

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2015-0241 TO
PLANNED UNIT DEVELOPMENT

MAY 7, 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 **2015-0241** to Planned Unit Development.

Location: 0 Thor Street, at the northwest corner of Thor Street and Bowlan Street South and 8210 Highfield Avenue, the southwest corner of Highfield Avenue and Nicholas Avenue; on the south side of Atlantic Boulevard and east of Century 21 Drive

Real Estate Number(s): 145118-0000; 145148-0000

Current Zoning District: Commercial Community General-1 (CCG-1) and Commercial Office (CO)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Planning Commissioner: Anthony Robbins

Planning District: Greater Arlington/Beaches, District 2

City Council District: The Honorable William Bishop, District 2

Applicant/Agent: T.R. Hainline/Emily G. Pierce
Rogers Towers, PA
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32202

Owner: Southside Oaks, LLC
7563 Philips Highway, Suite 109
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2015-0241** seeks to rezone approximately 0.89 acres of property from CO and CCG-1 to PUD to permit single-family residential development consistent with the surrounding and adjacent PUD which is known as the Sundown Estates PUD (Ordinance 2003-610), as modified by Minor Modification (MM-2007-20). The subject property consists of two parcels, the Highfield Parcel and the Thor Parcel, which are located south of Atlantic Boulevard and east of Century 21 Drive. The purpose of this rezoning is to permit development of single-family homes on lots that are a minimum of 37½ feet wide on the property and to provide for seamless continuity between development of the property and the ongoing development of the Sundown Estates PUD. The property is located within the RPI land use category which permits single-family residential uses.

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 Residential Professional Institutional (RPI) functional land use category 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.

RPI in the Urban Area is intended to provide compact medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. Plan amendment requests for new RPI designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses.

Principal Uses: Multi-family dwellings; Office; Business and Professional Office; Institutional; Large scale institutional uses, which require supporting residential and office components; Commercial retail sales and service establishments limited to 50 percent of the site area; Live/Work Units; Financial institutions; Restaurants (without drive-in or drive-thru facilities); Single Room Occupancies (SROs); Off street parking lots and garages when combined with another principal use; Single-family dwellings which were originally constructed as single-family dwellings prior to adoption of the 2030 Comprehensive Plan; and Uses associated with and developed as an integral component of TOD. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use.

The maximum gross density within the RPI Urban Area shall be 30 units/acre and there shall be no minimum density; except as provided herein. For sites abutting Low Density Residential (LDR) and Rural Residential (RR), the maximum gross density shall be 20 units/acre.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. 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. A description of the category is noted below.

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

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

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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

(1) Consistency with the 2030 Comprehensive Plan

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

F.L.U.E. 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.

F.L.U.E. Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all

commercial, industrial and residential plan categories, in order to allow for appropriate combinations of the complementary land uses, and innovations in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

F.L.U.E. Policy 3.1.1 The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. The property, along with the overall Sundown Estates PUD property consists of over 100 lots of record which contained at one time up to 140 mobile homes. A Mobility Fee Calculation Certificate and CCAS or CRC will be filed for the proposed development if required.

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: This area will be developed in a conventional manner and the lot owners within this PUD will be entitled to utilize the open space and recreation area within the overall Sundown Estates PUD. The property, along with the overall Sundown Estates PUD property consists of over 100 lots of record which contained at one time up to 140 mobile homes.

The use of existing and proposed landscaping: The overall development is attempting to preserve large existing trees which will increase the aesthetic value of the development.

Traffic and pedestrian circulation patterns: Primary access to the property is available from Atlantic Boulevard and Century 21 Drive. Public roads run throughout the property and provide adequate internal access within the PUD. All homes must be located on a site with frontage on a public right-of-way or an approved private road. Internal sidewalks will not be

required within the PUD due to unique site constraints including existing development and existing drainage culverts and systems.

The variety and design of dwelling types: The proposed PUD is being requested to permit construction of single-family residences on lots approximately 37½ feet wide consistent with the development occurring within the surrounding and adjacent Sundown Estates PUD property. The developer will offer a mix of one and two story dwelling types which will provide variety within the residential area.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development of single-family homes on lots that are 37½ feet wide will provide for seamless continuity between these properties and the ongoing development of the surrounding Sundown Estates PUD. Integrating/adding this property to the larger overall PUD complements the existing residential and commercial uses by increasing the housing options in the immediate area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	RPI/CGC	PUD/CCG-2	Undeveloped/SF residential uses
South	RPI	RMD-A/PUD	Single-family dwellings
East	RPI	PUD	Single family dwellings
West	RPI	PUD	Single-family dwellings

(6) Intensity of Development

The proposed development is consistent with the RPI functional land use category and as a single-family development. This PUD as well as the surrounding Sundown Estates PUD contains roughly 26 acres, and the proposed density will not exceed 5.6 units per acre. The PUD is appropriate at this location because it will support the existing residential, commercial and service establishments in the area.

(7) Usable open spaces plazas, recreation areas.

This area will be developed in a conventional manner and the lot owners within this PUD will be entitled to utilize the open space and recreation area within the overall Sundown Estates PUD. The property, along with the overall Sundown Estates PUD property consists of over 100 lots of record which contained at one time up to 140 mobile homes.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

Each lot within the PUD will have at least two off-street parking spaces, either covered or uncovered, at the developer's discretion. Patios and carports are not required within the PUD, but are permitted if all necessary approvals and permits are obtained from the City by the developer or lot owner.

(11) Sidewalks, trails, and bikeways

Internal sidewalks will not be required within the PUD due to unique site constraints including existing development and infrastructure.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on April 23, 2015, the required Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2015-0241** be **APPROVED with the following exhibits:**

- 1. The original legal description dated January 30, 2015.**
- 2. The original written description dated January 9, 2015.**
- 3. The original site plan dated January 31, 2015.**
- 4. The Development Services Division Memorandum dated April 30, 2015 or as otherwise approved by the Planning and Development Department.**



Aerial view of site facing north



Aerial view of site facing north



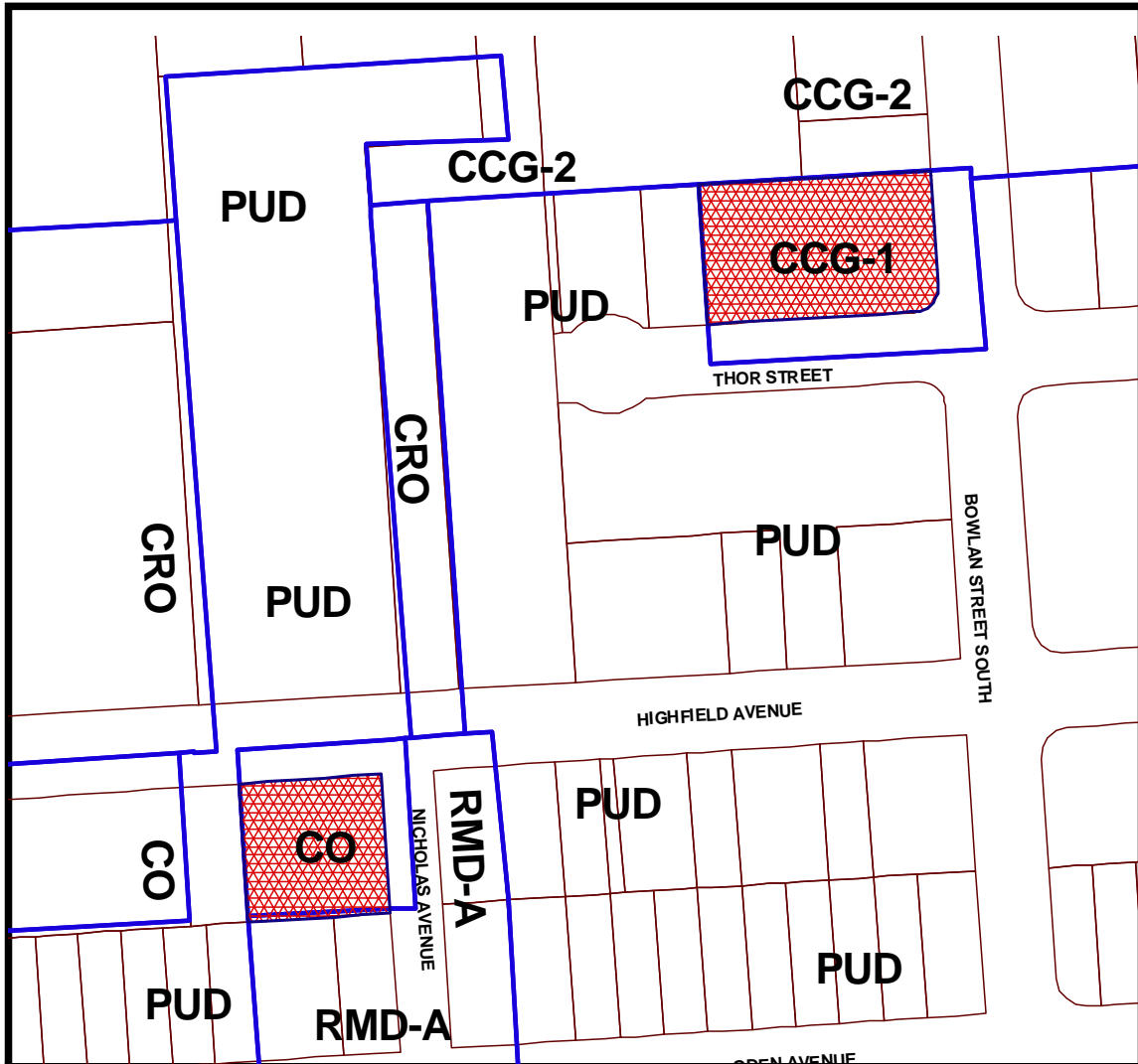
Aerial view of site facing north



Aerial view of site facing north



Aerial view of site facing north



<p>REQUEST SOUGHT:</p> <p>FROM: CCG-1 & CO</p> <p>TO: PUD</p>		<p>COUNCIL DISTRICT: 2</p>
<p>ORDINANCE -2015-0241</p>		<p>FILE COPY</p>

DEVELOPMENT SERVICES



April 30, 2015

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: **Highfield Thor PUD
R-2015-241**

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

1. Sidewalks shall be provided in accordance with the 2030 Comprehensive Plan and Section 2 of the Land Development Procedures Manual.
2. Signs, fence, wall and landscaping shall be located so that horizontal line of sight is not obstructed. Use FDOT Design Standards Index 546.

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

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2015-0241 **Staff Sign-Off/Date** AH / 02/13/2015

Filing Date 01/12/2015 **Number of Signs to Post** 4

Hearing Dates:

1st City Council 05/12/2015 **Planning Commission** 05/07/2015

Land Use & Zoning 05/20/2015 **2nd City Council** N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 768

Application Status PENDING

Date Started 01/09/2015

Date Submitted 01/09/2015

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
ROSALES	LISANDRO	
Company/Trust Name		
SOUTHSIDE OAKS, LLC		
Mailing Address		
7563 PHILIPS HIGHWAY, SUITE 109		
City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 145148 0000	2	2	CO	PUD

Map 145118 0000 2 2 CCG-1 PUD

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

Existing Land Use Category

RPI

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 0.89

Development Number

Proposed PUD Name HIGHLAND/THOR PUD

Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED.

Location Of Property

General Location

EAST OF CENTURY 21 DRIVE

House #	Street Name, Type and Direction	Zip Code
8210	HIGHFIELD AV	32216

Between Streets

CENTURY 21 DRIVE and BOWLAN STREET SOUTH

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

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

Supplemental Information

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

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
0.89 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee**
51 Notifications @ \$7.00 /each: \$357.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,367.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

**EXHIBIT 1
LEGAL DESCRIPTION**

LOTS 16, 17, 18, 19, 20, 21, 22, AND 23, BLOCK 40, AND LOTS 21, 22, 23, 24, AND 25, BLOCK 45, WARRINGTON'S REPLAT OF OAKWOOD VILLAS, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Revised: 1/30/15

EXHIBIT A

Property Ownership Affidavit

Date: 12-16-14

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

Re: 8210 Highfield Avenue & 0 Thor Street
RE #s: 145148-0000 & 145118-0000

Gentlemen:

I, Adam Rigel, as CFO of JWB Real Estate Capital, LLC, manager of Southside Oaks, LLC, hereby certify that Southside Oaks, LLC is the Owner of the property described in the legal description attached as Exhibit 1 in connection with filing application(s) for a Rezoning submitted to the Jacksonville Planning and Development Department.

SOUTHSIDE OAKS, LLC, a Delaware limited liability company

By: JWB REAL ESTATE CAPITAL, LLC,
a Florida limited liability company, its
Manager

By: Adam Rigel
Adam Rigel, CFO

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16th day of December, 2014, by Adam Rigel, as CFO of JWB Real Estate Capital, LLC, as manager of Southside Oaks, LLC, on behalf of the limited liability company. He (check one) (X) is personally known to me, or () has produced a valid driver's license as identification.

Kasandra Joyner (SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

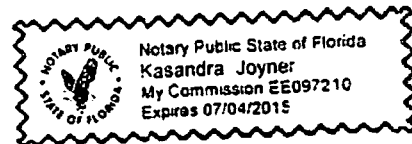


EXHIBIT B

Agent Authorization

Date: 12-16-14

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:

8210 Highland Avenue & 0 Thor Street (RE #s: 145148-0000 & 145118-0000)

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 agent 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.

SOUTHSIDE OAKS, LLC, a Delaware limited liability company

By: JWB REAL ESTATE CAPITAL, LLC, a Florida limited liability company, its Manager

By: Adam Rigel
Adam Rigel, CFO

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16th day of December 2014, by Adam Rigel, as CFO of JWB Real Estate Capital, LLC, as manager of Southside Oaks, LLC, 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.

Kasandra Joyner (SEAL)

Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

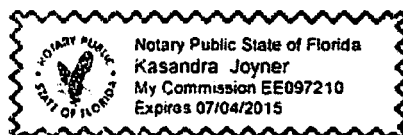


EXHIBIT C

Binding Letter

12-14 - , 2014

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: 8210 Highfield Avenue & O Thor Street (RE #s: 145148-0000 & 145118-0000)

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.

SOUTHSIDE OAKS, LLC, a Delaware limited liability company

By: JWB REAL ESTATE CAPITAL, LLC, a Florida limited liability company, its Manager

By: *Adam Rigel*
Adam Rigel, CFO

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 14th day of December 2014, by Adam Rigel, as CFO of JWB Real Estate Capital, LLC, as manager of Southside Oaks, LLC, 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.

Kasandra Joyner (SEAL)
Notary Public, State of Florida and county aforesaid
Name: _____
My Commission Expires: _____
My Commission Number is: _____

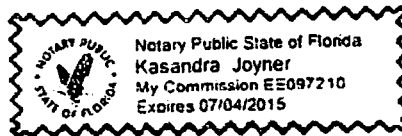


Exhibit "D"

**The Highfield/Thor PUD
Written Description
January 9, 2015**

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use: RPI
- B. Current Zoning District: CO & CCG-1
- C. Requested Zoning District: PUD
- D. Real Estate Numbers: 145148-0000 & 145118-0000

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

The Applicant proposes to rezone approximately 0.89 acres of property from CO and CCG-1 to PUD to permit single-family residential development consistent with the surrounding and adjacent PUD which is known as the Sundown Estates PUD (Ordinance 2003-610), as modified by Minor Modification (MM-2007-20) (together referred to as the Sundown Estates PUD”).

The subject property consists of two parcels, the Highfield Parcel and the Thor Parcel, which are located south of Atlantic Boulevard and east of Century 21 Drive as shown on Exhibit “K” to this application and are more particularly described in the legal description attached as Exhibit “1” to this application (together the “Property”). The purpose of this rezoning is to permit development of single-family homes on lots that are a minimum of 37 ½ feet wide on the Property and to provide for seamless continuity between development of the Property and the ongoing development of the Sundown Estates PUD.

The Property is located within the RPI land use category which permits single-family residential uses.

III. SITE SPECIFICS

The Highfield Parcel currently has some single-family uses on it and the Thor Parcel is vacant. Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use	Zoning	Uses
South	RPI	PUD, RMD-A	Vacant, single-family
East	RPI, MDR	PUD, RMD-MH	Vacant, single-family, mobile home
North	RPI, CGC	PUD, CCG-1,	Commercial, office, retail,

		CCG-2	single-family, vacant
West	RPI, CGC	PUD, CRO, CO, RMD-D	Vacant, church, office

IV. PUD DEVELOPMENT CRITERIA

A. Description of Uses and Development Criteria

1. *Permitted uses.* The permitted uses are as follows:
 - a. Single-family homes, modular homes, mobile homes and manufactured homes.
 - b. Parks, playgrounds, and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
 - c. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section A.7 below.
2. *Permitted accessory uses and structures.* Accessory uses and structures meeting the requirements of Section 656.403 of the Zoning Code are permitted.
3. *Minimum lot requirement (width and area).*
 - a. Width: 37 1/2 feet.
 - b. Area: 3,600 square feet.
4. *Maximum lot coverage by all buildings.* Forty percent (40%).
5. *Minimum yard requirements and building setbacks.*
 - a. Front: Fifteen (15) feet.
 - b. Side: Five (5) feet.
 - c. Rear: Five (5) feet.
 - d. Corner lots or "double front" lots shall only be required to meet the front yard setback requirement on one side, the other side must comply with the side yard requirement. Additionally, roof projections, overhangs, rain gutters, and air conditioners may project up to eighteen (18) inches into any required setback area.

6. Maximum height of structure. Thirty-five (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.

B. Overall Development Criteria

1. *Access*. Primary access to the Property is available from Atlantic Boulevard and Century 21 Drive. Public roads run throughout the Property and provide adequate internal access within the PUD. All new or replacement mobile homes must be located on a site with frontage on a public right-of-way or an approved private road.

2. *Recreation/Open Space*. A recreation area is not required. However, the lot owners within the Property are entitled to utilize the recreation and open space provided for within the Sundown Estates PUD property.

3. *Off-Street Parking*. Each lot within the PUD will have at least two off-street parking spaces, either covered or uncovered, at the Developer's discretion. Patios and carports shall not be required within the PUD, but are permitted if all necessary approvals and permits are obtained from the City by the Developer or lot owner.

4. *Signage*. The PUD does not permit any signage. The PUD will be identified by the signage permitted under the Sundown Estates PUD.

5. *Landscaping/Landscaped Buffer*. The lots will be landscaped in accordance with City regulations.

6. *Architectural Design*. All structures will be comparable to those constructed within the Sundown Estates PUD.

7. *Lighting*. Lighting will comply with applicable City regulations.

8. *Stormwater Retention*. Stormwater facilities will be in accordance with applicable regulations.

9. *Utilities*. The Property is served by JEA.

10. *Mobile home foundation and tie-down.* Each mobile home shall be placed on a foundation or tied down as required by the Building Code and other applicable regulatory agency requirements.

11. *Existing mobile home uses.* Notwithstanding the development restrictions outlined above, existing mobile home uses are permitted to continue within the PUD. However, new single family homes, modular homes and/or mobile homes, must comply with the development standards and criteria established herein.

12. *Temporary Uses.* Up to three (3) model homes, which are not connected to water or sewer, may be located within the PUD at any given time. However, the homes will be required to be connected to water and sewer prior to occupancy.

13. *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.

14. *Pre-Application Conference.* A pre-application conference was held regarding this application on August 12, 2014.

15. *Justification for the PUD Rezoning.* As described above, the PUD is being requested to permit construction of single-family residences on lots approximately 37 ½ feet wide consistent with the development occurring within the surrounding and adjacent Sundown Estates PUD property.

16. *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 design criteria; and it provides for seamless continuity with regard to development of this PUD and development of the Sundown Estates PUD.

17. *Permissible Uses by Exception.* There are no permissible uses by exception.

18. *Names of Development Team.*

Developer/Owner: Southside Oaks, LLC

Planner/Engineer: JBC Planning & Engineering, LLC

Architect: LAB Investments

19. *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 RPU land use category according to the Future land Use Map of the 2030 Comprehensive Plan, which permits single family residential uses.

B. **Roadways/Consistency with the Concurrency Management System.** As noted, the Property, along with the Sundown Estates PUD property consists of over 100 lots of record which contained at one time up to 140 mobile homes. A Mobility Fee Calculation Certificate and CCAS or CRC will be filed for the proposed development, if required.

C. **Internal Compatibility.** The Site Plan attached as Exhibit "E" addresses access and circulation within the PUD.

D. **External Compatibility/Intensity of Development.** The PUD is generally surrounded by and adjacent to the Sundown Estates PUD and is consistent with in both intensity and density with the development occurring within the Sundown Estates PUD.

E. **Usable Open Spaces, Plazas, Recreation Areas.** Although recreation is not required for this PUD, the lot owners within the PUD are entitled to utilize the open space and recreation area within the Sundown Estates PUD.

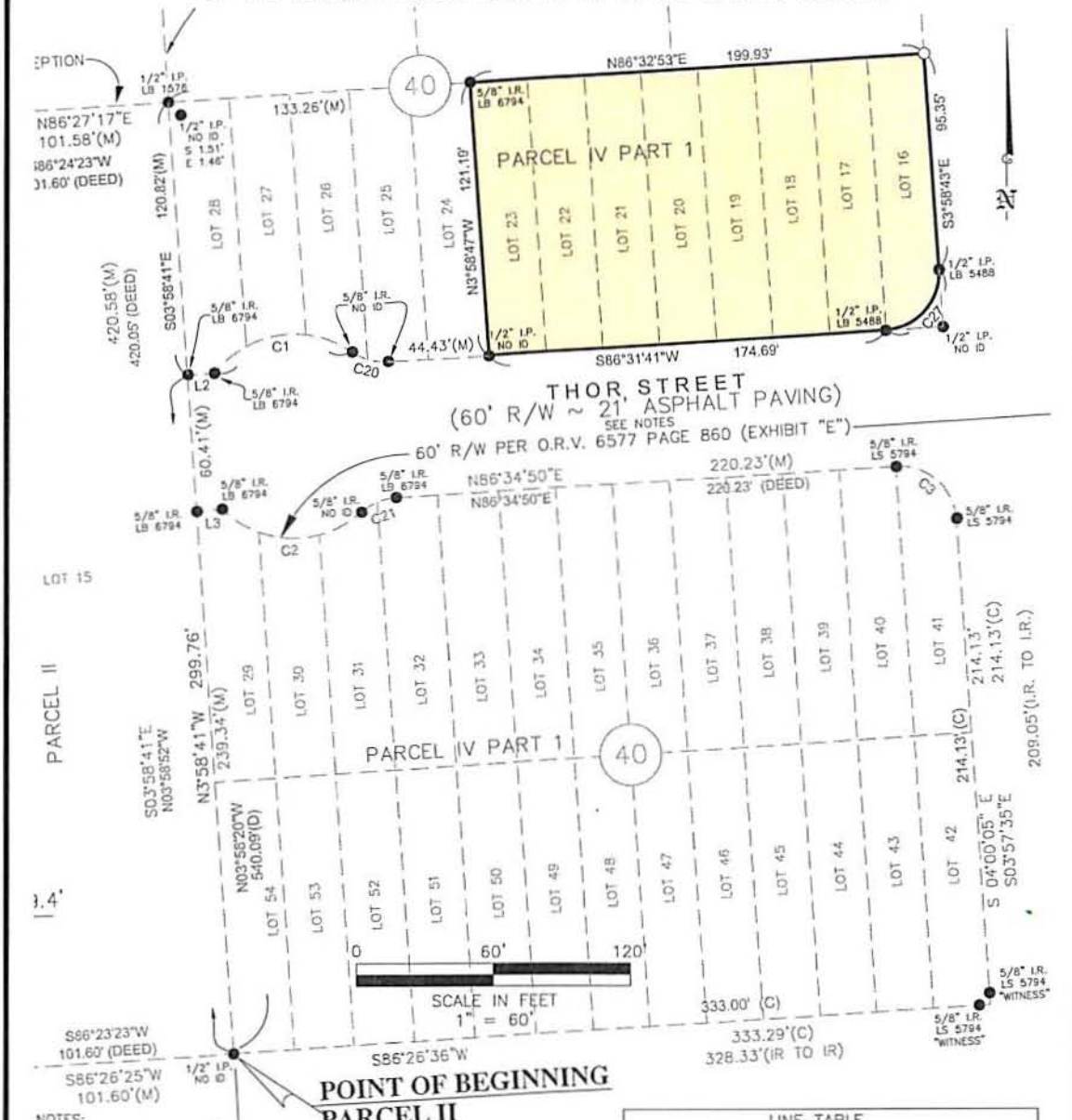
F. **Impact on Wetlands/Listed Species.** Wetland permitting, if required will comply with applicable state and federal regulations.

G. **Off-street Parking & Loading Requirements.** Each developed lot will have two parking spaces.

H. **Pedestrian Circulation System.** Pursuant to a determination by the City, internal sidewalks will not be required within the PUD due to unique site constraints including existing development and existing ditches.

MAP SHOWING A BOUNDARY SURVEY OF

LOTS 16, 17, 18, 19, 20, 21, 22, AND 23, BLOCK 40,
WARRINGTON'S REPLAT OF OAKWOOD VILLAS, ACCORDING TO THE
PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 25,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NOTES:

1. BEARINGS REFER TO THE NORTHERLY RIGHT OF WAY LINE OF THOR STREET, HOLDING MONUMENTATION SHOWN FOUND IN PLACE, BEARING BEING S 86°34'50" W.
2. PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 12031 C 0387 H, DATED JUNE 3, 2013.
3. UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED OTHER THAN SHOWN.
4. INTERIOR IMPROVEMENTS NOT LOCATED OR SHOWN ON THIS SURVEY.
5. TYPICAL LOT DIMENSIONS ARE 25'x120' IN WARRINGTON'S REPLAT OF OAKWOOD VILLAS PER P.B. 9, PG. 25.

LEGEND

- = SET 1/2" IRON PIPE LB 6888
- = FOUND 1/2" IRON PIPE IDENTIFICATION AS NOTED
- (P) = PLAT
- (M) = MEASURED
- (B.R.) = BEARING REFERENCE
- I.P. = IRON PIPE
- I.R. = IRON ROD
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS

LINE TABLE				
LINE	LENGTH (D)	BEARING (D)	LENGTH (M)	BEARING (M)
L1	44.39	S86°34'50"W	44.43	S86°34'42"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	67.66	45.00	86°24'10"	S81°35'32"W	61.61
C20	16.67	25.00	38°12'48"	N74°18'46"W	16.37
C27	39.80	25.00	91°12'22"	S40°58'10"W	35.73

JOHN L. MARSH 11/24/14
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 6542
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

REVISION (12/15/14): TO CORRECT NORTH LINE DISTANCE

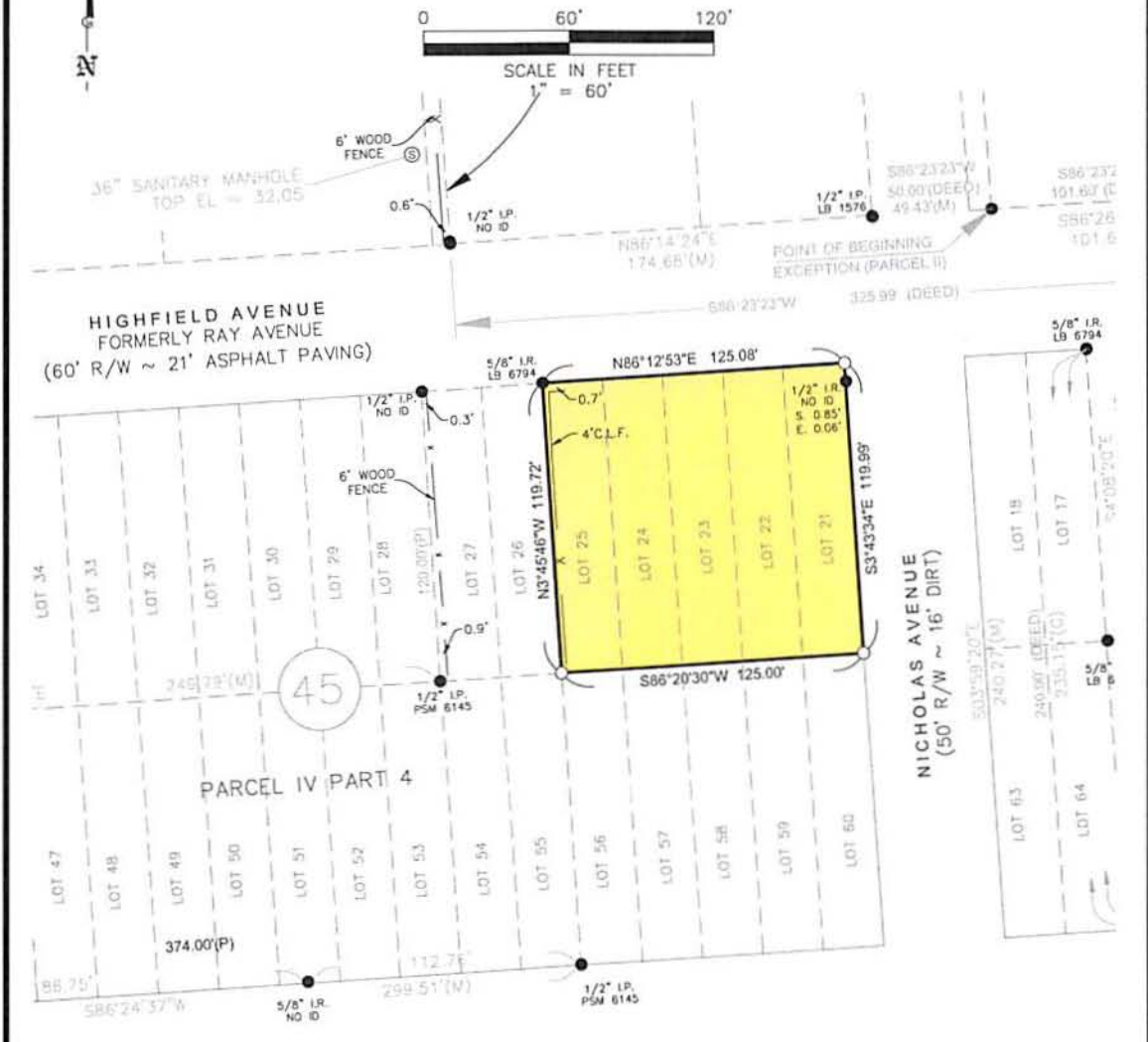
LD
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LAND SURVEYORS
Old World Knowledge... New Age Technology

L. D. BRADLEY LAND SURVEYORS
5773 NORMANDY BOULEVARD,
JACKSONVILLE, FLORIDA 32205
PHONE (904) 786-6400 FAX (904) 786-1479
LICENSED BUSINESS No. 6888

W.O. NO.: 14-364	DATE: 11/24/14	DRAFTED BY: DNS
CHECKED BY: J.L.M.	CAD FILE: LOTS-16-28_BLOCK-40.dwg	FB/PG: 1003/1-2

MAP SHOWING A BOUNDARY SURVEY OF

LOTS 21, 22, 23, 24, AND 25, BLOCK 45, WARRINGTON'S REPLAT OF OAKWOOD VILLAS, ACCORDING TO THE PLAT OR MAP THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 25, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



NOTES:

1. BEARINGS REFER TO THE NORTHERLY RIGHT OF WAY LINE OF THOR STREET, HOLDING MONUMENTATION SHOWN FOUND IN PLACE, BEARING BEING S 86°34'50" W.
2. PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 12031 C 0387 H, DATED JUNE 3, 2013.
3. UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED OTHER THAN SHOWN.
4. INTERIOR IMPROVEMENTS NOT LOCATED OR SHOWN ON THIS SURVEY.
5. TYPICAL LOT DIMENSIONS ARE 25'x120' IN WARRINGTON'S REPLAT OF OAKWOOD VILLAS PER P.B. 9, PG. 25.

LEGEND

- = SET 1/2" IRON PIPE LB 6888
- = FOUND 1/2" IRON PIPE IDENTIFICATION AS NOTED
- ⊙ = MANHOLE SANITARY SEWER
- (P) = PLAT
- (M) = MEASURED
- (B.R.) = BEARING REFERENCE
- C.M. = CONCRETE MONUMENT
- I.P. = IRON PIPE
- I.R. = IRON ROD
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS

JOHN L. MARSH 11/24/14
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LD
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 OldWorldKnowledge...NewAgeTechnology

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W.O. NO.: 14-364	DATE: 11/24/14	DRAFTED BY: DNS
CHECKED BY: J.L.M.	CAD FILE: LOTS-16-28_BLOCK-40.dwg	FB/PG: 1003/1-2

EXHIBIT "F"

LAND USE TABLE

Total Gross Acreage	0.89 Acres	100%
Single-family Residential	0.89 Acres	100%
Total Number and Type of Dwelling Units – single family, modular or mobile home	10 D.U.	60%
Total Amount of Active Recreation and/or Open Space	0 Acres	N/A
Total Amount of Passive Open Space	0 Acres	N/A
Amount of Public and Private Right-of-Way	0 Acres	0%
Maximum Coverage of Buildings and Structures at Ground Level		40% max.

Prepared by and Return to:
Sunshine Title Corporation

8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217
Our File Number: STC #104761

For official use by Clerk's office only

STATE OF Florida) SPECIAL WARRANTY DEED
COUNTY OF Duval) (Corporate Seller)

THIS INDENTURE, made this December 13, 2013, between JWB Real Estate Capital, LLC, a Florida Limited Liability Company, whose mailing address is: 7563 Phillips Highway, Suite 109, Jacksonville, Florida 32256, party of the first part, and Southside Oaks, LLC, a Delaware Limited Liability Company, whose mailing address is: 7563 Phillips Highway, Suite 109, Jacksonville, Florida 32256, party/parties of the second part,

WITNESSETH:

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

See Exhibit "A" attached hereto and by this reference made a part hereof.

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

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on December 13, 2013.

Signed, sealed and delivered
in the presence of:

JWB Real Estate Capital, LLC, a Florida Limited Liability
Company

Kasandra Joyner
Witness signature
Kasandra Joyner
Print witness name
Carolina Rayner
Witness signature
Carolina Rayner
Print witness name

By: Adam R. Rigel
Print Name: Adam R. Rigel
Title: Manager

State of Florida
County of Duval

THE FOREGOING INSTRUMENT was acknowledged before me this December 13, 2013 by Adam R. Rigel, Manager of JWB Real Estate Capital, LLC, a Florida Limited Liability Company who is personally known to me or who has produced _____ as identification.

Kasandra Joyner
Notary Public
Print Notary Name
My Commission Expires: _____
Notary Seal

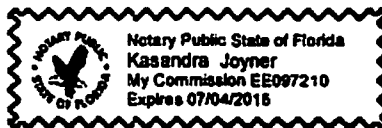


Exhibit "A"

PARCEL I A

All that portion of Lot 12, Block 41, lying North and West of a Branch as shown on plat of OAKWOOD VILLAS, according to the plat thereof as recorded in Plat Book 3, Page 100, of the current public records of Duval County, Florida.

PARCEL I B

The South 1/2 of Lot 12, Block 41, OAKWOOD VILLAS, according to the plat thereof as recorded in Plat Book 3, Page 100, of the current public records of Duval County, Florida.

Less and except any part of caption in Official Records Volume 6577, page 860.

PARCEL II

A part of Lots 4, 5, 6 and 13, 14, and 15, Block 40 of Oakwood Villas, according to plat thereof recorded in Plat Book 3, Page 100 of the current public records of Duval County, Florida, and being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southeast corner of said Lot 15, said point lying on the Northerly right of way line of Highfield Street (formerly Ray Avenue), a 60 foot right of way as now established, thence South 86 degrees 23 minutes 23 seconds West along said right of way line and along the Southerly line of said Lots 15, 14, and 13, a distance of 325.99 feet; thence North 03 degrees 58 minutes 19 seconds West along the Easterly line of those lands as shown on survey prepared by Charles Bassett & Associates, Inc., File No. S-1722 and S-1191-A, a distance of 540.28 feet; thence North 86 degrees 25 minutes 23 seconds East along the Southerly line and its Easterly prolongation of those lands as shown on the survey prepared by Charles Bassett & Associates, Inc., File No. S-2166, a distance of 325.99 feet to the intersection with the Easterly line of said Lot 4; thence South 03 degrees 58 minutes 20 seconds East along said Easterly line and along the Easterly line of said Lot 15, a distance of 540.09 feet to the POINT OF BEGINNING. The above described lands being the same as those intended to be described in Parcel 5 of Official Records Volume 5053, page 1176 of the aforementioned public records.

LESS AND EXCEPT the East 20 feet and the South 50 feet of Lot 4, the East 40.6 feet of the South 50 feet of Lot 5, Block 40, the East 40.6 feet of Lot 14, Block 40 and the West 9.4 feet of Lot 15, Block 40 of Oakwood Villas according to plat thereof recorded in Plat Book 3, page 100 of the current public records of Duval County, Florida and being that part of the Department of Transportation Ditch right of way as described in Parcel 118.1, Section 72100-2505 of Official Records Volume 2664, page 194 of the aforementioned public records and being more particularly described as follows:

For a point of reference commence at the Southeast corner of said Lot 15, said point lying on the Northerly right of way line of Highfield Street (formerly Ray Street), a 60 foot right of way as now established, thence South 86 degrees 23 minutes 23 seconds West along said line, a distance of 101.60 feet to the POINT OF BEGINNING: thence South 86 degrees 23 minutes 23 seconds West continuing along said line, a distance of 50.00 feet; thence North 03 degrees 58 minutes 20 seconds West, a distance of 470.09 feet; thence North 86 degrees 24 minutes 23 seconds East, a distance of 131.60 feet, thence North 03 degrees 58 minutes 20 seconds West, a distance of 70.05 feet; thence North 86 degrees 25 minutes 23 seconds East, a distance of 20.00 feet to the intersection with the Easterly line of aforementioned Lot 4; thence South 03 degrees 58 minutes 20 seconds East along said line, a distance of 120.04 feet to the Northeast corner of aforementioned Lot 15; thence South 86 degrees 24 minutes 23 seconds West along the Northerly line of said Lot, a distance of 101.60 feet: thence South 03 degrees 58 minutes 20 seconds East a distance of 420.08 feet to the POINT OF BEGINNING.

PARCEL III A

That certain piece, parcel or tract of land, situate, lying and being a part of Tract "E" as shown on the map of John B. Uebelhoer's Subdivision of part of the Francis Richard Grant, Section 52, Township 2 South, Range 27

File Number: STC #104761

Legal Description with Non Homestead
Closer's Choice

East, as recorded in Plat Book 7, Page 10 of the current public records of Duval County, Florida, and being a portion of the lands described as Parcel B, as recorded in Official Record Volume 6901 page 2287 (page 4 of Exhibit A), and being more particularly described as follows:

Commence at the Southwest corner of Lot 13, as shown on the Plat of Southside Estates Annex as recorded in Plat Book 18, Pages 60 and 60A of said public records; thence South 86 degrees 26 minutes 53 seconds West (on a rotated bearing structure) along the Southerly boundary line of said plat of Southside Estates Annex and along the Southerly line of that parcel shown thereon as "not included in plat", a distance of 90.00 feet to a point situate in the Westerly right of way line of Caravan Trail; thence South 03 degrees 36 minutes 07 seconds East along said Westerly right of way line of Caravan Trail, 323.87 feet to its intersection with the Northerly right of way line of Caravan Circle; thence South 86 degrees 23 minutes 53 seconds West along said Northerly right of way line of Caravan Circle, 181.67 feet to the point of curvature of a curve to the left, said curve concave Southerly and having a radius of 330.00 feet, thence around and along said curve, and along said Northerly right of way line of Caravan Circle, through a central angle of 47 degrees 38 minutes 50 seconds, an arc distance of 274.43 feet, said arc subtended by a chord bearing and distance of South 62 degrees 34 minutes 28 seconds West 266.59 feet to the end of said curve; thence North 51 degrees 14 minutes 57 seconds West, 484.03 feet to the POINT OF BEGINNING; thence South 12 degrees 53 minutes 53 seconds West along the Easterly line of the lands described as Parcel B, as recorded in Official Records Volume 6901, page 2287 (page 4 of Exhibit A) of said public records, a distance of 150.00 feet to an angle point in said line; thence South 07 degrees 36 minutes 07 seconds East along said Easterly line, 250.00 feet; thence South 82 degrees 23 minutes 53 seconds West 139.60 feet; thence South 12 degrees 09 minutes 23 seconds West 84.27 feet; thence South 77 degrees 24 minutes 50 seconds West 35.46 feet to a point on the right of way of Highfield Avenue as described and recorded in Official Record Volume 6577, page 860 (Exhibit "C") of said public records, said point being on a curve to the left, said curve concave Southwesterly and having a radius of 45 feet, thence along and around said curve, through a central angle of 92 degrees 06 minutes 24 seconds, an arc distance of 72.34 feet, said arc subtended by a chord bearing and distance of North 58 degrees 38 minutes 22 seconds West 64.80 feet to a point of reverse curvature of a curve to the right said curve concave Northerly and having a radius of 25.00 feet; thence along and around said curve, through a central angle of 16 degrees 01 minute 55 seconds, an arc distance of 7.00 feet, said arc subtended by a chord bearing and distance of South 83 degrees 19 minutes 24 seconds West 6.97 feet to the Easterly line of a 55 foot wide State of Florida Department of Transportation Drainage Right of Way as described in Official Records Volume 3151, page 491 of said public records; thence North 12 degrees 09 minutes 23 seconds East along said Easterly line, 153.69 feet to an angle point in said line; thence North 33 degrees 49 minutes 23 seconds East along said line, 110.05 feet to the Southerly right of way line of Thor Street, a 60 foot right of way as described and recorded in Official Record Volume 6577, page 660 (Exhibit "E") of said public records; thence South 63 degrees 25 minutes 10 seconds East along said line, 33.24 feet to a point of curvature of a curve to the right, said curve concave Southwesterly and having a radius of 25.00 feet; thence along and around said curve, through a central angle of 38 degrees 12 minutes 48 Seconds, an arc distance of 16.67 feet, said arc subtended by a chord bearing and distance of South 44 degrees 18 minutes 46 seconds East 16.37 feet to a point of reverse curvature of a curve to the left, said curve concave Westerly and having a radius of 45.00 feet; thence along and around said curve through a central angle of 256 degrees 25 minutes 35 seconds an arc distance of 201.40 feet, said arc subtended by a chord bearing and distance of North 26 degrees 34 minutes 50 seconds East 70.71 feet, to a point of reverse curvature of a curve to the right said curve concave Northerly and having a radius of 25.00 feet; thence along and around said curve, through a central angle of 38 degrees 12 minutes 48 seconds, an arc distance of 16.67 feet, said arc subtended by a chord bearing and distance of North 82 degrees 31 minutes 34 seconds West 16.37 feet to the point of tangency of said curve; thence North 63 degrees 25 minutes 10 seconds West 25.61 feet to the Easterly line of said 55 foot wide drainage right of way; thence North 33 degrees 49 minutes 23 seconds East 218.38 feet to the Northerly line of the lands described as Parcel B, as recorded in said Official Records Volume 6901, page 2287 (page 4 of Exhibit A) of said public records; thence South 51 degrees 14 minutes 57 seconds East 5.84 feet to the POINT OF BEGINNING.

PARCEL III B

That certain piece, parcel or tract of land, situate, lying and being a part of Tract "E" as shown on the map of John B. Uebelhoefer's Subdivision of part of the Francis Richard Grant, Section 52, Township 2 South, Range 27 East, as recorded in Plat Book 7, Page 10 of the current public records of Duval County, Florida, and being a portion of the lands described as Parcel B, as recorded in Official Record Volume 6901, page 2287 (page 4 of Exhibit A), and being more particularly described as follows:

Commence at the Southwest corner of Lot 13, as shown on the Plat of Southside Estates Annex as recorded in Plat Book 18, Pages 60 and 60A of said public records; thence South 86 degrees 23 minutes 53 seconds West

File Number: STC #104761

Legal Description with Non Homestead
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(on a rotated bearing structure) along the Southerly boundary line of said plat of Southside Estates Annex and along the Southerly line of that parcel shown thereon as "not included in plat", a distance of 90.00 feet to a point situate in the Westerly right of way line of Caravan Trail; thence South 03 degrees 36 minutes 07 seconds East along said Westerly right of way line of Caravan Trail, 323.87 feet to its intersection with the Northerly right of way line of Caravan Circle; thence South 86 degrees 23 minutes 53 seconds West along said Northerly right of way line of Caravan Circle, 181.67 feet to the point of curvature of a curve to the left, said curve concave Southerly and having a radius of 330.00 feet; thence around and along said curve, and along said Northerly right of way line of Caravan Circle, through a central angle of 47 degrees 38 minutes 50 seconds, an arc distance of 274.43 feet, said arc subtended by a chord bearing and distance of South 62 degrees 34 minutes 28 seconds West 266.59 feet to the end of said curve; thence North 51 degrees 14 minutes 57 seconds West, 484.03 feet; thence South 12 degrees 53 minutes 53 seconds West along the Easterly line of the lands described as Parcel B, as recorded in Official Records Volume 6901, page 2287 (page 4 of Exhibit A) of said public records, a distance of 150.00 feet to an angle point in said line: thence South 07 degrees 36 minutes 07 seconds East along said Easterly line, 250.00 feet; thence South 82 degrees 23 minutes 53 seconds West 139.60 feet; thence South 12 degrees 09 minutes 23 seconds West 84.27 feet; thence South 77 degrees 24 minutes 50 seconds West 35.46 feet to a point on the right of way of Highfield Avenue as described and recorded in Official Record Volume 6577, page 860 (Exhibit "C") of said public records, said point being on a curve to the right, said curve concave Westerly and having a radius of 45 feet; thence along and around said curve, through a central angle of 50 degrees 29 minutes 48 seconds, an arc distance of 39.66 feet, said arc subtended by a chord bearing and distance of South 12 degrees 39 minutes 44 seconds West 38.39 feet to the POINT OF BEGINNING; thence continue along and around said curve, through a central angle of 100 degrees 59 minutes 36 seconds, an arc distance of 79.32 feet, said arc subtended by a chord bearing and distance of South 88 degrees 24 minutes 26 seconds West, 69.44 feet to the Easterly line of a 55 foot wide State of Florida Department of Transportation Drainage Right of Way as described in Official Records Volume 3151, page 491 of said public records; thence South 12 degrees 09 minutes 23 seconds West along said line, 115.00 feet; thence South 77 degrees 10 minutes 31 seconds East 104.19 feet; thence North 12 degrees 09 minutes 23 seconds East 115.00 feet; thence North 52 degrees 05 minutes 22 seconds West 40.78 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM ANY PART OF ABOVE CAPTIONED LAND LYING WITHIN OFFICIAL RECORDS VOLUME 2664, PAGE 192, AND WITHIN OFFICIAL RECORDS VOLUME 6577, PAGE 880, OF SAID PUBLIC RECORDS.

PARCEL IV, PART 1:

Lots 24 and 25, and the West 8 feet of Lot 28, Block 40; Lots 26 and 27, and the East 25 feet of Lot 28, Block 40; Lots 29 through 41, inclusive, and Lots 46 and 47, Block 40; Lots 42, 43, 44 and 45, Block 40; Lots 48 and 49, Block 40; Lots 50 through 54, Block 40; All of the above mentioned lands being part of Warrington's Replat of Oakwood Villas, Plat Book 9, Page 25, of the current public records of Duval County, Florida. Excepting therefrom any part lying within lands described in Deed of Dedication in Official Records Volume 6577, page 860, of said public records, and any part lying within any public right of way, as now established.

PARCEL IV, PART 2:

Lots 51, 52 and 53, Block 41; Lots 54, 55, 56 and 57, Block 41; Lots 58 and 59, Block 41; Lots 60 and 61, Block 41; Lots 62 through 75, inclusive, Block 41; Lots 76 and 77, Block 41; Lot 78, Block 41, except any part thereof lying in State Ditch as per Official Records Volume 2664, page 192, as corrected in Official Records Volume 3151, page 491, of the current public records of Duval County, Florida.

All of the above mentioned lands being part of Warrington's Replat of Oakwood Villas, as recorded in Plat Book 9, Page 25, of the current public records of Duval County, Florida. Excepting from above mentioned lands that part described in Deed of Dedication in Official Records Volume 6577, page 860, of said public records, and any part lying within any public right of way, as now established.

PARCEL IV, PART 3:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 25, 26, the West one-half of Lot 27 and Lot 30, Block 44; All of the above mentioned lands being part of Warrington's Replat of Oakwood Villas, Plat Book 9, Page 25, of the current public records of Duval County, Florida; together with that part of Oden Avenue closed by County Commission in Deed Book 1439, page 499; and together with the East one-half of Bowlan Street closed by Ordinance 2008-1079-E recorded in Official Records Volume 14791, Page 2203. EXCEPTING from above

File Number: STC #104761

Legal Description with Non Homestead
Closer's Choice

described lands that part in State Ditch described in Order of Taking in Official Records Volume 2664, page 192, as corrected in Official Records Volume 3116, page 475; any part lying within lands described in Deed of Dedication in Official Records Volume 6577, page 860; any part of above lands lying within the right of way of any public road, as now established; the West 12.5 feet of Lot 14; that portion of Lot 14 as contained in Official Records Volume 14544, Page 1759 and Official Records Volume 14544, Page 1761; the East 12.5 feet and the West 12.5 feet of Lot 30; and that portion of Lot 30 as contained in Official Records Volume 14787, Page 1407 and Official Records Volume 15756, Page 97.

PARCEL IV, PART 4:

Lots 1, 2, 3, the East one-half of Lot 4, 6, 7, 8, the West one-half of Lot 10, 11, 12, the East one-half of Lot 13, 15, 16, 26, 27, 43, 81, 145 and the West one-half of 146, 151, 152 and 153, Block 45, All of the above mentioned property being part of Warrington's Replat of Oakwood Villas, as recorded in Plat Book 9, Page 25, of the current public records of Duval County, Florida, TOGETHER with the West one-half of Bowlan Street closed by Ordinance 2008-1079-E recorded in Official Records Volume 14791, Page 2203. Excepting therefrom as much of said property as lies within any public roads, as now established.

The herein described parcels are assessed under Parcel numbers:

145116-0012, 145116-0025, 145116-0000, 145112-0010, 145112-0060, 145178-0520, 145178-0530, 145119-0000, 145120-0000, 145121-0000, 145121-0050, 145122-0000, 145123-0000, 145124-0000, 145135-0000, 145135-0500, 145136-0000, 145137-0000, 145138-0000, 145139-0000, 145140-0010, 145140-0070, 145142-0000, 145143-0020, 145143-0250, 145144-0000, 145144-0035, 145144-0212, 145146-0010, 145146-0030, 145146-0050, 145146-0100, 145146-0150, 145149-0000, 145152-0010, 145157-0010, 145158-0015 and 145159-0080.

Prepared by and Return to:
Kendall Title Services Inc.
12058 San Jose Blvd., Suite 204
Jacksonville, Florida 32223
Our File Number: MARTI

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of 12 December, 2013, between Tiger Investment Group, Inc., a Florida Corporation, whose mailing address is: 10151 Deerwood Park Building 300 Suite 110, Jacksonville, FL 32256, party of the first part, and JWB Real Estate Capital, LLC, whose mailing address is: 2406 University Blvd West, Jacksonville, FL 32217, party/parties of the second part,

WITNESSETH:

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

EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of the deliver of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgement.

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

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

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

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

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

Signed, sealed and delivered
in the presence of:

TIGER INVESTMENT GROUP, INC.

Sandra Timponé
Witness signature
SANDRA TIMPONE
Print witness name

By: *Cynthia A. Cash*
CYNTHIA A. CASH VICE PRESIDENT

Richard L. Schwerdtfeger
Witness signature
Richard L. Schwerdtfeger
Print witness name

State of FLORIDA

City/Country of DUVAL

THE FOREGOING INSTRUMENT was acknowledged before me this 12th day of December, 2013 by CYNTHIA A. CASH VICE PRESIDENT OF TIGER INVESTMENT GROUP, INC. who is personally known to me.

Susanna W. Gaucherty
Notary Public
Print Notary Name

Notary Seal

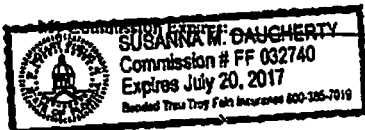


Exhibit "A"

PARCEL I A

All that portion of Lot 12, Block 41, lying North and West of a Branch as shown on plat of OAKWOOD VILLAS, according to the plat thereof as recorded in Plat Book 3, Page 100, of the current public records of Duval County, Florida.

PARCEL I B

The South 1/2 of Lot 12, Block 41, OAKWOOD VILLAS, according to the plat thereof as recorded in Plat Book 3, Page 100, of the current public records of Duval County, Florida.

Less and except any part of caption in Official Records Volume 6577, page 860.

PARCEL II

A part of Lots 4, 5, 6 and 13, 14, and 15, Block 40 of Oakwood Villas, according to plat thereof recorded in Plat Book 3, Page 100 of the current public records of Duval County, Florida, and being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southeast corner of said Lot 15, said point lying on the Northerly right of way line of Highfield Street (formerly Ray Avenue), a 60 foot right of way as now established, thence South 86 degrees 23 minutes 23 seconds West along said right of way line and along the Southerly line of said Lots 15, 14, and 13, a distance of 325.99 feet; thence North 03 degrees 58 minutes 19 seconds West along the Easterly line of those lands as shown on survey prepared by Charles Bassett & Associates, Inc., File No. S-1722 and S-1191-A, a distance of 540.28 feet; thence North 86 degrees 25 minutes 23 seconds East along the Southerly line and its Easterly prolongation of those lands as shown on the survey prepared by Charles Bassett & Associates, Inc., File No. S-2166, a distance of 325.99 feet to the intersection with the Easterly line of said Lot 4; thence South 03 degrees 58 minutes 20 seconds East along said Easterly line and along the Easterly line of said Lot 15, a distance of 540.09 feet

to the POINT OF BEGINNING. The above described lands being the same as those intended to be described in Parcel 5 of Official Records Volume 5053, page 1176 of the aforementioned public records.

LESS AND EXCEPT the East 20 feet and the South 50 feet of Lot 4, the East 40.6 feet of the South 50 feet of Lot 5, Block 40, the East 40.6 feet of Lot 14, Block 40 and the West 9.4 feet of Lot 15, Block 40 of Oakwood Villas according to plat thereof recorded in Plat Book 3, page 100 of the current public records of Duval County, Florida and being that part of the Department of Transportation Ditch right of way as described in Parcel 118.1, Section 72100-2505 of Official Records Volume 2664, page 194 of the aforementioned public records and being more particularly described as follows:

For a point of reference commence at the Southeast corner of said Lot 15, said point lying on the Northerly right of way line of Highfield Street (formerly Ray Street), a 60 foot right of way as now established, thence South 86 degrees 23 minutes 23 seconds West along said line, a distance of 101.60 feet to the POINT OF BEGINNING: thence South 86 degrees 23 minutes 23 seconds West continuing along said line, a distance of 50.00 feet; thence North 03 degrees 58 minutes 20 seconds West, a distance of 470.09 feet; thence North 86 degrees 24 minutes 23 seconds East, a distance of 131.60 feet, thence North 03 degrees 58 minutes 20 seconds West, a distance of 70.05 feet; thence North 86 degrees 25 minutes 23 seconds East, a distance of 20.00 feet to the intersection with the Easterly line of aforementioned Lot 4; thence South 03 degrees 58 minutes 20 seconds East along said line, a distance of 120.04 feet to the Northeast corner of aforementioned Lot 15; thence South 86 degrees 24 minutes 23 seconds West along the Northerly line of said Lot, a distance of 101.60 feet; thence South 03 degrees 58 minutes 20 seconds East a distance of 420.08 feet to the POINT OF BEGINNING.

PARCEL III A

That certain piece, parcel or tract of land, situate, lying and being a part of Tract "E" as shown on the map of John B. Uebelhoer's Subdivision of part of the Francis Richard Grant, Section 52, Township 2 South, Range 27 East, as recorded in Plat Book 7, Page 10 of the current public records of Duval County, Florida, and being a portion of

the lands described as Parcel B, as recorded in Official Record Volume 6901 page 2287 (page 4 of Exhibit A), and being more particularly described as follows:

Commence at the Southwest corner of Lot 13, as shown on the Plat of Southside Estates Annex as recorded in Plat Book 18, Pages 60 and 60A of said public records; thence South 86 degrees 26 minutes 53 seconds West (on a rotated bearing structure) along the Southerly boundary line of said plat of Southside Estates Annex and along the Southerly line of that parcel shown thereon as "not included in plat", a distance of 90.00 feet to a point situate in the Westerly right of way line of Caravan Trail; thence South 03 degrees 36 minutes 07 seconds East along said Westerly right of way line of Caravan Trail, 323.87 feet to its intersection with the Northerly right of way line of Caravan Circle; thence South 86 degrees 23 minutes 53 seconds West along said Northerly right of way line of Caravan Circle, 181.67 feet to the point of curvature of a curve to the left, said curve concave Southerly and having a radius of 330.00 feet, thence around and along said curve, and along said Northerly right of way line of Caravan Circle, through a central angle of 47 degrees 38 minutes 50 seconds, an arc distance of 274.43 feet, said arc subtended by a chord bearing and distance of South 62 degrees 34 minutes 28 seconds West 266.59 feet to the end of said curve; thence North 51 degrees 14 minutes 57 seconds West, 484.03 feet to the POINT OF BEGINNING; thence South 12 degrees 53 minutes 53 seconds West along the Easterly line of the lands described as Parcel B, as recorded in Official Records Volume 6901, page 2287 (page 4 of Exhibit A) of said public records, a distance of 150.00 feet to an angle point in said line; thence South 07 degrees 36 minutes 07 seconds East along said Easterly line, 250.00 feet; thence South 82 degrees 23 minutes 53 seconds West 139.60 feet; thence South 12 degrees 09 minutes 23 seconds West 84.27 feet; thence South 77 degrees 24 minutes 50 seconds West 35.46 feet to a point on the right of way of Highfield Avenue as described and recorded in Official Record Volume 6577, page 860 (Exhibit "C") of said public records, said point being on a curve to the left, said curve concave Southwesterly and having a radius of 45 feet, thence along and around said curve, through a central angle of 92 degrees 06 minutes 24 seconds, an arc distance of 72.34 feet, said arc subtended by a chord bearing and distance of North 58 degrees 38 minutes 22 seconds West 64.80 feet to a point of reverse curvature of a curve to the right said curve

concave Northerly and having a radius of 25.00 feet; thence along and around said curve, through a central angle of 16 degrees 01 minute 55 seconds, an arc distance of 7.00 feet, said arc subtended by a chord bearing and distance of South 83 degrees 19 minutes 24 seconds West 6.97 feet to the Easterly line of a 55 foot wide State of Florida Department of Transportation Drainage Right of Way as described in Official Records Volume 3151, page 491 of said public records; thence North 12 degrees 09 minutes 23 seconds East along said Easterly line, 153.69 feet to an angle point in said line; thence North 33 degrees 49 minutes 23 seconds East along said line, 110.05 feet to the Southerly right of way line of Thor Street, a 60 foot right of way as described and recorded in Official Record Volume 6577, page 860 (Exhibit "E") of said public records; thence South 63 degrees 25 minutes 10 seconds East along said line, 33.24 feet to a point of curvature of a curve to the right, said curve concave Southwesterly and having a radius of 25.00 feet; thence along and around said curve, through a central angle of 38 degrees 12 minutes 48 Seconds, an arc distance of 16.67 feet, said arc subtended by a chord bearing and distance of South 44 degrees 18 minutes 46 seconds East 16.37 feet to a point of reverse curvature of a curve to the left, said curve concave Westerly and having a radius of 45.00 feet; thence along and around said curve through a central angle of 256 degrees 25 minutes 35 seconds an arc distance of 201.40 feet, said arc subtended by a chord bearing and distance of North 26 degrees 34 minutes 50 seconds East 70.71 feet, to a point of reverse curvature of a curve to the right said curve concave Northerly and having a radius of 25.00 feet; thence along and around said curve, through a central angle of 38 degrees 12 minutes 48 seconds, an arc distance of 16.67 feet, said arc subtended by a chord bearing and distance of North 82 degrees 31 minutes 34 seconds West 16.37 feet to the point of tangency of said curve; thence North 63 degrees 25 minutes 10 seconds West 25.61 feet to the Easterly line of said 55 foot wide drainage right of way; thence North 33 degrees 49 minutes 23 seconds East 218.38 feet to the Northerly line of the lands described as Parcel B, as recorded in said Official Records Volume 6901, page 2287 (page 4 of Exhibit A) of said public records; thence South 51 degrees 14 minutes 57 seconds East 5.84 feet to the POINT OF BEGINNING.

PARCEL III B

That certain piece, parcel or tract of land, situate, lying and being a part of Tract "E" as shown on the map of John B. Uebelhoer's Subdivision of part of the Francis Richard Grant, Section 52, Township 2 South, Range 27 East, as recorded in Plat Book 7, Page 10 of the current public records of Duval County, Florida, and being a portion of the lands described as Parcel B, as recorded in Official Record Volume 6901, page 2287 (page 4 of Exhibit A), and being more particularly described as follows:

Commence at the Southwest corner of Lot 13, as shown on the Plat of Southside Estates Annex as recorded in Plat Book 18, Pages 60 and 60A of said public records; thence South 86 degrees 23 minutes 53 seconds West (on a rotated bearing structure) along the Southerly boundary line of said plat of Southside Estates Annex and along the Southerly line of that parcel shown thereon as "not included in plat", a distance of 90.00 feet to a point situate in the Westerly right of way line of Caravan Trail; thence South 03 degrees 36 minutes 07 seconds East along said Westerly right of way line of Caravan Trail, 323.87 feet to its intersection with the Northerly right of way line of Caravan Circle; thence South 86 degrees 23 minutes 53 seconds West along said Northerly right of way line of Caravan Circle, 181.67 feet to the point of curvature of a curve to the left, said curve concave Southerly and having a radius of 330.00 feet; thence around and along said curve, and along said Northerly right of way line of Caravan Circle, through a central angle of 47 degrees 38 minutes 50 seconds, an arc distance of 274.43 feet, said arc subtended by a chord bearing and distance of South 62 degrees 34 minutes 28 seconds West 266.59 feet to the end of said curve; thence North 51 degrees 14 minutes 57 seconds West, 484.03 feet; thence South 12 degrees 53 minutes 53 seconds West along the Easterly line of the lands described as Parcel B, as recorded in Official Records Volume 6901, page 2287 (page 4 of Exhibit A) of said public records, a distance of 150.00 feet to an angle point in said line: thence South 07 degrees 36 minutes 07 seconds East along said Easterly line, 250.00 feet; thence South 82 degrees 23 minutes 53 seconds West 139.60 feet; thence South 12 degrees 09 minutes 23 seconds West 84.27 feet; thence South 77 degrees 24 minutes 50 seconds West 35.46 feet to a point on the right of way of Highfield Avenue as described and recorded in Official Record Volume 6577, page 860 (Exhibit "C") of

said public records, said point being on a curve to the right, said curve concave Westerly and having a radius of 45 feet; thence along and around said curve, through a central angle of 50 degrees 29 minutes 48 seconds, an arc distance of 39.66 feet, said arc subtended by a chord bearing and distance of South 12 degrees 39 minutes 44 seconds West 38.39 feet to the POINT OF BEGINNING; thence continue along and around said curve, through a central angle of 100 degrees 59 minutes 36 seconds, an arc distance of 79.32 feet, said arc subtended by a chord bearing and distance of South 88 degrees 24 minutes 26 seconds West, 69.44 feet to the Easterly line of a 55 foot wide State of Florida Department of Transportation Drainage Right of Way as described in Official Records Volume 3151, page 491 of said public records; thence South 12 degrees 09 minutes 23 seconds West along said line, 115.00 feet; thence South 77 degrees 10 minutes 31 seconds East 104.19 feet; thence North 12 degrees 09 minutes 23 seconds East 115.00 feet; thence North 52 degrees 05 minutes 22 seconds West 40.78 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM ANY PART OF ABOVE CAPTIONED LAND LYING WITHIN OFFICIAL RECORDS VOLUME 2664, PAGE 192, AND WITHIN OFFICIAL RECORDS VOLUME 6577, PAGE 860, OF SAID PUBLIC RECORDS.

PARCEL IV, PART 1:

Lots 24 and 25, and the West 8 feet of Lot 28, Block 40; Lots 26 and 27, and the East 25 feet of Lot 28, Block 40; Lots 29 through 41, inclusive, and Lots 46 and 47, Block 40; Lots 42, 43, 44 and 45, Block 40; Lots 48 and 49, Block 40; Lots 50 through 54, Block 40;

All of the above mentioned lands being part of Warrington's Replat of Oakwood Villas, Plat Book 9, Page 25, of the current public records of Duval County, Florida. Excepting therefrom any part lying within lands described in Deed of Dedication in Official Records Volume 6577, page 860, of said public records, and any part lying within any public right of way, as now established.

PARCEL IV, PART2:

Lots 51, 52 and 53, Block 41; Lots 54, 55, 56 and 57, Block 41; Lots 58 and 59, Block 41; Lots 60 and 61, Block 41; Lots 62 through 75, inclusive, Block 41; Lots 76 and 77, Block 41; Lot 78, Block 41, except any part thereof lying

in State Ditch as per Official Records Volume 2664, page 192, as corrected in O.R.V. 3151, page 491, of the current public records of Duval County, Florida.

All of the above mentioned lands being part of Warrington's Replat of Oakwood Villas, as recorded in Plat Book 9, Page 25, of the current public records of Duval County, Florida. Excepting from above mentioned lands that part described in Deed of Dedication in Official Records Volume 6577, page 860, of said public records, and any part lying within any public right of way, as now established.

PARCEL IV, PART 3:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 25, 26, the West one-half of Lot 27 and Lot 30, Block 44; All of the above mentioned lands being part of Warrington's Replat of Oakwood Villas, Plat Book 9, Page 25, of the current public records of Duval County, Florida; together with that part of Oden Avenue closed by County Commission in Deed Book 1439, page 499; and together with the East one-half of Bowlan Street closed by Ordinance 2008-1079-E recorded in Official Records Book 14791, Page 2203. EXCEPTING from above described lands that part in State Ditch described in Order of Taking in Official Records Volume 2664, page 192, as corrected in O.R.V. 3116, page 475; any part lying within lands described in Deed of Dedication in O.R.V. 6577, page 860; any part of above lands lying within the right of way of any public road, as now established; the West 12.5 feet of Lot 14; that portion of Lot 14 as contained in Official Records Book 14544, Page 1759 and Official Records Book 14544, Page 1761; the East 12.5 feet and the West 12.5 feet of Lot 30; and that portion of Lot 30 as contained in Official Records Book 14787, Page 1407 and Official Records Book 15756, Page 97.

PARCEL IV, PART 4:

Lots 1, 2, 3, the East one-half of Lot 4, 6, 7, 8, the West one-half of Lot 10, 11, 12, the East one-half of Lot 13, 15, 16, 26, 27, 43, 81, 145 and the West one-half of 146, 151, 152 and 153, Block 45, All of the above mentioned property being part of Warrington's Replat of Oakwood Villas, as recorded in Plat Book 9, Page 25, of the current public records of Duval County, Florida, TOGETHER with the West one-half of Bowlan Street closed by Ordinance 2008-1079-E recorded in Official Records Book 14791, Page 2203.

Excepting therefrom as much of said property as lies within any public roads, as now established.



Exhibit "H"

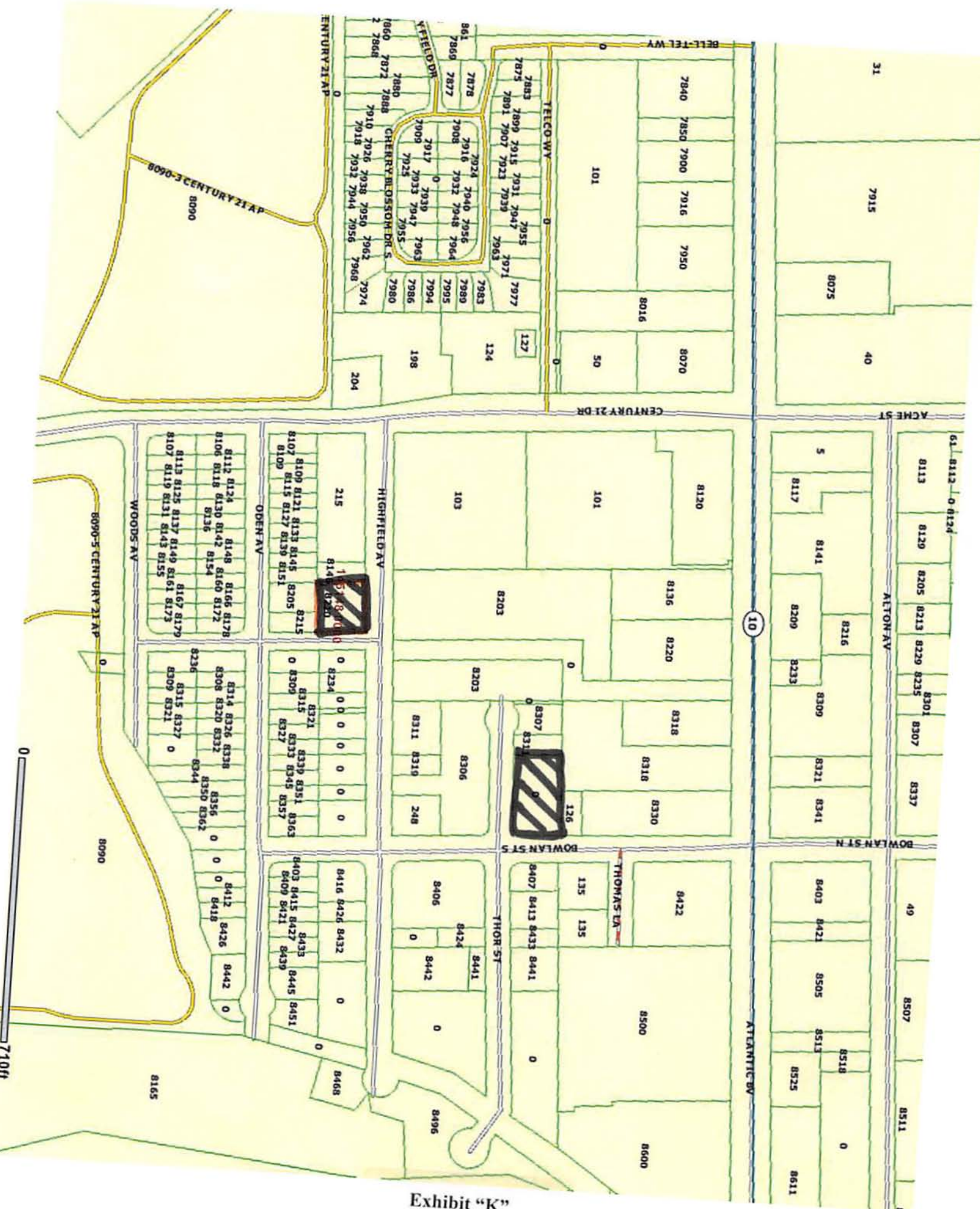


Exhibit "K"

Delaware

PAGE 1

The First State

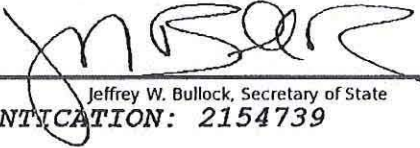
I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "SOUTHSIDE OAKS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE TWENTY-SEVENTH DAY OF FEBRUARY, A.D. 2015.



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150273586

You may verify this certificate online
at corp.delaware.gov/authver.shtml


Jeffrey W. Bullock, Secretary of State
AUTHENTICATION: 2154739

DATE: 02-27-15

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Foreign Limited Liability Company

SOUTHSIDE OAKS, LLC

Filing Information

Document Number	M15000001968
FEI/EIN Number	300803755
Date Filed	03/02/2015
State	DE
Status	ACTIVE

Principal Address

7563 PHILIPS HWY SUITE 109
JACKSONVILLE, FL 32256

Mailing Address

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JACKSONVILLE, FL 32256

Registered Agent Name & Address

MCKILLOP LAW FIRM, P.L.
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Authorized Person(s) Detail

Name & Address

Title MGR

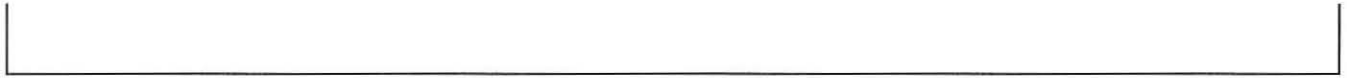
JWB REAL ESTATE CAPITAL LLC
7563 PHILIPS HWY SUITE 109
JACKSONVILLE, FL 32256

Annual Reports

No Annual Reports Filed

Document Images

No images are available for this filing.





Date: January 29, 2015

To: Folks Huxford, Chief

From: Andy Hetzel, Senior Planner

RE: Highland/Thor PUD

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

The Site Plan, dated November 24, 2014 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description and Exhibit F Land Use Table. The items of required information that have not been depicted on the Site Plan may be excused for good cause because they are provided in the Written Description and Land Use Table or they will not impact the review of the application.

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

This information is provided in the Project Description of the Written Description.

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

The required information is included in a separate Table F and the Written Description.

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

The Site Plan does not show rights-of-way, median openings and driveways within 660 feet of the property. Those items are not a factor when reviewing the application and the lack of the items will not create any adverse impacts to the surrounding neighborhood. Atlantic Boulevard, to the north is a FDOT maintained roadway and any access points or impacts are subject to the approval of that agency. The pavement widths are reviewed and approved by the Development Services Division Land Development Procedures Manual. It is the department's opinion this level of detail is not required.