

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

**APPLICATION FOR REZONING ORDINANCE 2015-022**

**TO PLANNED UNIT DEVELOPMENT**

**FEBRUARY 5, 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 **2015-022** to Planned Unit Development.

***Location:*** 12953 Main Street North, 109 and 117 Katherine Road  
Between State Road 17 and Gillespie Avenue

***Real Estate Numbers:*** 107605 0000  
107597 0000  
107598 0000

***Current Zoning District:*** Residential Low Density -60 (RLD-60)  
and Commercial Community General-2 (CCG-2)

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

***Current Land Use Category:*** Low Density Residential (LDR) and  
Community General Commercial (CGC)

***Proposed Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** North, District 6

***Planning Commissioner:*** Lisa King

***City Council District:*** The Honorable Ray Holt, District 11

***Applicant/Agent:*** Dan C. Boswell  
Dan Boswell & Associates, Inc.  
4014 Ranie Road  
Jacksonville, Florida 32218

***Owner:*** Grady E Braddock, Sr.  
344 Broward Road  
Jacksonville, Florida 32218

*Staff Recommendation:*

**APPROVE WITH CONDITIONS**

**GENERAL INFORMATION**

Application for Planned Unit Development **2015-022** seeks to rezone approximately 8.18± acres of land from RLD-60 and CCG-2 to PUD. The rezoning to PUD is being sought for the purpose of expanding an existing open storage facility (Gator City Storage) for storage of boats, RV's, private and commercial trailers located at 12953 Main Street North. Total acreage is 8.18 acres; with 3.68 acres zoned RLD-60 and 4.51 acres zoned CCG-2. The site is flat, well grassed, and interior lighting, and privacy fencing on the northern and southern property lines. The property is shaped like an "L" with the expansion area constituting the north-south portion of the L as it touches Katherine Road. Access to the application site will be from Main Street through adjacent property under the same ownership of the subject site. Katherine Road is classified as a "Local Road" and North Main Street is a "Principal arterial" roadway. The applicant proposes landscape buffering, privacy fencing, and egress to and from the subject property is prohibited along the Katherine Road frontage.

Across the street from the subject site and on the south side of Katherine Road is a play field for a public school, a fire station, service garage, animal clinic, single family dwellings and a mobile home. The land use categories for this area are CGC and LDR and the zoning is CCG-2, RLD-60, and Public Buildings and Facilities-1 (PBF-1). West of the application site is the existing boat and RV storage (Gator City Storage), single-family dwellings, mobile homes, mobile home park, and a night club located in CGC and LDR land use categories and CCG-2 and RLD-60 zoning districts. East of the site are single-family dwellings and mobile homes in the LDR land use category and RLD-60 zoning district. North of the land use amendment site are a shopping center, a Burger King fast food restaurant and vacant land in CGC and LDR land use categories and CCG-2 and RLD-60 zoning districts.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, **Ordinance 2015-021 (Application 2014C-017)** requesting to change the functional land use category of a portion of the subject property from Low Density Residential (LDR) to Community General Commercial (CGC). The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment 2014C-017 and recommends that the same be **approved**.

**CRITERIA FOR REVIEW**

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) and Commercial General Community (CGC) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2014C-017 (Ordinance 2015-021) that seeks to amend the portion of the site that is within the LDR land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2014C-017 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

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

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

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

Furthermore, 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 as follows:

*(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): Low Density Residential (LDR) and Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2014C-017 (Ordinance 2015-021) that seeks to amend the portion of land that is within the LDR land use category to CGC. This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

**Objective 1.1** Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs,

intergovernmental coordination mechanisms, and public/private coordination.

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

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

**Policy 3.2.1** The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

**Policy 3.2.4** The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the residential character of and precludes non-residential traffic into adjacent neighborhoods and meets design criteria set forth in the Land Development regulations.

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

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

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

*(2) Consistency with the Concurrency and Mobility 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 Management System Office (CMSO) prior to development approvals.

*(3) Allocation of residential land use*

This proposed Planned Unit Development does not intend to utilize lands for residential use.

*(4) Internal compatibility*



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

The streetscape:

The project will have approximately 300 feet of frontage along Katherine Road. The applicant proposes a 6 feet tall, 100% opaque fence and interior 10 feet wide landscape buffer.

The use of existing and proposed landscaping:

Landscaping will be consistent with that shown on the Site Plan. **Future redevelopment of the property shall be subject to meeting Part 12 of the Zoning Code.**

Traffic and pedestrian circulation patterns:

The property will be accessed through one point of access only on North Main Street. Access from Katherine Road shall be prohibited. The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in an increase of 171 net new daily external trips and 18 PM peak hour trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 *Development Standards for Impact Assessment*) versus the maximum development potential. Potential traffic impacts will be addressed through the Concurrency and Mobility Management System Office.

The use and variety of building setback lines, separations, and buffering:

Applicant proposes a 10 feet landscape buffer on the exterior of the fence line along Katherine Road. Elsewhere on the property, a 10 feet landscape buffer shall be provided internal to the subject site. Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 10 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening, or retention may be permitted in the required yard.

The particular land uses proposed and the conditions and limitations thereon:

Applicant proposes land uses permitted or permitted by exception in the CGC functional land use category. Any future development of the property will require a Minor Modification application and revised site plan to be heard before the Planning Commission.

Signage:

The applicant does not specify signage requirements on the PUD. **The Planning and Development Department recommends signage be consistent with the requirements found within the CCG-2 Zoning District category. Furthermore, there shall be no signage allowed on the Katherine Road frontage of the property.**

*(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 development of the subject site as CGC is compatible with the character of the adjacent uses and as such the amendment is consistent with FLUE Objective 1.1. In addition the proposed development is located adjacent to a shopping center fronting along Main Street. The extension off CGC would square off the CGC land use category area. Although there are three LDR properties within the CGC block, the future trend for these areas will be CGC as well. The proposed buffering along Katherine road will force commercial traffic to egress from Main Street thereby precluding non-residential traffic into the adjacent neighborhood. Therefore the proposed amendment is also consistent with FLUE Policy 3.2.4.

The proposed amendment is consistent with the intent of the CGC future land use category by providing potential commercial retail and service establishments to serve the existing nearby residential areas in the immediate area while promoting compact and compatible development in the Suburban Development Area. Likewise, the proposed amendment provides opportunities for shopping, entertainment and employment in support of nearby uses thereby providing consistency with FLUE Goal 1 and Policy 3.4.

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

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-2	Commercial retail
East	LDR	RLD-60	Single-family
South	LDR	RLD-60	Single-family/School
West	CGC/LDR	CCG-2/RLD-60	Storage/Single-family

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 application site lies within the North Jacksonville Vision Plan Area. The plan does not identify specific recommendations for the subject site. However, the Plan does identify a summary of recommendations for future planning efforts in the vision plan area. Recommendations such as prevention of urban sprawl, protection of established neighborhoods, rehabilitation of blighted areas, and provide suitable sites for various institutional facilities are suggested in the vision plan. The vision plan also encourages the development of commercial areas along Main Street, a major road corridor.

*(6) Intensity of Development*

The PUD is appropriate at this location with specific reference to the following:

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD:

The proposed PUD is consistent with the intent of the CGC future land use category by providing potential commercial retail and service establishments to serve the existing nearby residential areas in the immediate area while promoting compact and compatible development in the

Suburban Development Area. Likewise, the proposed amendment provides opportunities for shopping, entertainment and employment in support of nearby uses thereby providing consistency with FLUE Goal 1 and Policy 3.4.

A combination of landscape buffering and fencing will serve to protect nearby and adjacent residential uses from the proposed expansion of storage uses.

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries:

North Main Street is classified as a minor arterial at this location. The property has sufficient access along this State Road.

*(7) Usable open spaces plazas, recreation areas.*

There is no residential component to the development. No recreation area is required.

*(8) Impact on wetlands*

Surveying of a 1995 Geographical Information Systems shape file did not identify any wetlands on-site. 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 is required to be developed in accordance with Part 6 of the Zoning Code.

*(11) Sidewalks, trails, and bikeways*

The project will be required to maintain a pedestrian system that meets the 2030 Comprehensive Plan.

### SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 20, 2015, the required Notice of Public Hearing sign **was** posted.



*Source: Planning and Development Department  
Date: January 20, 2015*

### RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-022 be **APPROVED** with the following conditions:

- 1) **The subject property is legally described in the original legal description dated October 20, 2014.**
- 2) **The subject property shall be developed in accordance with the revised written description dated October 22, 2014.**
- 3) **The subject property shall be developed in accordance with the original site plan dated December 17, 2014.**
- 4) **Landscaping shall be provided consistent with the submitted site plan dated December 17, 2014. Future redevelopment of the property for any use that is not open storage shall meet the requirements found in Part 12 of the Zoning Code.**
- 5) **Signage shall meet the requirements of the CCG-2 Zoning District. There shall be no signage permitted along Katherine Road.**

6) All sag lenses, drop lenses and convex lenses shall be prohibited. Illumination levels at all property lines shall not exceed one-half (0.5) foot candles (f.c.) when the building or parking areas are located adjacent to residential areas, and shall not exceed one (1.0) f.c. when abutting other non-residential properties. All lighting lamp sources within parking and pedestrian areas shall be metal halide or compact fluorescent. The maximum light pole height in all parking areas should not exceed thirty feet (30'- 0"). An exterior lighting design plan for each project, including a photometrics plan and pole and fixtures schedules shall be submitted at the time of Verification of Substantial Compliance for review and approval by the Planning and Development Department.



**Gator City Storage, view from North Main Street.**

*Source: Planning and Development Department*

*Date: January 20, 2015*





**RLD-60 zoned parcels along Katherine Road.**

*Source: Planning and Development Department  
Date: January 20, 2015*



**Single-family homes south of Katherine Road.**

*Source: Planning and Development Department  
Date: January 20, 2015*



**Single-family homes are present west of the subject property along Katherine Road.**

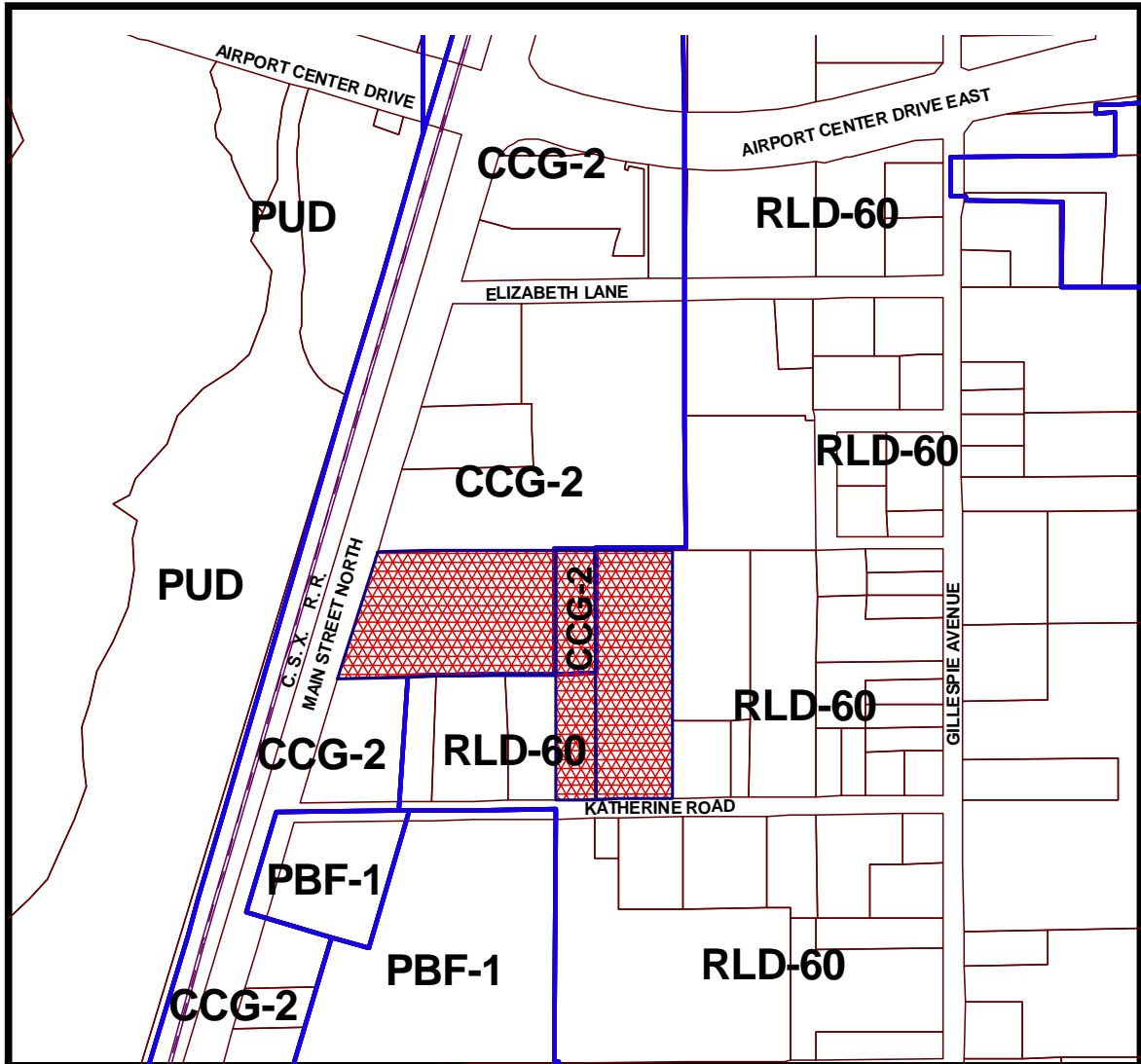
*Source: Planning and Development Department  
Date: January 20, 2015*



**Fire Station located at the intersection of Katherine Road and North Main Street.**

*Source: Planning and Development Department  
Date: January 20, 2015*





<p>REQUEST SOUGHT:</p> <p>FROM: CCG-2 &amp; RLD-60</p> <p>TO: PUD</p>		
		<p>0 100 Feet</p>
		<p>COUNCIL DISTRICT: <b>11</b></p>
	<p>ORDINANCE -2015-0022</p>	<p>FILE COPY</p>



## Application For Rezoning To PUD



### Planning and Development Department Info

Ordinance # 2015-0022 Staff Sign-Off/Date AAG / 12/22/2014

Filing Date 01/07/2015 Number of Signs to Post 2

**Hearing Dates:**

1st City Council 02/10/2015 Planning Commission 02/05/2015

Land Use & Zoning 02/18/2015 2nd City Council 02/24/2015

Neighborhood Association EDEN GROUP, INC.

Neighborhood Action Plan/Corridor Study DUNN AND MAIN

### Application Info

Tracking # 712 Application Status PENDING

Date Started 10/16/2014 Date Submitted 10/22/2014

### General Information On Applicant

Last Name First Name Middle Name

Company Name

Mailing Address

City State Zip Code

Phone Fax Email

### General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name

Company/Trust Name

Mailing Address

City State Zip Code

Phone Fax Email

-----  
Last Name First Name Middle Name

Company/Trust Name

Mailing Address

**City** **State** **Zip Code**

**Phone** **Fax** **Email**

**Property Information**

**Previous Zoning Application Filed For Site?**

**If Yes, State Application No(s)**

<b>Map RE#</b>	<b>Council District</b>	<b>Planning District</b>	<b>From Zoning District(s)</b>	<b>To Zoning District</b>
Map				
Map				
Map				

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

**Existing Land Use Category**

**Land Use Category Proposed?**

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

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

**Development Number**

**Proposed PUD Name**



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                        |            |
| 8.18 Acres @ \$10.00 /acre:                                     | \$90.00    |
| 3) Plus Notification Costs Per Addressee                        |            |
| 22 Notifications @ \$7.00 /each:                                | \$154.00   |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,244.00 |

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

**EXHIBIT D**  
**WRITTEN DESCRIPTION**  
**GATOR CITY STORAGE, LLC**  
**10/22/2014**

**I. PROJECT DESCRIPTION**

A. Dan Boswell, agent for Gator City Storage, LLC and property owner Deborah M. Howell, contract owner to sell 2.94 acres to Gator City Storage, proposes to expand the storage facility and rezone property as shown to P.U.D. with CCG-2 uses as Open Storage for and continued use as storage for boats, RV's, private and commercial trailers. Total acreage is 8.18 acres. 3.68 acres is under contract to purchase and presently zoned RLD-60 and 4.51 acres is zoned CCG-2 being presently used as a open storage for boats, RV's, Travel and Commercial Trailers. The site is flat, well grassed, with interior lighting and privacy fencing on the Northern and Southern property lines.

B. Project Architect: None

C. Project Engineer: None

D. Project Developer: Owner- Grady Braddock

E. Current Land Use Category: CGC and LDR

F. Current Zoning District: CCG-2 and RLD-60

G. Requested Land Use Category: CGC

H. Requested Zoning District: P.U.D.

I. RE # s: 107605-0000, 107597-0000, 107598-0000

## II. STATEMENTS

- A. How does the proposed P.U.D. differ from the usual application of the Zoning Code? This P.U.D. reflects an increasing need for all new developing areas as new subdivisions have restrictions against RV's, Travel Trailers, and Boats being stored on home sites.
- B. The intent is to expand total storage area to 8.18 acres to align the rear property line to shopping center. Residential uses nearby will be buffered with a six foot privacy fence and a landscaped ten foot buffer. The surrounding uses currently are North-Shopping Center, West-Main St. Railroad Tracks, East-Residential Low Density-60, South, RLD-60 and Katherine Rd.
- C. Ingress and Egress will only be allowed along Main St. and not be allowed along the southern property line abutting Katherine Rd. and the buffering will be on the exterior, as to provide a more attractive property line facing Katherine Rd.
- D. Justification for the rezoning. There is a shortage of outdoor storage facilities in the area.
- E. Phase schedule of construction: Initiation should take place within 30 days of approved zoning and be completed in 180 days after start.

## III. USES AND RESTRICTIONS

- A. Intent: **To remove other undesirable uses presently allowed under a CCG 2 zoning, that would conflict with adjoining neighborhoods.**
- B. Permitted Uses:
  - 1) Commercial Community/General-2 as it is to be developed as open storage for Boats, Trailers recreational and commercial, RV's.
  - 2) Commercial Retail Sales and Service Establishments

- 3) Service stations, car wash, major automotive repair, car or truck rental, restaurants, Laundromat, or dry cleaners, veterinarians, home equipment rentals, job printing or newspapers, radio or television offices and studios, blood donor stations and similar uses.
- 4) Fruit, Vegetable, poultry or fish markets.
- 5) All types of professional and business offices.
- 6) Small scale operations including wholesaling, warehousing, storage, distributorship business where the total operation does not require more than 10,000 square feet of floor space, no vehicle is used in excess of one and one-half ton capacity, all merchandise is stored within an enclosed building and no heavy machinery or manufacturing is located on premises.
- 7) Hotels and motels
- 8) Day care centers and care centers meeting the performance standards and development criteria set forth in Part 4.
- 9) Hospital, nursing homes, assisted living facilities, group care homes, housing for the elderly or orphans and similar uses.
- 10) Boatyards.
- 11) Light manufacturing, processing (including food processing but not slaughterhouse), packaging or fabricating.
- 12) Off-street commercial parking lots meeting the performance standards and development criteria set forth in Part 4.
- 13) Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- 14) Recycling collection points meeting the performance criteria set forth in Part 4.

- 15) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance criteria set forth in Part 4.
- 16) Private clubs.
- 17) Churches, including a rectory or similar uses.
- 18) personal property storage establishments meeting the performance criteria set forth in Part 4.
- 19) Vocational, trade and business schools.
- 20) Banks, including drive-thru tellers.
- 21) A restaurant which includes the retail sale and service of all alcohol beverages including liquor, beer or wine for on-premises consumption.
- 22) An establishment or facility which includes the retail sale of all alcoholic beverages including liquor, beer or wine for off-premises consumption.
- 23) Automotive service establishments.

B. *Permitted accessory uses.* See Section 656.403

C. *Permissible Uses by Exception:*

- 1) Residential treatment facilities or emergency shelters.
- 2) Rescue missions.
- 3) Day labor pools.
- 4) Crematories.
- 5) An establishment or facility which includes the retail sale and service of all alcohol beverages including liquor, beer or wine for on-premises consumption.
- 6) Building trades contractors with outside storage yards meeting the performance standards and development criteria set forth in Part 4.
- 7) Travel trailer parks meeting the performance standards and development criteria set forth in Part 4.
- 8) Bus, semi-tractor, truck parking and/or storage.



- 9) Schools meeting the performance standards and development criteria set forth in Part 4.
- 10) Nightclubs.
- 11) An establishment or facility which includes the retail sale of all alcoholic beverages, not in conjunction with a restaurant, including liquor, beer or wine for on premises consumption.

Utilities: JEA provides Water and Sewer.

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

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

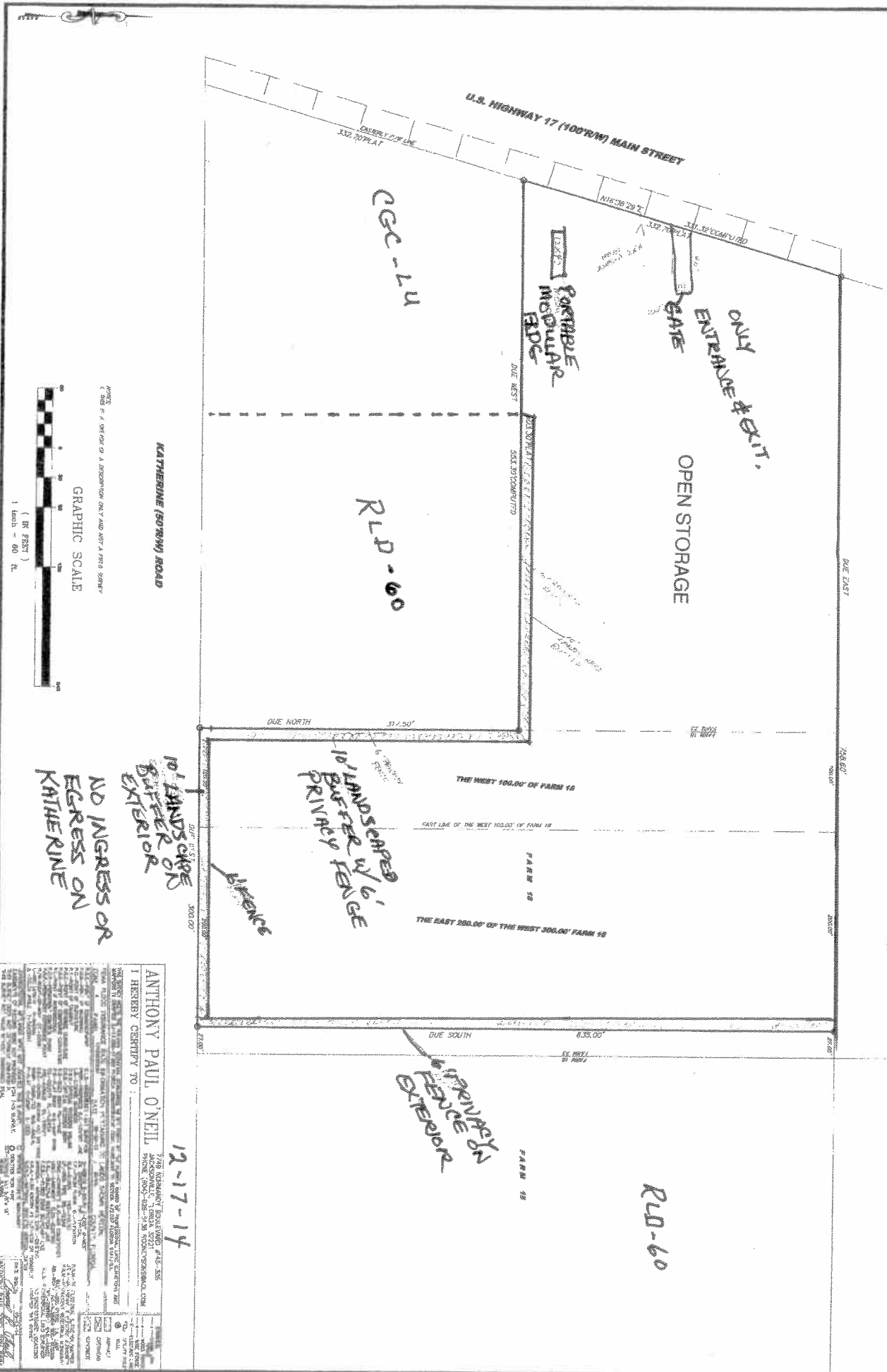
(F) Minimum yard requirements.

- i) Front – None.
- ii) Side – None.
- iii) Rear – Ten feet.
- iv) Where the lot is adjacent to a residential district without an intervening street, a minimum yard of 10 feet shall be provided along private property lines adjoining the residential district. No improvements other than landscaping, visual screening or retention may be permitted in the required yard.

(G) Maximum height of structures. Sixty feet.

MAP SHOWING SKETCH OF  
 PART 21 TOGETHER WITH THE WEST 300.00 FEET OF FARM 18 MAIN STREET FRONT ACCORDING TO  
 THE PLAT THEREON AS RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF  
 BREVARD COUNTY, FLORIDA

GCC-(SHOPPING CENTER) TO HERE



GRAPHIC SCALE  
 1" EQUALS 50' 0" RL

ANTHONY PAUL O'NEIL  
 7726 BREVARD BOULEVARD #105-305  
 PHONE (321) 938-3939 BY SPONSORSHIP ONLY

I HEREBY CERTIFY TO:

12-17-14

# EXHIBIT F

PUD Name

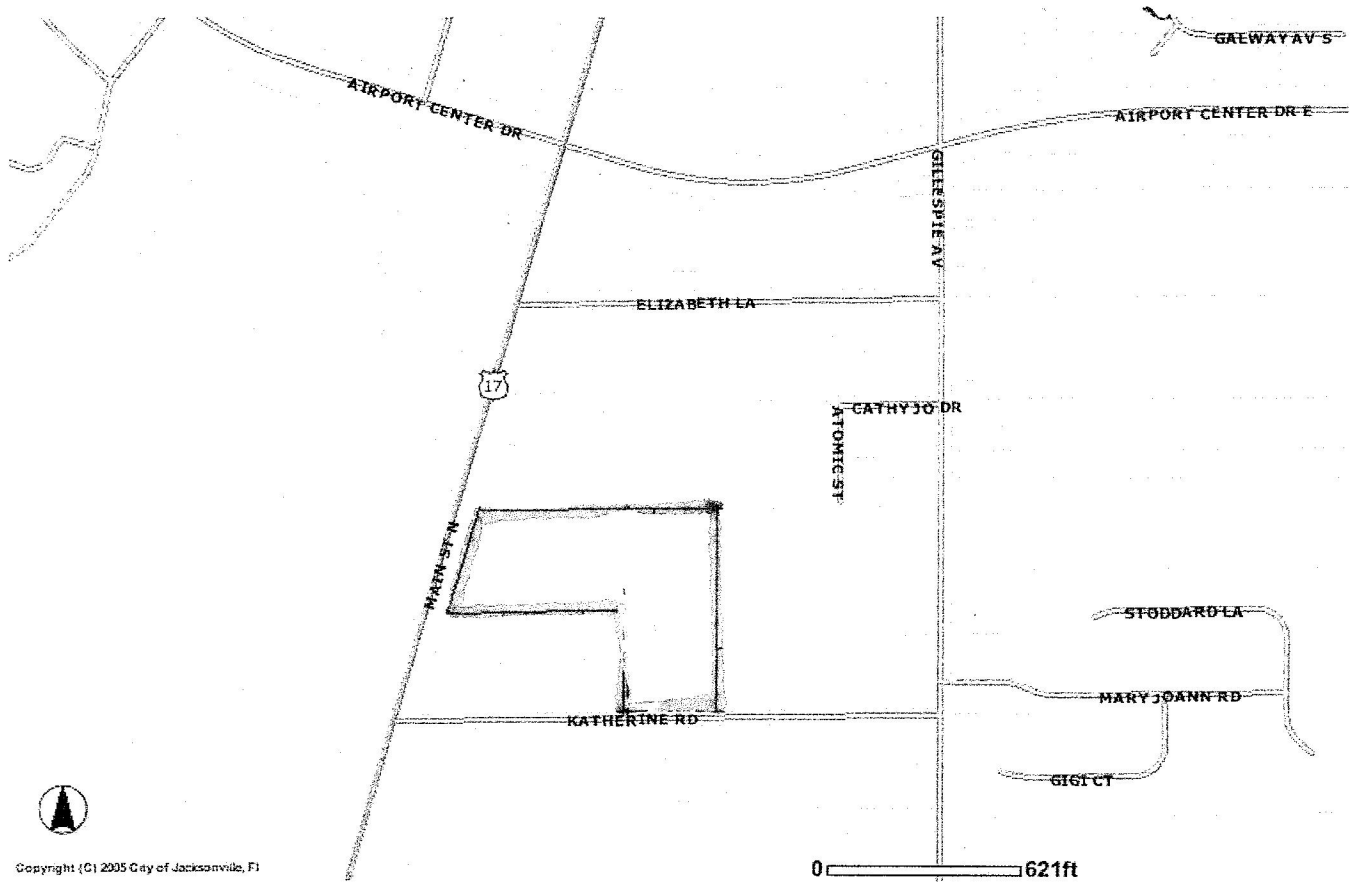
GATOR CITY STORAGE, LLC

## Land Use Table

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Total gross acreage	8.18	Acres	100	%
Amount of each different land use by acreage				
Single family	0	Acres		%
Total number of dwelling units	0	D.U.		
Multiple family	0	Acres		%
Total number of dwelling units	0	D.U.		
Commercial	8.18	Acres	100	%
Industrial	0	Acres		%
Other land use	0	Acres		%
Active recreation and/or open space	0	Acres		%
Passive open space	0	Acres		%
Public and private right-of-way	0	Acres		%
Maximum coverage of buildings and structures	0	Sq. Ft.		%

# SITE LOCATION MAP EXHIBIT K



Copyright (C) 2005 Gay of Jacksonville, FL

Vol 6053 pg 2135

This instrument was prepared by:

OFFICIAL RECORDS

This instrument prepared by:  
KEITH WATSON, Attorney  
1566-2 Dunn Avenue  
Jacksonville, Florida 32218

# Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 6 day of December 1985, Between  
BETTY JUNE LEWIS, UNMARRIED

of the County of DUVAL, State of Florida, grantor\*, and  
TROY R. HOWELL AND DEBORAH M. HOWELL, HIS WIFE

whose post office address is 117 KATHERINE ROAD, JACKSONVILLE, Florida 32218

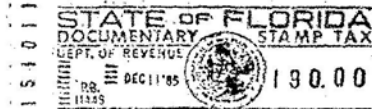
of the County of DUVAL, State of Florida, grantee\*.

Witnesseth, That said grantor, for and in consideration of the sum of

TEN AND NO/100 Dollars,  
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in DUVAL County, Florida, to-wit:

THE EAST 100 FEET OF THE WEST 200 FEET OF FARM 18 AND THE WEST 100 FEET OF THE EAST 127 FEET OF FARM 18, MAIN STREET FARMS, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

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



500

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

*[Signature]*  
Dandy Summey

*[Signature]*  
BETTY JUNE LEWIS, (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

BETTY JUNE LEWIS, UNMARRIED

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6 day of December 1985

My commission expires 3/17/86

*[Signature]*

Notary Public

85-115694

Dec 11 4 49 PM '85

FILED AND RECORDED IN PUBLIC RECORDS DUVAL COUNTY, FLA.  
*[Signature]*  
NOTARY PUBLIC



Return to Grantee

**\*\*\*RECORD AND RETURN TO:\*\*\***

GRADY E. BRADDOCK, SR.  
344 Broward Road  
Jacksonville, Florida 32218

Prepared by:  
Sabrina L. Roper an employee of  
Sheffield & Boatright Title Services, LLC,  
6101 Gazebo Park Place North, Suite 101  
Jacksonville, Florida 32257  
904-733-7900

File Number:2006-0518

## Warranty Deed

Made on December 14, 2006 A.D. by and between **Billy Eugene O'Brien, and Gene L. O'Brien and Merrilou Janette O'Brien, husband and wife**, whose address is 12949 North Main Street, Jacksonville, Florida 32218, hereinafter called the "grantor", to **GRADY E. BRADDOCK, SR.**, whose post office address is 344 Broward Road, Jacksonville, Florida 32218, hereinafter called the "grantee":  
**SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.**

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

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

Lot 23, MAIN STREET FARMS, according to plat thereof as recorded in Plat Book 9, page 15, of the public records of Duval County, Florida, also described as Lots 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14 and 15, Block 1, Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 and 16, Block 2, and that part of Lots 7, 8 and 9, Block 1 and Lots 6, 7, 8, 9, 10 and 11, Block 2, Lorraine Ave. and James Ave., lying Northerly of the Southerly line of Lot 23, Main Street Farms, all as shown on the plat of BELVEDERE HEIGHTS, according to plat thereof as recorded in Plat Book 12, page 22, said public records.

**Parcel Identification Number: 107605-0000;107606-0000**

**Subject** to covenants, conditions, restrictions and easements of record.

**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, 2006.

150606325

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

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

Sabrina L. Roper  
Witness Signature  
Print Name: SABRINA L. ROPER

Billy Eugene O'Brien  
Billy Eugene O'Brien

Elizabeth V. Vanatta  
Witness Signature  
Print Name: ELIZABETH V. VANATTA

Sabrina L. Roper  
Witness Signature  
Print Name: SABRINA L. ROPER

Gene L. O'Brien  
Gene L. O'Brien

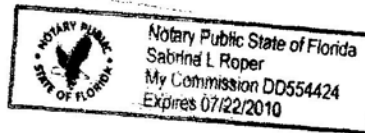
Elizabeth V. Vanatta  
Witness Signature  
Print Name: ELIZABETH V. VANATTA

Merrilou Janette O'Brien  
Merrilou Janette O'Brien

State of Florida  
County of Duval

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on December 14, 2006, by Gene L. O'Brien and Billy Eugene O'Brien aka Billy E. O'Brien and Gene L. O'Brien and Merrilou Janette O'Brien, husband and wife, who is personally known to me or who has produced a valid driver's license as identification.

Sabrina L. Roper  
NOTARY PUBLIC  
SABRINA L. ROPER  
Notary Print Name  
My Commission Expires: \_\_\_\_\_



QUIT CLAIM DEED

STATE OF FLORIDA  
COUNTY OF DUVAL

THIS DEED made on 28, 2011, by Debra R. Bradodck a/k/a Deborah R. Braddock, having a mailing address of c/o 241 Liberty Street, Suite 1, Jacksonville, FL 32202 ("Grantors"), to Grady E. Braddock, Sr. having a mailing address of 344 Broward Road, Jacksonville, FL 32218 ("Grantee").

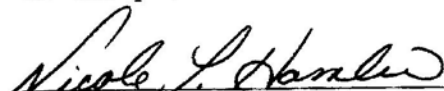
Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to her paid by Grantee, receipt whereof is hereby acknowledged, does hereby remise, release and forever quit claim to Grantee all her right, title, and interest in and to the following described parcel of real estate, situated in Duval County, Florida:

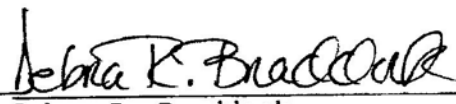
See Exhibit "A" attached hereto  
Also known as 12959 North Main Street, Jacksonville, FL 32218

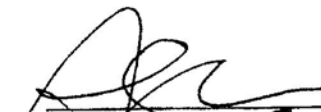
TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee.

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

Signed, sealed and delivered  
in the presence of:

  
Printed Name: NICOLE L. HAMLEN

  
Debra R. Braddock  
a/k/a Deborah R. Braddock

  
Printed Name: Shelley L. Thibodeau

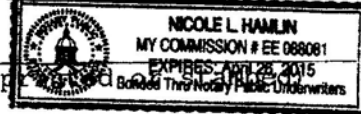


STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28  
day of DECEMBER, 2011, by Debra R. Braddock, who is personally  
known to me or who has produced \_\_\_\_\_ (type of  
identification) as identification and who did/did not [circle one]  
take an oath.

Nicole L. Hamlin  
(Signature of person taking  
acknowledgment)

(Name typed, please print)



Notary Public  
State of Florida at Large  
My Commission expires:  
(Serial number, if any)

Lot 23, MAIN STREET FARMS, according to plat thereof as recorded in Plat Book 9, page 15, of the public records of Duval County, Florida, also described as Lots 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14 and 15, Block 1, Lots 1, 2, 3, 4, 5, 12, 13, 14, 15 and 16, Block 2, and that part of Lots 7, 8 and 9, Block 1 and Lots 6, 7, 8, 9, 10 and 11, Block 2, Loraine Ave. and James Ave., lying Northerly of the Southerly line of Lot 23, Main Street Farms, all as shown on the plat of BELVEDERE HBIGHTS, according to plat thereof as recorded in Plat Book 12, page 22, said public records.

EXHIBIT A

OFFICE of VITAL STATISTICS

CERTIFIED COPY

FLORIDA CERTIFICATE OF DEATH

TYPE IN PERMANENT BLACK INK

LOCAL FILE NO.

1. DECEDENT'S NAME (First, Middle, Last, Suffix) <b>Troy Raymond Howell</b>		2. SEX <b>Male</b>	
3. DATE OF BIRTH (Month, Day, Year) <b>August 19, 1946</b>		4a. AGE-Last Birthday (Years) <b>64</b>	4b. UNDER 1 YEAR Months: _____ Days: _____
5. DATE OF DEATH (Month, Day, Year) <b>June 12, 2011</b>		4c. UNDER 1 DAY Hours: _____ Minutes: _____	
6. SOCIAL SECURITY NUMBER <b>265-90-6852</b>	7. BIRTHPLACE (City and State or Foreign Country) <b>Jacksonville, Florida</b>		8. COUNTY OF DEATH <b>Duval</b>
9. PLACE OF DEATH (Check only one) HOSPITAL: <input type="checkbox"/> Inpatient <input checked="" type="checkbox"/> Emergency Room Outpatient <input type="checkbox"/> Dead on Arrival NON-HOSPITAL: <input type="checkbox"/> Hospice Facility <input type="checkbox"/> Nursing Home/Long Term Care Facility <input type="checkbox"/> Decedent's Home <input type="checkbox"/> Other (Specify): _____			
10. FACILITY NAME (If not institution, give street address) <b>Shands Jacksonville</b>		11a. CITY, TOWN, OR LOCATION OF DEATH <b>Jacksonville</b>	11b. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
12. MARITAL STATUS (Specify) <input checked="" type="checkbox"/> Married <input type="checkbox"/> Married, but Separated <input type="checkbox"/> Widowed <input type="checkbox"/> Divorced <input type="checkbox"/> Never Married		13. SURVIVING SPOUSE'S NAME (If wife, give maiden name) <b>Deborah Marie Harris</b>	
14a. RESIDENCE - STATE <b>Florida</b>		14b. COUNTY <b>Duval</b>	14c. CITY, TOWN, OR LOCATION <b>Jacksonville</b>
14d. STREET ADDRESS <b>117 Katherine Road</b>		14e. APT. NO. _____	14f. ZIP CODE <b>32218</b>
14g. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		15a. DECEDENT'S USUAL OCCUPATION (Indicate type of work done during most of working life. Do not use "Retired") <b>Longshoreman</b>	
15b. KIND OF BUSINESS/INDUSTRY <b>Shipping</b>		16. DECEDENT'S RACE (Specify the race/races to indicate what decedent considered himself/herself to be. More than one race may be specified.) <input checked="" type="checkbox"/> White <input type="checkbox"/> Black or African American <input type="checkbox"/> American Indian or Alaskan Native (Specify tribe) <input type="checkbox"/> Asian Indian <input type="checkbox"/> Chinese <input type="checkbox"/> Filipino <input type="checkbox"/> Japanese <input type="checkbox"/> Korean <input type="checkbox"/> Vietnamese <input type="checkbox"/> Other Asian (Specify) <input type="checkbox"/> Native Hawaiian <input type="checkbox"/> Guamanian or Chamorro <input type="checkbox"/> Samoan <input type="checkbox"/> Other Pacific Is. (Specify) <input type="checkbox"/> Other (Specify)	
17. DECEDENT OF HISPANIC OR HAITIAN ORIGIN? (Specify if decedent was of Hispanic or Haitian Origin.) <input type="checkbox"/> Yes (If Yes, specify) <input checked="" type="checkbox"/> No <input type="checkbox"/> Mexican <input type="checkbox"/> Puerto Rican <input type="checkbox"/> Cuban <input type="checkbox"/> Central/South American <input type="checkbox"/> Other Hispanic (Specify)		18. DECEDENT'S EDUCATION (Specify the decedent's highest degree or level of school completed at time of death.) <input type="checkbox"/> 8th or less <input type="checkbox"/> High school but no diploma <input type="checkbox"/> High school diploma or GED <input checked="" type="checkbox"/> College but no degree <input type="checkbox"/> College degree (Specify): _____ <input type="checkbox"/> Associate <input type="checkbox"/> Bachelor's <input type="checkbox"/> Master's <input type="checkbox"/> Doctorate	
19. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		20. FATHER'S NAME (First, Middle, Last, Suffix) <b>Raymond Woodrow Howell</b>	
21. MOTHER'S NAME (First, Middle, Maiden Surname) <b>Emmie Mercer</b>		22a. INFORMANT'S NAME <b>Deborah Howell</b>	
22b. RELATIONSHIP TO DECEDENT <b>Wife</b>		23a. INFORMANT'S MAILING - STATE <b>Florida</b>	
23b. CITY OR TOWN <b>Jacksonville</b>		23c. STREET ADDRESS <b>117 Katherine Road</b>	
23d. ZIP CODE <b>32218</b>		24. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) <b>Corey-Kerlin Crematory</b>	
25a. LOCATION - STATE <b>Florida</b>		25b. LOCATION - CITY OR TOWN <b>Jacksonville</b>	
26a. METHOD OF DISPOSITION <input type="checkbox"/> Burial <input type="checkbox"/> Entombment <input checked="" type="checkbox"/> Cremation <input type="checkbox"/> Donation <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify)			
26b. IF CREMATION, DONATION OR BURIAL AT SEA WAS MEDICAL EXAMINER APPROVAL GRANTED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		27a. LICENSE NUMBER (of Licensee) <b>F043790</b>	
27b. SIGNATURE OF FUNERAL SERVICE LICENSEE OR PERSON ACTING AS SUCH <i>Denny [Signature]</i>		28. NAME OF FUNERAL FACILITY <b>Corey-Kerlin Funeral Home</b>	
28a. FACILITY'S MAILING - STATE <b>Florida</b>		29a. CITY OR TOWN <b>Jacksonville</b>	
29b. STREET ADDRESS <b>1426 Rowe Avenue</b>		29c. ZIP CODE <b>32208</b>	
30. CERTIFIER <input checked="" type="checkbox"/> Certifying Physician - To the best of my knowledge, death occurred at the time, date and place, and due to the cause(s) and manner stated. (Check one) <input type="checkbox"/> Medical Examiner - On the basis of examination, and/or investigation, in my opinion, death occurred at the time, date and place, due to the cause(s) and manner stated.			
31a. (Signature and Title of Certifier) <i>Matthew Shannon MD</i>		31b. DATE SIGNED (mm-dd-yyyy) <b>06/16/2011</b>	32. TIME OF DEATH (24 hr.) <b>2337</b>
33. MEDICAL EXAMINER'S CASE NUMBER _____		34a. LICENSE NUMBER (of Certifier) <b>ME 73606</b>	
34b. CERTIFIER'S NAME <b>Matthew Shannon, MD</b>		35. NAME OF ATTENDING PHYSICIAN (If other than Certifier) _____	
36a. CERTIFIER'S - STATE <b>Florida</b>		36b. CITY OR TOWN <b>Jacksonville</b>	36c. STREET ADDRESS <b>655 West 8th Street</b>
36d. ZIP CODE <b>32209</b>		37. SURVEILLANT - Signature and Date <i>[Signature]</i> <b>JUNE 21, 2011</b>	
38a. LOCAL REGISTRAR - Signature <i>[Signature]</i>		38b. DATE FILED BY REGISTRAR (Mo., Day, Yr.) <b>JUN 22 2011</b>	
39. PROBABLE MANNER OF DEATH The following are under the jurisdiction of the medical examiner: <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Undetermined			
40. REPORTED TO MEDICAL EXAMINER DUE TO CAUSE OF DEATH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		41. CAUSE OF DEATH - PART I (See instructions on back.) Enter the chain of events - diseases, injuries, or complications - that directly caused the death. Enter only one cause on a line. DO NOT enter terminal event such as cardiac arrest, respiratory arrest, or ventricular fibrillation without showing the etiology. IMMEDIATE CAUSE (Final disease or condition resulting in death): a. <b>cardiac arrest</b> b. _____ c. _____ d. _____ Sequentially list conditions, if any, leading to the cause listed on line a. Enter the UNDERLYING CAUSE (disease or injury that initiated the events resulting in death) LAST	
42a. WAS AN AUTOPSY PERFORMED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		42b. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> No	
43a. IF SURGERY MENTIONED IN PART I OR II, ENTER REASON FOR SURGERY _____		43b. DATE OF SURGERY (Mo., Day, Yr.) _____	44. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Probably <input checked="" type="checkbox"/> Unknown
45. IF FEMALE, WAS SHE PREGNANT WITHIN THE PAST YEAR: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown If Yes, specify timeframe: _____ at time of death _____ within 1 to 42 days of death _____ within 43 days to 1 year of death.			
46. DATE OF INJURY (Month, Day, Year) _____		47. TIME OF INJURY (24 hr.) _____	48. INJURY AT WORK? <input type="checkbox"/> Yes <input type="checkbox"/> No
49a. LOCATION OF INJURY - STATE _____		49b. APT. NO. _____	
49c. STREET ADDRESS _____		49d. ZIP CODE _____	

DEMOGRAPHIC INFORMATION TO BE COMPLETED BY: FUNERAL DIRECTOR

MEDICAL CERTIFIER

CAUSE OF DEATH TO BE COMPLETED BY: MEDICAL CERTIFIER

VOID IF ALTERED OR ERASED

VOID IF ALTERED OR ERASED

EXHIBIT A

Property Ownership Affidavit

Date: 10-7-14

City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, DEBORAH M. HOWELL hereby certify that I am the  
Owner of the property described in the attached legal description, **Exhibit B** in connection with  
filing application(s) for P.U.D. & LAND USE AMENDMENT,  
submitted to the Jacksonville Planning and Development Department.

Deborah M. Howell  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7 day of  
Oct (month) 2014 (year) by \_\_\_\_\_  
who is personally known to me or has produced Driver Lic  
as identification.

[Signature]  
(Notary Signature)



# EXHIBIT A

## Property Ownership Affidavit

Date: 9-29-14

### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, GRADY E. BRADDOCK 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 LAND USE AMENDMENT & REZONE TO PUD.,  
submitted to the Jacksonville Planning and Development Department.

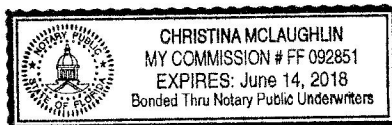
Grady Braddock

(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 29<sup>th</sup> day of  
September (month), 2014 (year) by Grady Braddock  
who is personally known to me or has produced \_\_\_\_\_  
as identification.

Christina McLaughlin  
(Notary Signature)



# EXHIBIT B

## Agent Authorization

Date: 9-29-14

### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

12953 N. MAN ST. JACKSONVILLE, FL. 32218

Gentleman:

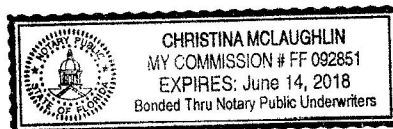
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers DAN C. BOSWELL to act as agent to file application(s) for P. U. D for the above referenced property and in connection with such authorization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

Grady Braddock  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 29<sup>th</sup> day of September (month), 2014 (year) by Grady Braddock, who is personally known to me or has produced \_\_\_\_\_ as identification.

Christina McLaughlin  
(Notary Signature)



**EXHIBIT B**

**Agent Authorization**

Date: 10-7-14

**City of Jacksonville**

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

117 KATHERINE RD. JACKSONVILLE, FL 32218

Gentleman:

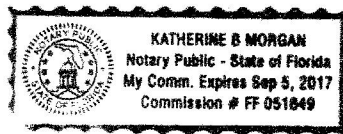
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers DAN C. BOSWELL to act as agent to file application(s) for P.U.D. for the above referenced property and in connection with such authorization to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

[Signature]  
(Owner's Signature)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 7 day of Oct (month), 2014 (year) by \_\_\_\_\_, who is personally known to me or has produced X Driver Lic as identification.

[Signature]  
(Notary Signature)



**EXHIBIT C**

**Binding Letter**

Date: 10-7-14

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: GATOR CITY STORAGE, INC. PUD

Ladies and Gentlemen:

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 hereof, 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 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.

Sincerely,

By: [Signature] (DEBORAH M. HOWELL)  
(Owner's Signature)

Its: \_\_\_\_\_



# EXHIBIT C

## Binding Letter

Date: 9-29-14

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: GATOR CITY STORAGE PUD

Ladies and Gentlemen:

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 hereof, 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 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.

Sincerely,

By: Grady Broddick  
(Owner's Signature)

Its: \_\_\_\_\_







# ORDINANCE \_\_\_\_\_

## Legal Description

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**November 5, 2014**

*FARM 23, TOGETHER WITH THE WEST 300.00 FEET OF FARM 18, MAIN STREET FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 15, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.*

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