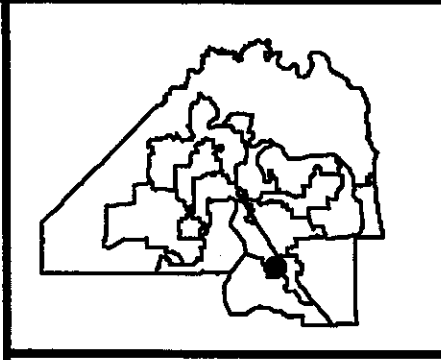
View of newly constructed building.



REQUEST SOUGHT:

FROM: RR-Acre

TO: PUD



COUNCIL DISTRICT:  
5

ORDINANCE -2014-0725

FILE COPY

### Planned Unit Development Zoning District

#### Application For Rezoning To

**Planning and Development Department Info**

Ordinance # 2014-0725 Staff Sign-Off/Date PMD / 10/20/2014  
 Filing Date 11/12/2014 Number of Signs to Post 2

Hearing Dates:  
 1st City Council 12/09/2014 Planning Commission 02/05/2015  
 Land Use & Zoning 02/18/2015 2nd City Council 02/24/2015

Neighborhood Association GREATER HOOD ROAD NEIGHBORHOOD ASSOCIATION  
 Neighborhood Action Plan/Corridor Study NA

**Application Info**

Tracking # 711 Application Status PENDING  
 Date Started 10/15/2014 Date Submitted 10/15/2014

**General Information On Applicant**

Last Name	First Name	Middle Name
HAINLINE	T.R.	

Company Name  
 ROGERS TOWERS, P.A.

Mailing Address  
 1301 RIVEPLACE BOULEVARD, SUITE 1500

City	State	Zip Code
JACKSONVILLE	FL	32207

Phone	Fax	Email
9043465531	9043960663	THAINLINE@RTLAW.COM

**General Information On Owner(s)**

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
RED APPLE	AT MANDARIN	

Company/Trust Name  
 RED APPLE AT MANDARIN LLC

Mailing Address  
 800 CORPORATE DRIVE, SUITE 124

City	State	Zip Code
FORT LAUDERDALE	FL	33334

Phone	Fax	Email
9542023500		

**Property Information**

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) \_\_\_\_\_

Map RE#	Council District	Planning From Zoning District	To Zoning District
Map			

159647 0000	5	3	RR-ACRE	PBF-2
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Ensure that RE# is a 10 digit number with a space (##### #)

**Existing Land Use Category**  
LDR

**Land Use Category Proposed?**

**If Yes, State Land Use Application #**  
\_\_\_\_\_

**Total Land Area (Nearest 1/100th of an Acre)** 17.22

**Justification For Rezoning Application**  
TO ALIGN THE ZONING CLASSIFICATION WITH THE SCHOOL USE AND TO PERMIT SIGNAGE CONSISTENT WITH DUVAL CHARTER SCHOOL SIGNAGE.

**Location Of Property**

**General Location**  
NORTHEAST CORNER OF SHAD ROAD AND HOOD ROAD

House #	Street Name, Type and Direction	Zip Code
5209	SHAD RD	32257

**Between Streets**  
HOOD ROAD and FLORIDA MINING BLVD W

**Required Attachments For Formal, Complete application**  
The following items must be attached to each 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 for inclusion of information required.

**Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

**Exhibit A**  Property Ownership Affidavit - Notarized Letter(s).

**Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

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

One copy of the Deeds to indicate proof of property ownership.

**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 by my signature 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  
17.22 Acres @ \$10.00 /acre: \$180.00
- 3) Plus Notification Costs Per Addressee  
25 Notifications @ \$7.00 /each: \$175.00
- 4) Total Rezoning Application Cost: \$2,355.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

## Exhibit 1

### LEGAL DESCRIPTION

A PORTION OF LOT 5, AS SHOWN ON THE PLAT OF COOPER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 5 WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SHAD ROAD (A VARIABLE WIDTH RIGHT OF WAY, PER CITY OF JACKSONVILLE RIGHT OF WAY MAP, LAST REVISED 9-10-2002); THENCE SOUTH  $75^{\circ}43'47''$  WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 65.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1862.50 FEET, AN ARC DISTANCE OF 344.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE SOUTH  $70^{\circ}26'16''$  WEST, 343.56 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9610, PG. 2223 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH  $12^{\circ}07'47''$  EAST, ALONG LAST SAID LINE, 330.00 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH  $77^{\circ}52'13''$  WEST, 249.11 FEET TO THE EASTERLY LINE OF THE PLAT OF BLACKWOOD COVE, AS RECORDED IN PLAT BOOK 62, PAGE 20 THROUGH 22, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH  $12^{\circ}21'37''$  WEST, ALONG LAST SAID LINE, 276.85 FEET TO THE EASTERLY LINE OF THE PLAT OF SUNBEAM PINES, AS RECORDED IN PLAT BOOK 24, PAGE 19 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH  $11^{\circ}54'10''$  WEST, ALONG LAST SAID LINE, 338.81 FEET TO THE NORTHERLY LINE OF SAID PLAT OF SUNBEAM PINES; THENCE SOUTH  $88^{\circ}54'47''$  WEST, ALONG LAST SAID LINE, 3.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 16139, PAGE 1186 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH  $12^{\circ}15'41''$  WEST, ALONG LAST SAID LINE, 333.94 FEET TO THE NORTHERLY LINE OF SAID LOT 5, ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 16285, PAGE 2330 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH  $76^{\circ}55'07''$  EAST, ALONG LAST SAID LINE AND ALONG THOSE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11377, PAGE 190 AND OFFICIAL RECORDS 15466, PG. 2183, BOTH OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 660.34 FEET TO THE AFORESAID EASTERLY LINE OF LOT 5, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11112, PAGE 79 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH  $12^{\circ}06'23''$  EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11086, PAGE 1786 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1244.37 FEET TO THE POINT OF BEGINNING.

*Handwritten initials/signature*

October 15, 2014  
Exhibit 1  
Page 1 of 1

10/15/2014

**EXHIBIT A**

**Property Ownership Affidavit**

Date: 10/29/14

City of Jacksonville  
City Council and Planning Commission  
117 West Duval Street, City Hall  
Jacksonville, FL 32202

Re: 5209 Shad Road  
RE #: 159647-0000

Gentlemen:

I, Thomas R. Hankinson, having been authorized pursuant to the attached power of attorney, certify that Red Apple at Mandarin, LLC is the Owner of the property described in the attached legal description, Exhibit 1 in connection with filing application(s) for a Rezoning submitted to the Jacksonville Planning and Development Department.


RED APPLE AT MANDARIN, LLC, a Florida limited liability company

By: [Signature]  
Name: Thomas R. Hankinson  
Its: Authorized Representative

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9 day of Oct, 2014, by Thomas R. Hankinson, as Authorized Representative of Red Apple at Mandarin, LLC, a Florida limited liability company, on behalf of the limited liability company. He (check one)  is personally known to me, or  has produced a valid driver's license as identification.

Tracy M. DuVal (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: Tracy M. DuVal  
My Commission Expires: 5/13/17  
My Commission Number is: FF017464

 Tracy M. DuVal  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF017464  
Expires 5/13/2017

  
**RED APPLE**  
at MANDARIN, LLC

March 12, 2014

Thomas R. Hankinson  
Summit Construction Management Group, LLC  
421 South Summerlin Avenue  
Orlando, FL 32801

RE: Red Apple at Mandarin, LLC  
Duval Charter School at Mandarin  
5209 Shad Road  
Jacksonville, FL 32257  
Real Estate Number: 159647-0000

To Whom It May Concern:

Please allow this letter to serve as authorization and to provide power of attorney for Thomas R. Hankinson of Summit Construction Management Group, LLC, to act as the Owner's Authorized Representative for the purpose of making and processing any necessary Land Development and Building Division Applications and filing of applicable Notices for the development approvals and construction permits associated with the Charter School Project to be completed at the above referenced property.

Sincerely,

  
Jonathan K. Hage  
President & Managing Member

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing was acknowledged before me this 14<sup>th</sup> day of March, 2014  
by Jonathan K. Hage as President / Managing Member of  
Red Apple at Mandarin, LLC and he is personally known to me or produced  
as identification.

  
Notary Public, State of Florida

 KRISTEN L. NORTHRUP  
NOTARY COMMISSION # EE 193077  
EXPIRES: June 20, 2016  
Credent Title Budget Notary Services

**EXHIBIT B**

**Agent Authorization**

Date: Oct. 09, 2014

City of Jacksonville  
City Council and Planning Commission  
117 West Duval Street, City Hall  
Jacksonville, FL 32202

Re: Agent Authorization for the following site location:

5209 Shad Road, Jacksonville Florida, 32257

Gentlemen:

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 Rogers Towers to act as agents to file application(s) for a 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.

RED APPLE AT MANDARIN, LLC, a Florida limited liability company

By: [Signature]  
Name: Thomas R. Hankinson  
Its: Authorized Representative

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9 day of Oct., 2014, by Thomas R. Hankinson, as Authorized Representative of Red Apple at Mandarin, LLC, a Florida limited liability company on behalf of the limited liability company. He (~~check one~~)  is personally known to me, or  has produced a valid driver's license as identification.

Tracy M. DuVall (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: Tracy M. DuVall  
My Commission Expires: 5/13/17  
My Commission Number is: FF017464



**EXHIBIT C**

**Binding Letter**

10/29, 2014

City of Jacksonville  
Planning and Development Department  
Jacksonville, FL 32202

Re: 5209 Shad Road

To whom it may concern:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind its successors in title to the development in accordance with (a) the site plan and the written description of the proposed development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

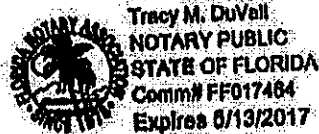
RED APPLE AT MANDARIN, LLC, a Florida limited liability company

By: [Signature]  
Name: Thomas R. Hankinson  
Its: Authorized Representative

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 9 day of Oct, 2014, by Thomas R. Hankinson, as authorized representative of Red Apple at Mandarin, LLC, a Florida limited liability company, on behalf of the limited liability company. He (check one)  is personally known to me, or  has produced a valid driver's license as identification.

Tracy M. DuVal (SEAL)  
Notary Public, State of Florida and county aforesaid  
Name: Tracy M. DuVal  
My Commission Expires: 5/13/17  
My Commission Number is: FF017464



**EXHIBIT "D"**

**Duval Charter School at Mandarin  
Written Description  
Date: December 15, 2014**

**I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A. Current Land Use: LDR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. Real Estate Number: 159647-0000

**II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

The applicant proposes to rezone a total of 17.22 acres of property (the "Property") from RR-Acre to PUD. The Property is located at 5209 Shad Road in the northeast corner of Hood Road and Shad Road as shown on Exhibit "K" and is developed with a K-8 charter school. The Property is more particularly described in the legal description attached as Exhibit "1" to this application. The purpose of this rezoning is to allow for a K-8 school use, to permit specific signage that is common to Duval Charter schools and to acknowledge and memorialize those certain conditions previously adopted in a Zoning Exception approved for the Property (E-13-54) as being binding on the Property. The site will remain as shown on the site plan attached hereto as Exhibit "E" and the signage will be generally as shown on Exhibit "L".

The Property is located in the Low Density Residential (LDR) land use category which permits schools.

**III. SITE SPECIFICS**

The Property is currently developed with a convenience store, gas pumps and car wash. Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use	Zoning	Uses
South	LDR, BP	RR-Acre, IBP	Warehouse, office, retail, vacant
East	BP	PUD, IBP	Retail, warehouse
North	LDR	RR-Acre, RLD-100	Club/hall, single-family residential
West	LDR	PUD, RR-Acre	Single-family residential, vacant

#### **IV. PUD DEVELOPMENT CRITERIA**

##### **A. Conditions of Exception E-13-54 Remain Binding**

All development within the PUD will continue to be bound by and subject to those conditions set forth in Section 2.a through 2.h of the Order Approving Application for Zoning Exception E-13-54 with Conditions (hereinafter referred to as the "E-13-54 Conditions), a copy of which is attached hereto as Exhibit "J".

##### **B. Description of Uses and Development Criteria**

1. *Permitted uses.* The permitted uses are as follows:
  - a. Institutions, including middle and secondary schools and associated playgrounds and playfields (limited to Kindergarten through Eighth Grade with a maximum of 1,145 students).
  - b. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
  - c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section B.7 below.
2. *Permitted accessory uses and structures.* None.
3. *Minimum lot requirement (width and area).*
  - a. Width: 70 feet
  - b. Area: 7,000 square feet.
4. *Maximum lot coverage by all buildings.* 35%.
5. *Minimum yard requirements and building setbacks, subject to the additional criteria set forth in Section C.5 below.*
  - a. Front: 20 feet.
  - b. Side: 20 feet.
  - c. Rear: 10 feet.
6. *Maximum height of structure.* 35 feet.
7. *Additional Performance Standards and Criteria for Essential Services:* Essential services shall be allowed as a permitted use subject to the following conditions:



- a. Central water systems, sewerage systems, utility lines, and easements shall be provided in accordance with the appropriate sections of the Jacksonville Municipal Code.
- b. Water pipelines shall be of sufficient size and located appropriately to provide adequate fire protection for all structures in the development.
- c. Stormwater management facilities shall be constructed in a manner that enhances its visual appeal. At a minimum these facilities shall:
  - (i) Except where side slopes exceeds 4:1 and adjacent to pedestrian areas, the lake shall be protected by handrail, fence or other decorative element; and,
  - (ii) Remain unfenced; and,
  - (iii) Utilize a curvilinear slope or be landscaped.

**C. Overall Development Criteria.**

1. *Access.* As shown on the Site Plan, access to the Property is via Shad Road. A traffic separator ("pork chop") with signage will be installed at the entrance to the school providing separate lanes for right-in turns and left-in turns.
2. *Recreation/Open Space.* The PUD provides for a large playfield, as shown on the site plan attached as Exhibit "E."
3. *Off Street Parking and Loading Requirements.* The PUD complies with, and will continue to comply with, the off-street parking and loading requirements set forth in Part 6 of the 2014 Zoning Code.
4. *Signage.* One (1) internally or externally illuminated monument sign, single or double-faced, not to exceed 72" x 96" wide and one (1), internally or externally illuminated wall sign, not to exceed 65 square feet in size, as generally depicted on Exhibit "L", are permitted. Directional signs indicating play field, playground, and various building entries, will be permitted. Vehicular Control Signs shall also be permitted and, if required, shall meet the requirements of the Manual on Uniform Traffic Control Devices. Any signs required by environmental permitting to be posted in common areas such as stormwater facilities shall be permitted.
5. *Landscaping.* The landscaping shall comply with the requirements of the E-13-54 Conditions in that:

- a. The northerly 300 feet of the property labeled "Preservation Area (To Remain)" on the Site Plan dated January 15, 2014 shall not be developed and shall be limited to a natural buffer; and
- b. As shown on the Site Plan, within the westerly boundary of the portions of the Property to be developed shall be the following: existing ditch, trees, and natural area to remain at a depth of approximately 32 feet adjacent to existing homes; an eight-foot (8') 100 percent opaque fence; and landscaping along the top of the bank of the pond at a depth (between fence and pond) of approximately 16 feet.

Where not governed by the E-13-54 Conditions, the PUD will otherwise comply with part 12 of the 2013 Zoning Code (the Landscape Ordinance).

6. **Architectural Design.** All structures must have compatible building materials with respect to color, style and type of façade.
7. **Lighting.** Pursuant to the E-13-54 Conditions, a lighting plan shall be subject to the review and approval of the Planning Department. Additionally, the playfield will not be lighted or used at night. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so 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.
8. **Stormwater Retention.** Stormwater facilities will be in accordance with applicable regulations.
9. **Utilities.** The Property is served by JEA.
10. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code.
11. **Floridan Aquifer.** The construction of the school shall comply with Chapter 366, Ordinance Code, as applicable.
12. **Justification for the PUD Rezoning.** As described above, the PUD is being requested to permit an approximately a K-8 charter school and associated signage. The rezoning is required to allow for the enhanced signage usually associated with a Duval Charter School and to memorialize the conditions found in the E-13-54 Conditions. The additional signage will not negatively impact the surrounding uses and is consistent with the surrounding zonings.

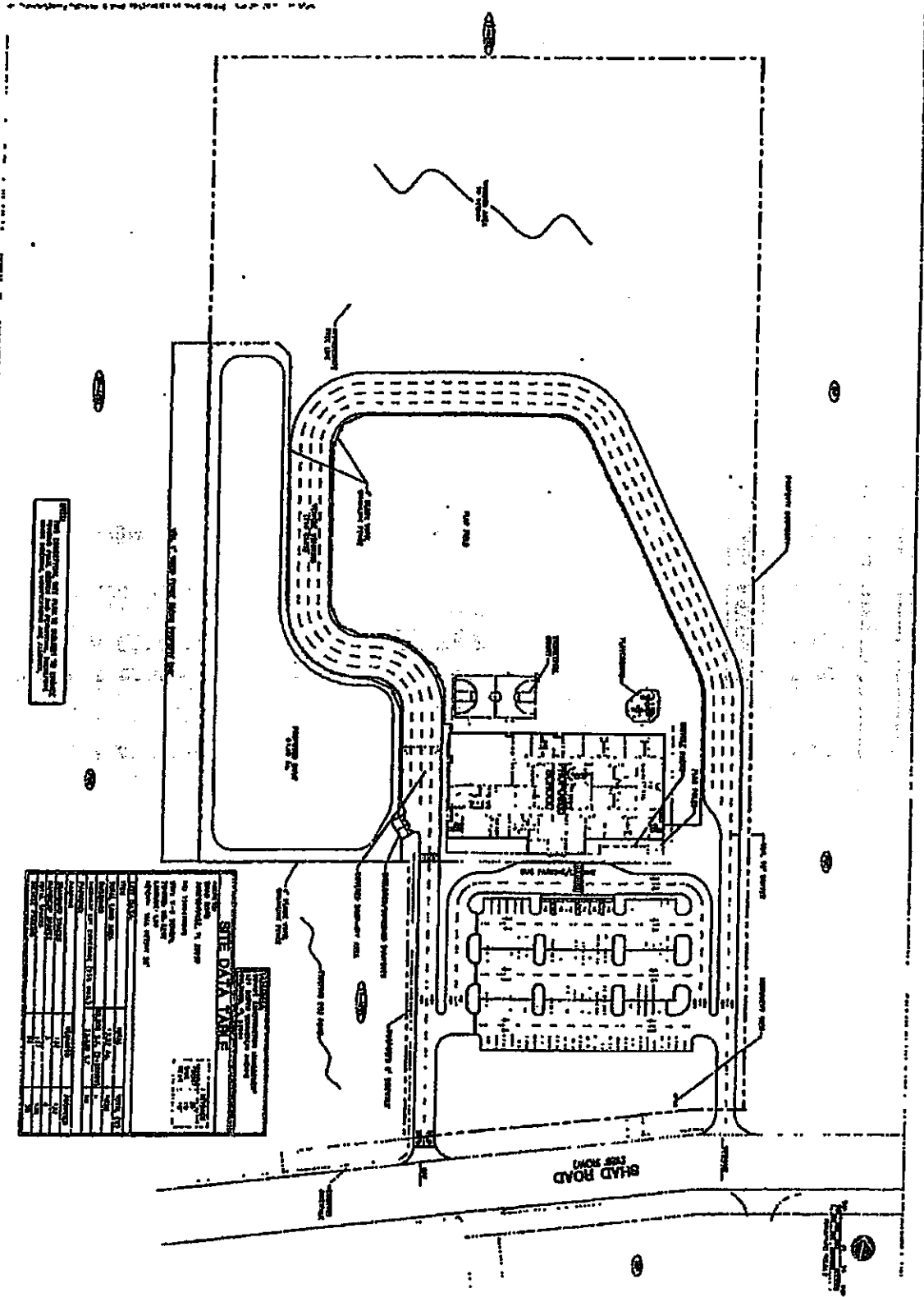
13. *PUD/Difference from Usual Application of the Zoning Code.* The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Description and Site Plan; it provides for site-specific access requirements, site-specific design criteria, and site-specific signage requirements; and, it provides for a buffer on the northern and western Property boundaries.
14. *Permissible Uses by Exception.* There are no permissible uses by exception.
15. *Names of Development Team.*  
  
Developer/Owner: Red Apple at Mandarin LLC  
  
Planner/Engineer: TBD  
  
Architect: TBD
16. *Land Use Table.* A Land Use Table is attached hereto as Exhibit "F."

**V. PUD REVIEW CRITERIA**

- A. **Consistency with Comprehensive Plan:** The Property is located within the LDR land use category according to the Future Land Use Map of the 2030 Comprehensive Plan, which permits schools and related facilities.
- B. **Roadways / Consistency with the Concurrency Management System:** A Mobility Fee Calculation Certificate and CCAS or CRC has been filed or will be filed for the proposed expansion, if required.
- C. **Internal Compatibility:** The Site Plan attached as Exhibit "E" addresses access and circulation within the site.
- D. **External Compatibility / Intensity of Development:** The K-8 school is consistent and comparable to the planned and permitted development in the area. The surrounding land use categories include BP and LDR. The Property is located on Shad Road in the northeast corner of Shad Road and Hood Road. The Property will be developed with a K-8 school which is compatible with the surrounding single-family residential, office, retail and warehouse uses. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- E. **Usable Open Spaces, Plazas, Recreation Areas:** The PUD includes a large playfield.

- F. Impact on Wetlands:** Wetlands permitting, if required, will comply with applicable state and federal regulations.
- G. Off-Street Parking & Loading Requirements:** Parking is provided consistent with the 2014 Zoning Code requirements.
- H. Pedestrian Circulation System:** There are no external sidewalks along Shad Road.

# SITE PLAN



THE INFORMATION ON THIS SITE PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

SITE DATA TABLE	
PROJECT NAME	QUARTER SCHOOL # SHAD ROAD
CLIENT	ROSSER HALLOCK
DATE	12/15/14
SCALE	AS SHOWN
DESIGNED BY	ROSSER HALLOCK
DRAWN BY	ROSSER HALLOCK
CHECKED BY	ROSSER HALLOCK
APPROVED BY	ROSSER HALLOCK
DATE	12/15/14

SHAD ROAD

Site Plan dated 12/15/14

CONCEPTUAL SITE PLAN EXCEPT FOR SCHOOL USES

NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	12/15/14

QUARTER SCHOOL # SHAD ROAD ROSSER HALLOCK

ROSSER HALLOCK ARCHITECTS

December 15, 2014

Exhibit 3 Page 1 of 1

Exhibit "E"

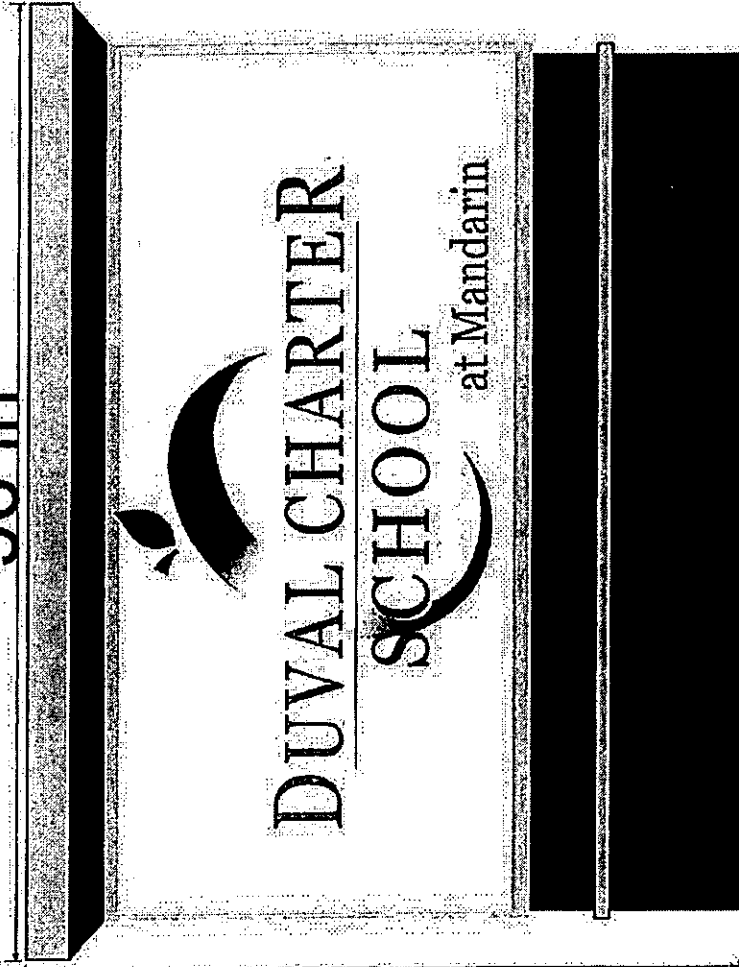
**EXHIBIT "F"**

**LAND USE TABLE**

<b>Total Gross Acreage</b>	<b>17.22 Acres</b>	<b>100%</b>
<b>K-8 Charter School</b>	<b>17.22 Acres</b>	<b>100%</b>
<b>Total Number and Type of Dwelling Units</b>	<b>0 D.U.</b>	<b>N/A</b>
<b>Total Amount of Active Recreation and/or Open Space</b>	<b>5.05 Acres</b>	<b>29%</b>
<b>Total Amount of Passive Open Space</b>	<b>5.50 Acres</b>	<b>32%</b>
<b>Amount of Public and Private Right-of-Way</b>	<b>3.67 Acres</b>	<b>21%</b>
<b>Maximum Coverage of Buildings and Structures at Ground Level</b>		<b>35% max.</b>

**PROOF SHEET**

96 in



72 in

Pan formed face with first surface vinyl letters  
 Internally illuminated  
 120 volt  
 20 amp circuit needed

Typical Signage  
 Exhibit "L"

**WHITE SIGN COMPANY**  
 497.878.9861 Offices  
 www.whitesigncompany.com  
 201 N. Lytle Ave.  
 Suite 400, Tampa 33601

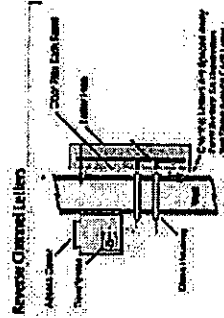
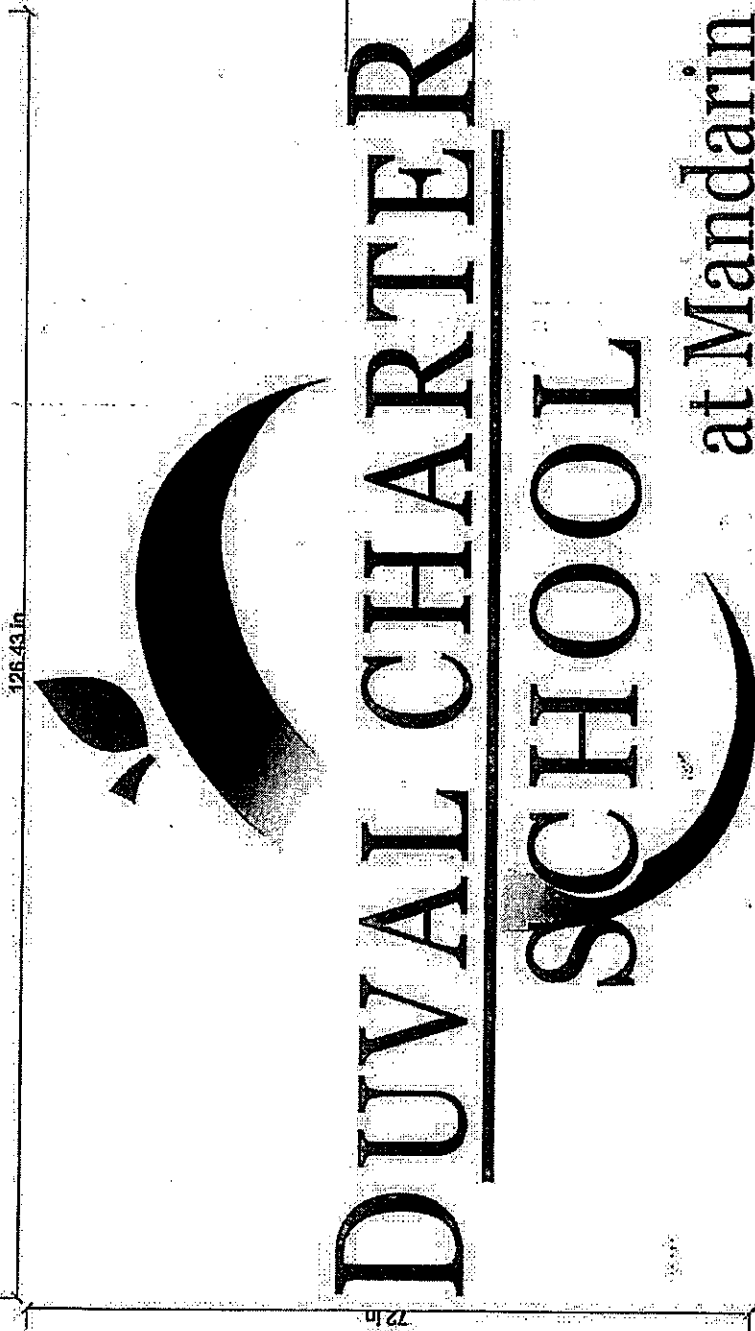
**SCALE: 1:20**  
 THIS DESIGN IS THE PROPERTY OF WHITE SIGN CO. AND IS SUBMITTED FOR YOUR USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY U.S. IT CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN CONSENT.

**CLIENT** Summit-CM Group  
**LOCATION** Duval@Mandarin  
**DATE** 4-8-14  
**SALESPERSON** Joel  
**DESIGNER** Sid

**ARTWORK PHASE:**  
 CONCEPTUAL  
 DESIGN  
 FINAL ARTWORK  
 PRODUCTION  
 SHOP DRAWING

**CLIENT APPROVAL**  
 INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_  
**PRODUCTION APPROVAL TO MFR.**  
 INITIALS: \_\_\_\_\_ DATE: \_\_\_\_\_  
**DO NOT MANUFACTURE WITHOUT APPROVALS**  
 THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING

**PROOF SHEET**



DUVAL CHARTER SCHOOL at Mandarin

**WHITE SIGN COMPANY**  
 487.578.3811 (DDEA)  
[www.whitesigncompany.com](http://www.whitesigncompany.com)  
 201 N. Maple Ave.  
 Lakeland, Florida 32771

**SCALE: 1:20**  
 THIS DESIGN IS THE PROPERTY OF WHITE SIGN CO. AND IS SUBMITTED FOR YOUR USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY US. IT CANNOT BE REPRODUCED EITHER IN WHOLE OR IN PART WITHOUT THEIR WRITTEN CONSENT.

**CLIENT:** Summit CM Group  
**LOCATION:** Duval @ Mandarin  
**DATE:** 4-8-14  
**SALESPERSON:** Joel  
**DESIGNER:** Sid

**ARTWORK PHASE**  
 CONCEPTUAL  
 REVISION  
 FINAL ARTWORK  
 PRODUCTION  
 SHOP DRAWING

<b>CLIENT APPROVAL</b>	<b>PRODUCTION APPROVAL TO MFR.</b>
INITIALS: _____	INITIALS: _____
DATE: _____	DATE: _____

**DO NOT MANUFACTURE WITHOUT APPROVALS**  
 THE BOXES ABOVE MUST BE INITIALED AND DATED PRIOR TO MANUFACTURING



BEFORE THE PLANNING COMMISSION  
OF THE CITY OF JACKSONVILLE

APPLICATION NO: E-13-54

IN RE: the Zoning Exception Application of

HELEN A. KARTSONIS TRUST

**ORDER APPROVING APPLICATION FOR ZONING EXCEPTION E-13-54  
WITH CONDITIONS**

This matter came to be heard upon the Application for Zoning Exception filed by the Helen A. Kartsonis Trust as the owner of certain real property located at Shad Road, seeking to allow the development of a Public K-8 Charter School to accommodate 1,145 students in the LDR Zoning District.

Having duly considered both the testimonial and documentary evidence, presented at the public hearing on January 16, 2014, including the Report of the Planning and Development Department on Application for Zoning Exception E-13-54 and all attachments thereto ("Staff Report"), a copy of which is attached hereto as Exhibit "A", the Planning Commission of the City of Jacksonville hereby adopts and incorporates herein the recommendations of the Staff Report, and,

**FINDS AND DETERMINES:**

1. That the applicant has complied with all application requirements set forth in Section 656.131 of the Zoning Code;
2. That substantial competent evidence demonstrates that the application E-13-54 meets, to the extent applicable, the standards and criteria set forth in Section 656.131(e) of the Zoning Code; and
3. That the land which is the subject of this exception application E-13-54 is owned by the Helen A. Kartsonis Trust. A copy of the legal description of the subject property is attached as part of Exhibit "A" and incorporated herein by reference.

**NOW THEREFORE, it is ORDERED** by the Planning Commission:

1. Application E-13-54 is hereby **APPROVED** and a zoning exception is hereby granted allowing the development of a Public K-8 Charter School to accommodate 1,145 students on the subject property as provided in Site Plan, dated January 16, 2014 and attached to the application.
2. The exception herein granted is subject to the following conditions:
  - a. The subject property shall be developed in accordance with the Development Services Memo dated December 3, 2013, or as otherwise approved by the Planning and Development Department; and,
  - b. A lighting plan shall be subject to the review and approval of the Planning and Development Department.
- ✓ 3. The school will be limited to Kindergarten through Eighth Grade and a maximum of 1,145 students.

**E-13-54 Conditions**

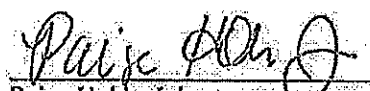
**Exhibit "J"**

- d. The playfield will not be lighted or used at night. The lighting plan to be submitted to the Planning and Development Department shall meet the following standard: "Lighting associated with the school, as well as the recreation areas and playing fields, shall be so 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."
  - e. The northerly 300 feet of the property labeled "Preservation Area (To Remain)" on the Revised Site Plan dated January 15, 2014 (the "Revised Site Plan") shall not be developed and shall be limited to a natural buffer.
  - f. As shown on the Revised Site Plan, within the westerly boundary of the portions of the property to be developed shall be the following: existing ditch, trees, and natural area to remain at a depth of approximately 32 feet adjacent to existing homes; an eight-foot (8') 100 percent opaque fence; and landscaping along the top of the bank of the pond at a depth (between fence and pond) of approximately 16 feet.
  - g. As shown on the Revised Site Plan, a traffic separator ("pork chop") with signage will be installed at the entrance to the school providing separate lanes for right-in turns and left-in turns.
  - h. As shown on the Revised Site Plan, cross-access and bus lanes have been modified to address comments in the Memorandum from Lisa King to Aaron Glick dated December 3, 2013.
3. Failure to exercise the exception herein granted by commencement of the use or performance of the action herein approved within one (1) year of the effective date of this Order shall render this exception invalid and all rights arising hereunder shall terminate.
  4. The approval granted herein shall not be construed as an exemption from all other applicable City, State or Federal laws, requirements, permits or approvals.
  5. The approval granted herein shall not interfere with or abrogate or annul any easement, covenant or other agreement between any parties. In the event that the provisions of this Order impose a greater restriction upon the use, structures or development of the property than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this Order shall control.

Executed this 16<sup>th</sup> day of January, 2014.

  
Chairman, Planning Commission

FORM APPROVED:

  
Paige Hobbs Johnston  
Assistant General Counsel

  
Secretary, Planning Commission

**Copies to:**

**Helen A. Kartsonis Trust  
18844 Point Drive, Unit 104  
Tequesta, FL 33469  
*Owner/Applicant***

**Duncan Ross, AICP  
Prosser Hallock  
13901 Sutton Park Drive South  
Suite 200  
Jacksonville, FL 32224  
*Agent***

**NOTICE: This Order does not become final until the expiration of the twenty-one (21) day appeal period provided in the Zoning Code. Any work commenced during this appeal period is done at the risk of the applicant, and a building permit will only be issued after an Acknowledgement of the appeal period has been obtained from the Zoning Counter and returned to same executed properly by the applicant(s) or their agent(s).**

**G:\Land Use\Planning Commission\2014 Orders\01.16 E-13-54 AC - rev.doc**

DEVELOPMENT SERVICES



December 3, 2013

**MEMORANDUM**

**TO:** Aaron Gilck, City Planner II  
Planning and Development Department

**FROM:** Lisa King, Traffic Technician Senior

**Subject:** Shad Rd – Renaissance Charter School  
E-13-54

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

1. Traffic does not object to the use as a charter school. We do have some design/traffic movement concerns, with the Site Plan in application packet. If the Exception is approved, we would want the following items to be addressed:
  - Concerned about weaving between the EOP of Shad Rd and the cross access drive that may require the cross access to be moved farther north or have a single lane entrance drive up to the point of cross access (Ex: Motorist/bus in outside/right lane of entrance that need to make a left into the front parking area, but there is already a vehicle in inside/left lane).
  - Site Plan shows 2 entrance lanes. However, as designed, 2 vehicles cannot enter simultaneously because the left turn movement has to yield to the 2 thru traffic lanes.
  - We have concerns with buses maneuvering from entrance drive to bus drop off. Concerned that a bus cannot make the turns.
2. Provide a right turn analysis at entrance driveway from Shad Rd. If a right turn lane is warranted, Developer is responsible for constructing turn lane. Turn lane shall be designed to FDOT Design Standards Index 301.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (parking lot, driveway location, dimensions, roadway geometry, traffic circulation, sight visibility, 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.

E-13-54 Shad Road Charter School

PLANNING AND DEVELOPMENT

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

PLANNING AND DEVELOPMENT DEPARTMENT



**MEMORANDUM**

**DATE:** December 4, 2013

**TO:** Aaron Glick, City Planner II  
Current Planning

**FROM:** Lurise Bannister, City Planner II  
Transportation

**SUBJECT:** Transportation Review of E-13-54 Public Charter School

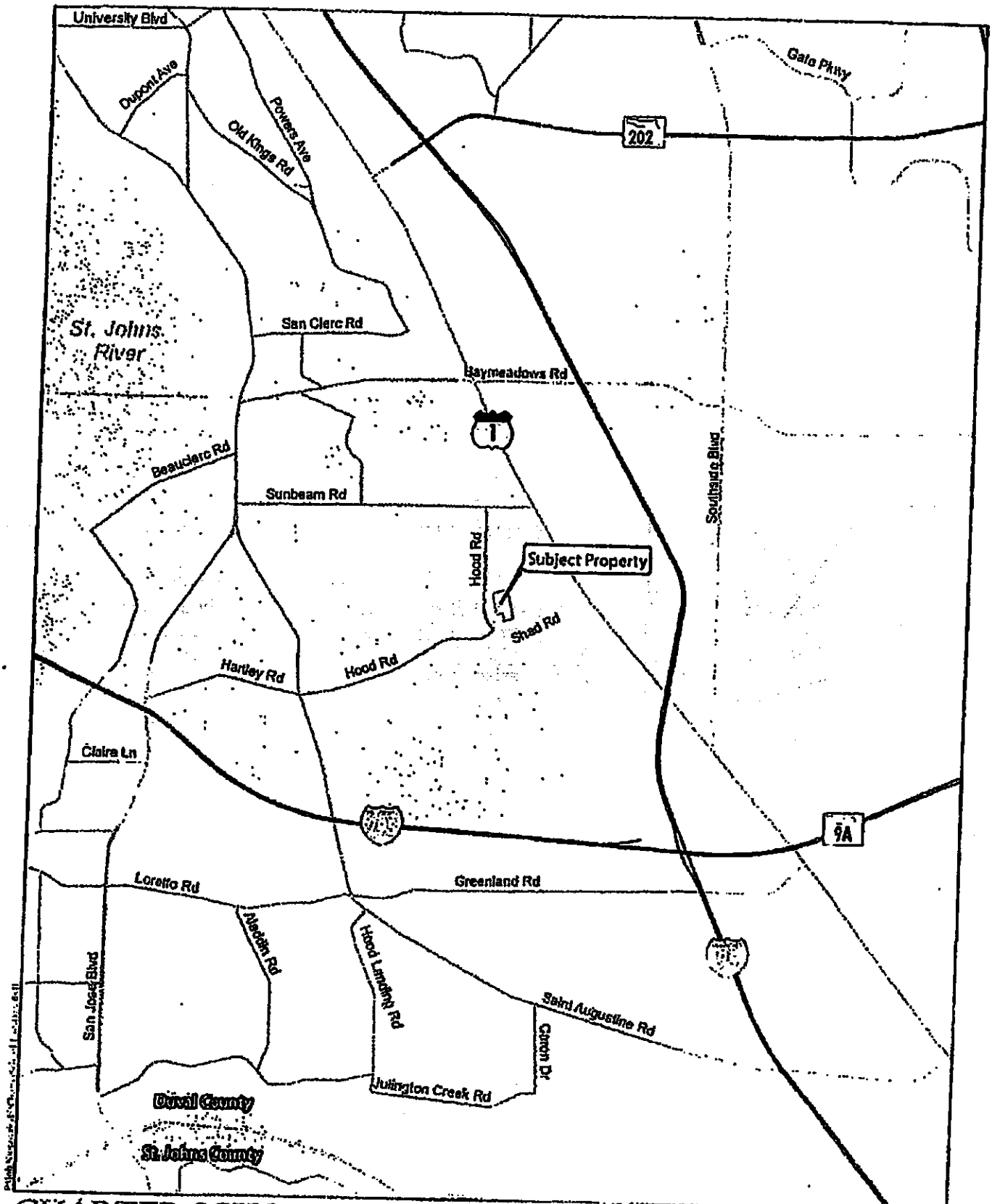
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The Transportation Section has reviewed the Zoning Exception 2013-054 for a Charter School and offers the following comments:

The applicant has submitted Zoning Exception application to rezone approximately 17.22 acres located on Shad Road between Hood Road and Florida Mining Boulevard West in Jacksonville, FL. Currently the site is undeveloped and the rezoning is to allow for a K-8<sup>th</sup> grade school with up to 1,145 students.

Trip generation calculation was used for existing and proposed developments based on the 9<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE), *Trip Generation Manual*. Trip generation was conducted for ultimate build-out conditions based on the estimated average daily trips. The planned school will accommodate 695 elementary students (land use code 520) and 450 middle school students (land use code 522). The proposed development will generate 1,626 daily trips based on trip rates of 1.29 for elementary students and 1.62 for middle school students as listed in the ITE Manual.

Shad Road, a four-lane undivided collector facility from Hood Road to Phillips Highway will provide direct vehicular access to project site. The 2013 City of Jacksonville Traffic Counts Database shows that Hood Road has an adopted Level of Service (LOS) Standard 'E' which has a maximum daily capacity of 30,420 trips. This roadway is operating at approximately 45% of its capacity and accommodates 13,819 average daily trips. Shad Road currently has sufficient capacity to accommodate the traffic generated by this development.

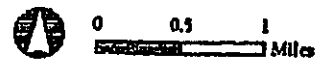


**CHARTER SCHOOL SHAD ROAD**  
**Vicinity Map**

November 19, 2013

Source: C.O.J. ESRI Prosser Hallock

**Prosser Hallock**



Prepared by and return to:  
Mary Pia Kastrenakes  
Fidelity National Title Group  
4360 Northlake Boulevard  
Suite 100  
Palm Beach Gardens, FL 33410

Property Appraiser's ID #159647-0000

**TRUSTEE'S SPECIAL WARRANTY DEED**

This Trustee's Special Warranty Deed is executed this 14<sup>th</sup> day of February, 2014, by Helen A. Kartsonis, a single woman, individually, and Helen A. Kartsonis and Mary Pia Kastrenakes, as Trustees of the Helen A. Kartsonis Living Trust dated March 30, 1998, whose post office address is 478 Tequesta Drive Unit 104 Tequesta, FL 33469 ("Grantor") to Red Apple at Mandarin, LLC, a Florida limited liability company, ("Grantee") whose post office address is 6245 N. Fed. Hwy. 5th Floor, Fort Lauderdale, FL 33308

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that the Grantor, for the sum of \$10 and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, allens, remises, releases, conveys and confirms unto the Grantee, the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions, reservations, and limitations of record, if any, and 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, Grantor hereby covenants to warrant and defend the title hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no other, except taxes accruing subsequent to December 31, 2013.

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

[signature page to follow]

Initials

H.A.K.  
M.P.K.

Signed, sealed and delivered as to all Grantors  
in the presence of:

Kathleen Campbell  
Signature of Witness 1

Allen A. Kartsonis  
Helen A. Kartsonis, Individually and as Trustee of  
Helen A. Kartsonis Living Trust dated March  
30, 1998

Kathleen Campbell  
Print Name of Witness 1

Mary K. Berner  
Signature of Witness 2

Mary Pia Kastrenakes  
Mary Pia Kastrenakes as Trustee of Helen A.  
Kartsonis Living Trust dated March 30, 1998

Mary K. Berner  
Print Name of Witness 2

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me, a Notary Public, this 14<sup>th</sup> day of February, 2014, by Helen A. Kartsonis, Individually, as Trustee of the Helen A. Kartsonis Living Trust dated March 30, 1998, and Mary Pia Kastrenakes, as Trustee of the Helen A. Kartsonis Living Trust dated March 30, 1998, who were (  ) personally known to me, or ( ) presented the following identification: \_\_\_\_\_

My Commission Expires:

Mary K. Berner  
Signature of Notary





EXHIBIT 'A'  
LEGAL DESCRIPTION

A PORTION OF LOT 5, AS SHOWN ON THE PLAT OF COOPER'S SUBDIVISION, AS RECORDED IN PLAT BOOK 6, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF SAID LOT 5 WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SHAD ROAD (A VARIABLE WIDTH RIGHT OF WAY, PER CITY OF JACKSONVILLE RIGHT OF WAY MAP, LAST REVISED 9-10-2002); THENCE SOUTH 75°43'47" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 65.50 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1862.50 FEET, AN ARC DISTANCE OF 344.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE SOUTH 70°26'16" WEST, 343.56 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9610, PG. 2223 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 12°07'47" EAST, ALONG LAST SAID LINE, 330.00 FEET TO THE NORTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 77°52'13" WEST, 249.11 FEET TO THE EASTERLY LINE OF THE PLAT OF BLACKWOOD COVE, AS RECORDED IN PLAT BOOK 62, PAGE 20 THROUGH 22, INCLUSIVE OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 12°21'37" WEST, ALONG LAST SAID LINE, 276.85 FEET TO THE EASTERLY LINE OF THE PLAT OF SUNBEAM PINES, AS RECORDED IN PLAT BOOK 24, PAGE 19 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 11°54'10" WEST, ALONG LAST SAID LINE, 338.81 FEET TO THE NORTHERLY LINE OF SAID PLAT OF SUNBEAM PINES; THENCE SOUTH 88°54'47" WEST, ALONG LAST SAID LINE, 3.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 16139, PAGE 1186 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 12°15'41" WEST, ALONG LAST SAID LINE, 333.94 FEET TO THE NORTHERLY LINE OF SAID LOT 5, ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 16285, PAGE 2330 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 76°55'07" EAST, ALONG LAST SAID LINE AND ALONG THOSE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11377, PAGE 190 AND OFFICIAL RECORDS 15466, PG. 2183, BOTH OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 660.34 FEET TO THE AFORESAID EASTERLY LINE OF LOT 5, ALSO BEING THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11112, PAGE 79 OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 12°06'23" EAST, ALONG LAST SAID LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 11086, PAGE 1786 OF SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1244.37 FEET TO THE POINT OF BEGINNING.

*HAK*  
*type*

