

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2015-0369 TO****PLANNED UNIT DEVELOPMENT****JUNE 18, 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 **2015-0369** to Planned Unit Development.

Location: At the eastern terminus of Brightman Boulevard; on the west side of I-295 East north of J. Turner Butler Boulevard.

Real Estate Number: 167728-0100 (a portion of)

Current Zoning District: Planned Unit Development (PUD) (Ordinance 2012-015-E)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

City Council District: The Honorable Don Redman, District 4

Planning Commissioner: Daniel Blanchard

Applicant/Agent: Paul Harden, Esq.
The Law Office of Paul M. Harden
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

Owners: Arthur Chester Skinner, Jr. Trust
Mary Virginia Skinner Jones Trust
5011 Gate Parkway, Building 100, Suite 300
Jacksonville, Florida 32256

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development **2015-0369** seeks to rezone approximately 15.00± acres of land from PUD to PUD. The rezoning to PUD is being sought for the purpose of

developing an indoor and outdoor 65,000 square foot golf driving range including a 4COP restaurant with on-premises outside sales and service.

The property is currently undeveloped, and is part of a larger development under unified ownership of approximately 47 acres all located within the CGC functional land use category. The development of the northern 15 acres of the property for this recreational use will complement the existing commercial, office and university uses nearby by increasing the recreational options in the immediate area.

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 Community/ General Commercial (CGC) 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. The CGC functional land use category permits commercial developments which include business and professional offices, fast food establishments, small department stores, auto repair and sale, and similar other types of commercial developments. Additionally, the CGC functional land use category permits residential uses that are not the sole use and shall not exceed 80 percent of a development. The City views the parcels and existing developed parcels located within the development, and also governed by a common Fair Share Contract and Amendment, as being a part of a larger unified single development. 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

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code*, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following goals, objectives and policies:

FLUE 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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.10 Promote the use of Planned Unit Developments (PUDs), cluster development, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, state and federal regulations.

FLUE Policy 1.1.20 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.

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.

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. The agent/owner will need to file for a companion CCAS/CRC application as the project moves forward.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a commercial/recreational development. It 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:

The Applicant proposes to an indoor and outdoor 65,000 square foot golf driving range which will also contain open spaces and passive recreation areas.

The use of existing and proposed landscaping:

The project will be required to meet the standards set forth in Section 656, Part 12 of the Zoning Code.

The treatment of pedestrian ways:

The written description states that pedestrian access shall be provided within walkways from the parking lot and no other sidewalks shall be required. **The project shall be required to provide an internal and external pedestrian system that meets the requirements of the 2030 Comprehensive Plan.**

Traffic and pedestrian circulation patterns:

According to the submitted site plan showing the development, the property will be accessed through one primary access driveway from Brightman Boulevard. Internal traffic circulation consists of walks along the driveways lined with parking. Vehicular access is from Brightman Boulevard and the intersection of Town Center Parkway, which is signalized. **The site plan shows access through an access drive that is not within the PUD and not a public or approved private street. Legal access to the site is the developer's responsibility. The department has a concern regarding access to the site and the remaining undeveloped 30 acres to the south of it. The Department proposes the condition that prior to verification of substantial compliance, the location and design of the roadway/access drive and all current and future access points will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.**

Signage:

The applicant proposes two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and fifty (50) feet in height as well as two (2) street frontage signs a maximum size of three hundred (300) square feet in area provided such signs are located no closer than two hundred (200) feet apart. These freestanding signs shall not exceed thirty-five (35) feet in height, and shall have architectural elements and design consistent with the buildings

with which they are associated. Pylon or pole signage shall not be closer than 100 feet from the southerly boundary and a monument entry sign is proposed within 100 feet of the southerly boundary. Wall signage not to exceed thirty percent (30%) of the square footage of the occupancy frontage of the building abutting a public right-of-way is proposed as well as directional signs not exceeding four (4) square feet. All the signs proposed for the TopGolf PUD are shown in the signage package attached as Exhibit J.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located in an area largely surrounded by large tracts of undeveloped land located along a major roadway, I-295 East. The property is currently undeveloped, and is part of a larger development under unified ownership of approximately 47 acres all located within the CGC functional land use category. The development of the northern 15 acres of the property for this recreational use will complement the existing commercial, office and university uses nearby by increasing the recreational options in the immediate area. The proposed development is located in an area where residential, office, commercial and institutional uses function as a mixed-use development and as proposed, is appropriate and consistent with the emerging character of the surrounding area.

The Comprehensive Plan and existing zoning on surrounding lands: Lighting for the PUD shall be designed and constructed so light intrusion in excess of 0.5 footcandles does not occur at the southern property line. Illumination levels at all property lines shall not exceed one-half (.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. The maximum light pole height in all parking areas should not exceed twenty-five feet (25'). An exterior lighting design plan, including a photometrics plan, 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.

Adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-1	Undeveloped
South	BP	IBP	Undeveloped / FDOT
East	PBF	PBF-1	I-295 East/ U.N.F.
West	MU	PUD	MF/St Johns Town Center

(6) Intensity of Development

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

The location of various proposed uses within the proposed PUD and the degree of compatibility

of such uses with each other and with surrounding uses:

The site will be developed in a conventional yet innovative manner regarding layout, landscaping and lighting. The maximum height limitation for the project will be 100 feet for the golf range use, except the poles and lights for netting on the driving range which will have a maximum height of 190 feet. The height for all other structures for uses permitted in the written description (1 through 7) shall be limited to 55 feet. No building construction will be allowed within 50 feet of the southerly boundary. This restriction, however, is not applicable to limit parking, retention, lighting, driveways or other accessory uses within the 50 foot area.

The golf driving range/recreational use is compatible with surrounding land uses, zoning and current development and is buffered by a JEA easement to the west and 1-295 East to the east from residential uses.

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

The site is served by city sewer and water.

(7) Usable open spaces plazas, recreation areas.

The proposed project is an indoor and outdoor 65,000 square foot golf driving range including restaurant with outside sales and service. No recreation area is required.

(8) Impact on wetlands

Surveying of a 2005 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. The driving range use shall have a minimum of 250 spaces and a maximum of 450 spaces.

(11) Sidewalks, trails, and bikeways

The project shall contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on June 9, 2015, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-0369 be **APPROVED** with the following exhibits:

1. The original legal description dated April 6, 2015.
2. The revised written description dated June 11, 2015.
3. The original site plan dated April 14, 2015.
4. The Development Services Division Memorandum dated June 9, 2015 or as otherwise approved by the Planning and Development Department.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2015-0369 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. The site plan shows access through an access drive that is not within the PUD and not a public or approved private street. Legal access to the site is the developer's responsibility. The department has a concern regarding access to the site and the remaining undeveloped 30 acres to the south of it. The off-site access road shall be constructed to City standards subject to the review and approval of the Development Services Division and the Planning and Development Department.
2. Illumination levels at all property lines shall not exceed one-half (.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. The maximum light pole height in all parking areas should not exceed twenty-five feet (25'). An exterior lighting design plan, including a photometrics plan, 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.
3. There shall be two (2) pylon signs on the Interstate 295 East frontage and two (2) monument signs on Brightman Boulevard, substantially similar to those shown on the submitted "Exhibit J".



Aerial view of the subject site facing north



View of the subject property at the terminus of Brightman Blvd.



View of the subject property at the terminus of Brightman Blvd.



View of the subject property at the terminus of Brightman Blvd.



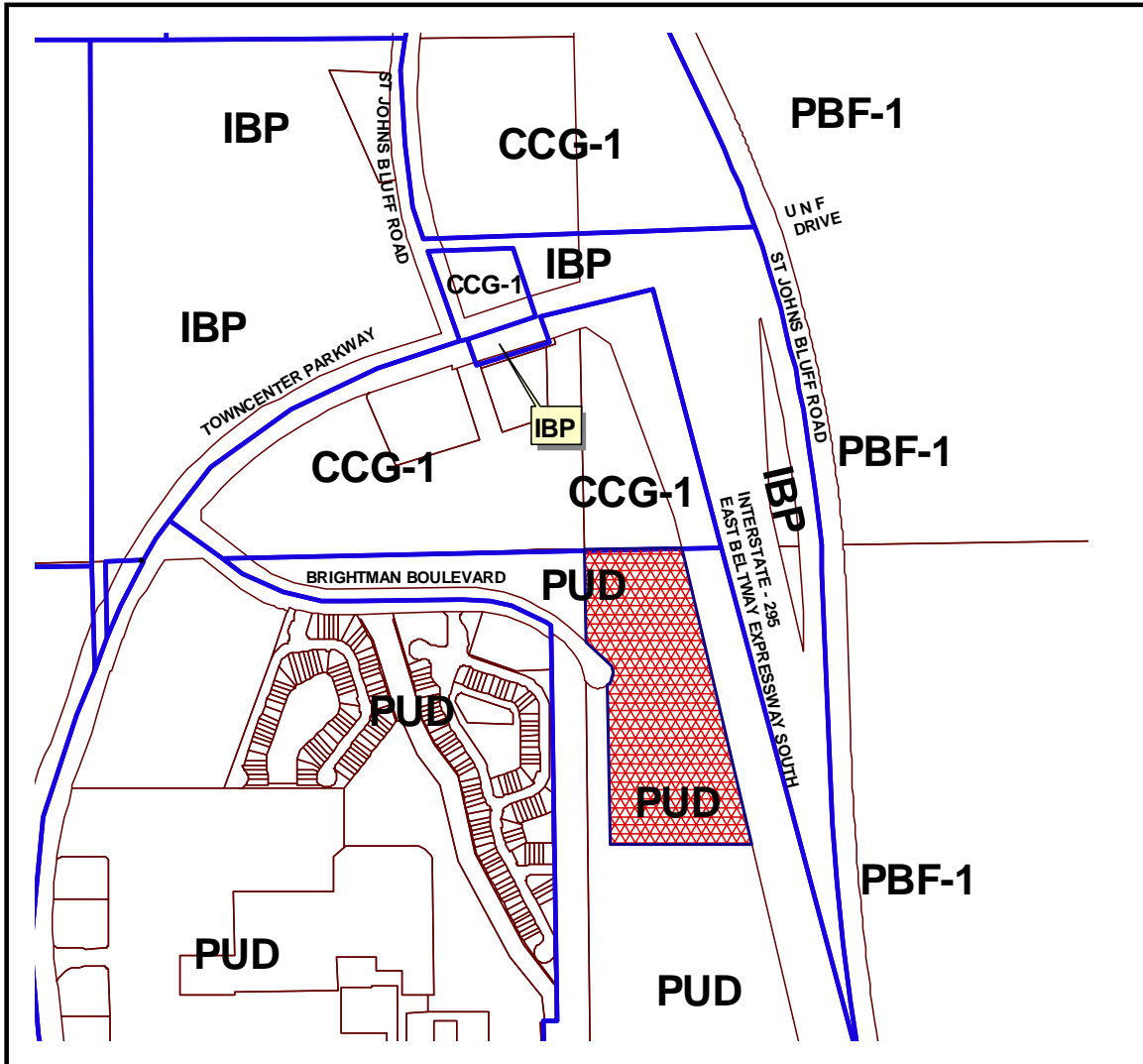
View of the subject property at the terminus of Brightman Blvd.



View of the subject property at the terminus of Brightman Blvd.



View of the subject property at the terminus of Brightman Blvd. with the JEA easement to the west



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		<p>0100 Feet</p> <p>COUNCIL DISTRICT:</p> <p>4</p>
<p>ORDINANCE NUMBER:</p> <p>ORD-2015-0369</p>	<p>TRACKING NUMBER:</p> <p>T-2015-0821</p>	<p>Exhibit 2</p>

DEVELOPMENT SERVICES



June 9, 2015

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: **Top Golf PUD
R-2015-369**

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

1. Site plan shows access through an access drive that is not within the PUD and not a public or approved private street. Legal access to the site is the Developer's responsibility.
2. Signs, fences, walls and landscape shall be located so that horizontal line of sight is not obstructed at driveways.
3. Provide sidewalks in accordance with 2030 Comprehensive Plan and Land Development Procedures Manual.

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 # 2015-0369 **Staff Sign-Off/Date** AH / 05/08/2015

Filing Date 04/16/2015 **Number of Signs to Post** 4

Hearing Dates:

1st City Council 06/23/2015 **Planning Commission** 06/18/2015

Land Use & Zoning 07/21/2015 **2nd City Council** N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 821

Application Status PENDING

Date Started 04/03/2015

Date Submitted 04/15/2015

General Information On Applicant

Last Name

HARDEN

First Name

PAUL

Middle Name

M.

Company Name

LAW OFFICE OF PAUL M. HARDEN

Mailing Address

501 RIVERSIDE AVENUE, SUITE 901

City

JACKSONVILLE

State

FL

Zip Code 32202

Phone

9043965731

Fax

9043995461

Email

PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name

SKINNER, JR.

First Name

ARTHUR

Middle Name

CHESTER

Company/Trust Name

ARTHUR CHESTER SKINNER, JR. TRUST

Mailing Address

C/O 5011 GATE PKWY, BLDG. 100, STE. 300

City

JACKSONVILLE

State

FL

Zip Code

32256

Phone

Fax

Email

Last Name

SKINNER

First Name

CHARLES

Middle Name

BRIGHTMAN

Company/Trust Name

CHARLES BRIGHTMAN SKINNER TRUST

Mailing Address

C/O 5011 GATE PKWY, BLDG. 100, STE. 300

City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email

Last Name	First Name	Middle Name
SKINNER JONES	MARY	VIRGINIA

Company/Trust Name
MARY VIRGINIA SKINNER JONES TRUST

Mailing Address
C/O 5011 GATE PKWY, BLDG. 100, STE. 300

City	State	Zip Code
JACKSONVILLE	FL	32256
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 207-34-E

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167728 0100	4	3	PUD	PUD

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

Existing Land Use Category
CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 15.00

Development Number

Proposed PUD Name TOPGOLF - JACKSONVILLE

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location
EAST OF ST. JOHNS TOWN CENTER AND WEST OF I-295

House #	Street Name, Type and Direction	Zip Code
0	ST JOHNS BLUFF RD S	32246

Between Streets

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 | |
| 15.00 Acres @ \$10.00 /acre: | \$150.00 |
| 3) Plus Notification Costs Per Addressee | |
| 33 Notifications @ \$7.00 /each: | \$231.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,381.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

April 6, 2015

Parcel 1:

A portion of Section 8, Township 3 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 8942, page 2448 of the current Public Records of said county, being more particularly described as follows.

For a Point of Beginning, commence at the Northwest corner of said Section 8; thence North $89^{\circ}05'05''$ East, along the Northerly line of said Section 8, a distance of 425.82 feet to its intersection with the Westerly limited access right of way line of Interstate No. 295 (State Road No. 9A), a variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 72002-2549; thence South $13^{\circ}18'34''$ East, departing said Northerly line and along said Westerly limited access right of way line, 1331.05 feet; thence Due West, departing said Westerly limited access right of way line, 616.67 feet; thence North $00^{\circ}41'22''$ West, along a line 100 feet Easterly of and parallel to the Westerly line of said Section 8, a distance of 694.11 feet to its intersection with Southerly right of way line of Brightman Boulevard, a variable width right of way as depicted on Town Center Parkway, recorded in Plat Book 57, pages 39, 39A through 39I, of said current Public Records; thence along the Southerly and Northerly right of way lines of said Brightman Boulevard the following 2 courses; Course 1, thence Northerly along the arc of concave Westerly having a radius of 65.89 feet, through a central angle of $95^{\circ}35'47''$, an arc length of 109.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $00^{\circ}21'48''$ West, 97.62 feet; Course 2, thence North $48^{\circ}09'42''$ West, 136.45 feet to its intersection with said Westerly line of Section 8; thence North $00^{\circ}41'22''$ West, departing said Northerly right of way line and along said Westerly line, 405.83 feet to the Point of Beginning.

Containing 15.00 acres, more or less.

EXHIBIT A - Property Ownership Affidavit

Date: _____

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
167728-0100 (portion)

To Whom it May Concern:

I Charles Brightman Skinner Trust hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Charles Brightman Skinner Trust

Print Corporate Name:

By Charles Brightman Skinner

By _____

Print Name: Charles Brightman Skinner

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 6th day of April 2014, by Charles Brightman Skinner, who is personally known to me or who has produced N/A as identification and who took an oath.

Pamela W. Walker
(Signature of NOTARY PUBLIC)

PAMELA W. WALKER
Notary Public, State of Florida
My Comm. Expires Oct. 10, 2015
Commission No. EE 121402

Pamela W. Walker
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: Oct. 10, 2015

EXHIBIT A - Property Ownership Affidavit

Date: _____

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
167728-0100 (portion)

To Whom it May Concern:

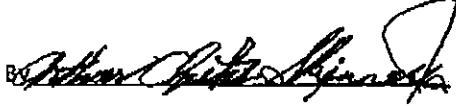
I Arthur Chester Skinner, Jr. Trust hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Arthur Chester Skinner, Jr. Trust

Print Corporate Name:



By _____

Print Name: Arthur Chester Skinner, Jr.

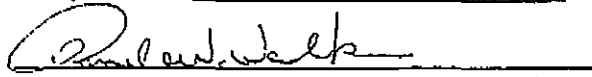
Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of April 2014, by Arthur Chester Skinner, Jr., who is personally known to me or who has produced N/A as identification and who took an oath.


(Signature of NOTARY PUBLIC)

Pamela W. Walker
(Printed name of NOTARY PUBLIC)

PAMELA W. WALKER
Notary Public, State of Florida
My Comm. Expires Oct. 10, 2015
Commission No. EE 121402

State of Florida at Large,
My commission expires: Oct. 10, 2015

EXHIBIT A - Property Ownership Affidavit

Date: 4-13-15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Property Owner Affidavit for the following site location:
167728-0100 (portion)

To Whom it May Concern:

I Mary Virginia Skinner Jones Trust hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

Mary Virginia Skinner Jones Trust

By Mary Virginia Skinner Jones

Print Name: Mary Virginia Skinner Jones

If Owner is Corporate Entity:*

Print Corporate Name:

By _____

Print Name: _____

Its: _____

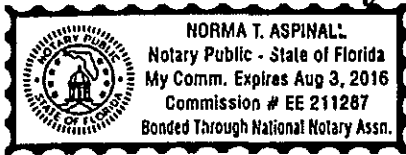
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of April 2014, by Mary Virginia Skinner Jones, who is personally known to me or who has produced N/A as identification and who took an oath.

Norma T. Aspinall
(Signature of NOTARY PUBLIC)

NORMA T. ASPINALL
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: August 3, 2016

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 167728-0100 (portion)

To Whom it May Concern:

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 Paul M. Harden to act as agent to file application(s) for PUD Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

Charles Brightman Skinner Trust

By Charles Brightman Skinner

Print Name: Charles Brightman Skinner

If Owner is Corporate Entity:*

Print Corporate Name:

By _____

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 6th day of April 2014, by Charles Brightman Skinner, who is personally known to me or who has produced N/A as identification and who took an oath.

Pamela W. Walker

(Signature of NOTARY PUBLIC)

Pamela W. Walker
(Printed name of NOTARY PUBLIC)

PAMELA W. WALKER
Notary Public, State of Florida
My Comm. Expires Oct. 10, 2015
Commission No. EE 121402

State of Florida at Large.
My commission expires: Oct. 10, 2015

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 167728-0100 (portion)

To Whom it May Concern:

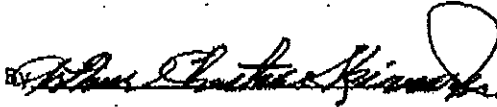
You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Paul M. Harden to act as agent to file application(s) for PUD Rezoning for the above-referenced property and in connection with such authorization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

If Owner is Individual:

If Owner is Corporate Entity:*

Arthur Chester Skinner, Jr. Trust

Print Corporate Name:

By 

By _____

Print Name: Arthur Chester Skinner, Jr.


Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of April 2014 by Arthur Chester Skinner, Jr., who is personally known to me or who has produced N/A as identification and who took an oath.



(Signature of NOTARY PUBLIC)

Pamela W. Walker
(Printed name of NOTARY PUBLIC)

PAMELA W. WALKER
Notary Public, State of Florida
My Comm. Expires Oct. 10, 2015
Commission No. EE 121402

State of Florida at Large.
My commission expires: Oct. 10, 2015

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 4-13-15

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300,
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location: 167728-0100 (portion)

To Whom It May Concern:

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 Paul M. Harden to act as agent to file application(s) for PUD Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Mary Virginia Skinner Jones Trust

Print Corporate Name:

By Mary Virginia Skinner Jones

By _____

Print Name: Mary Virginia Skinner Jones

Print Name: _____

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

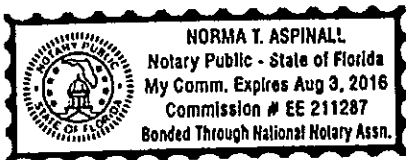
STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of April 2014, by Mary Virginia Skinner Jones, who is personally known to me or who has produced N/A as identification and who took an oath.

Norma T. Aspinall

(Signature of NOTARY PUBLIC)

Norma T. Aspinall
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: August 3, 2016

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

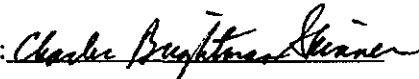
RE: 167728-0100 (portion)

Ladies and Gentleman;

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

Sincerely,

Charles Brightman Skinner Trust

By: 

Max Charles Brightman Skinner

EXHIBIT C**Binding Letter**

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: 167728-0100 (portion)

Ladies and Gentleman;

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

Sincerely,

Arthur Chester Skinner, Jr., Trust

By 

~~Its~~ Arthur Chester Skinner

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

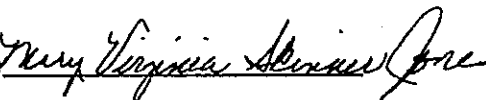
RE: 167728-0100 (portion)

Ladies and Gentleman;

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

Sincerely,

Mary Virginia Skinner Jones Trust

By 

XXX Mary Virginia Skinner Jones

Exhibit D

SECOND AMENDED WRITTEN DESCRIPTION

TopGolf – Jacksonville
RE#167728-0100 (portion)
June 11, 2015

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 15.00 acres of property from PUD to PUD. The parcel is located east of St. Johns Town Center and west of State Road 9A.

The subject property is currently owned by Arthur Chester Skinner, Jr. Trust (1/3), Charles Brightman Skinner Trust (1/3) and Mary Virginia Skinner Jones Trust (1/3), and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of CGC/PUD. The property is currently vacant. Surrounding uses include: CGC (JEA easement) to the west; CGC-CCG-1 (vacant) to the north; I-295 Beltway to the east; and CGC/PUD (vacant) to the south.

Project Name: TopGolf - Jacksonville

Project Architect/Planner: Arco Murray

Project Engineer: ETM

Project Developer: TopGolf

II. QUANTITATIVE DATA

Total Acreage: 15.00 acres

Total number of dwelling units: N/A

Total amount of non-residential floor area: 64,232 s.f.

Total amount of recreation area: 9.83 acres

Total amount of open space: 0

Total amount of public/private rights of way (parking): 3.73

Total amount of land coverage of all buildings and structures: 64,232 s.f.

Phase schedule of construction (include initiation dates and completion dates)

Initiation 1 year Completion 2 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

1. Commercial retail sales and service establishments
2. Banks, including drive-thru tellers, savings and loan institutions, and similar uses
3. Professional and business offices, building trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses
4. Hotels and motels
5. Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4
6. An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant
7. Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses
8. Golf driving range, indoor and outdoor, including restaurant, retail sale and service for on-premises consumption, both indoor and outside
9. Restaurants with the outside sale and service of food meeting the performance standards and development criteria set forth in Part 4
10. An establishment or facility which includes the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption

B. Permitted Accessory Uses and Structures:

See §646.403

IV. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The PUD limits uses from usual Zoning Code application of CGC land use.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

All areas will be maintained by the owner.

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) *Minimum lot area:* None, except as required by Code for certain uses
- (2) *Minimum lot width:* None
- (3) *Maximum lot coverage:* None
- (4) *Minimum front yard:* None
- (5) *Minimum side yard:* None. Where the lot is adjacent to a residential district, a minimum setback of 10 feet shall be provided.
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 100 feet for golf range use, except poles and lights for netting on driving range which will have a maximum height of 190 feet. Structures in permitted uses 1 through 7 shall be limited to 55 feet.

B. Ingress, Egress and Circulation:

- (1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code as to specific uses, however, the driving range use shall have a minimum of 250 spaces and a maximum of 450 spaces.
- (2) *Vehicular Access.*
 - a. Vehicular access to the Property shall be by way of Brightman Boulevard. Off-site drainage from the access drive adjacent to the site may be allowed in on-site retention areas.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided within walkways from the parking lot. No other sidewalks shall be required.

C. Signs.

- (1) Two (2) double faced or two (2) single faced signs not to exceed seventy-five (75) square feet in area and fifty (50) feet in height.
- (2) Two (2) street frontage signs a maximum size of three hundred (300) square feet in area. provided such signs are located no closer than two hundred (200) feet apart. Such freestanding signs shall be as approved by the Planning and Development Department not to exceed thirty-five (35) feet in height, and shall have architectural elements and design consistent with the buildings with which they are associated.
- (3) Wall signs not to exceed thirty percent (30%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (4) Directional signs shall not exceed four (4) square feet.
- (5) All signs shown on the “TopGolf” signage package attached as Exhibit J.
- (6) Pylon or pole signage shall not be closer than 100 feet of southerly boundary, except as required for entry signage.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

Recreation and open space shall be as shown on the approved site plan.

G. Wetlands

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

H. Lighting

Lighting shall be designed and constructed so light intrusion does not occur off-site.

I. Construction Setback

No building construction will be allowed within 50 feet of the southerly boundary. This restriction, however, does not limit parking, retention, lighting, driveways or other accessory uses within the 50 foot area.

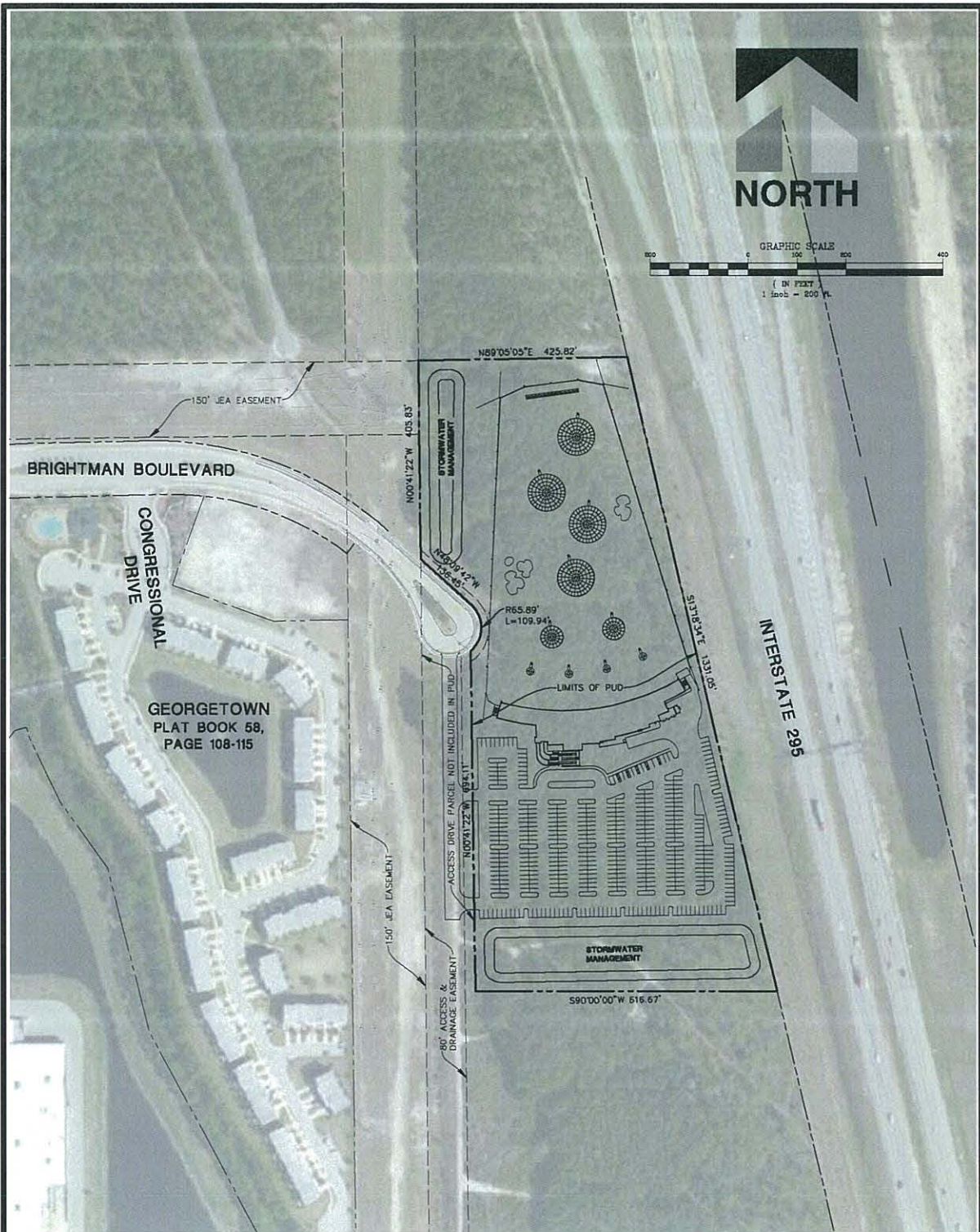
VI. DEVELOPMENT PLAN APPROVAL

Development Plan approval shall be per Zoning Code.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations.

- A. Is more limited than would be possible through strict application of the Zoning Code for the CGC land use;
- B. Is compatible with surrounding land use and is buffered by a JEA easement and I-295 from residential uses;
- C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.



SITE AREA = ±15.00 ACRES
 BUILDING = 64,232 SF (9.8% COVERAGE)
 VEHICLE USE AREA = 3.73 ACRES

LANDSCAPE AREA = 5.83 ACRES (38.9% OPEN SPACE)
 PERIMETER LANDSCAPE = 0.51 ACRES
 INTERNAL LANDSCAPE = 5.32 ACRES

STANDARD PARKING = 416 SPACES
 ACCESSIBLE PARKING = 9 SPACES
 TOTAL PARKING = 425 SPACES



TOPGOLF - JACKSONVILLE
 JACKSONVILLE, FLORIDA

SITE PLAN

DRAWN BY: FWT	DATE: 04/14/15	SCALE: 1"=200'
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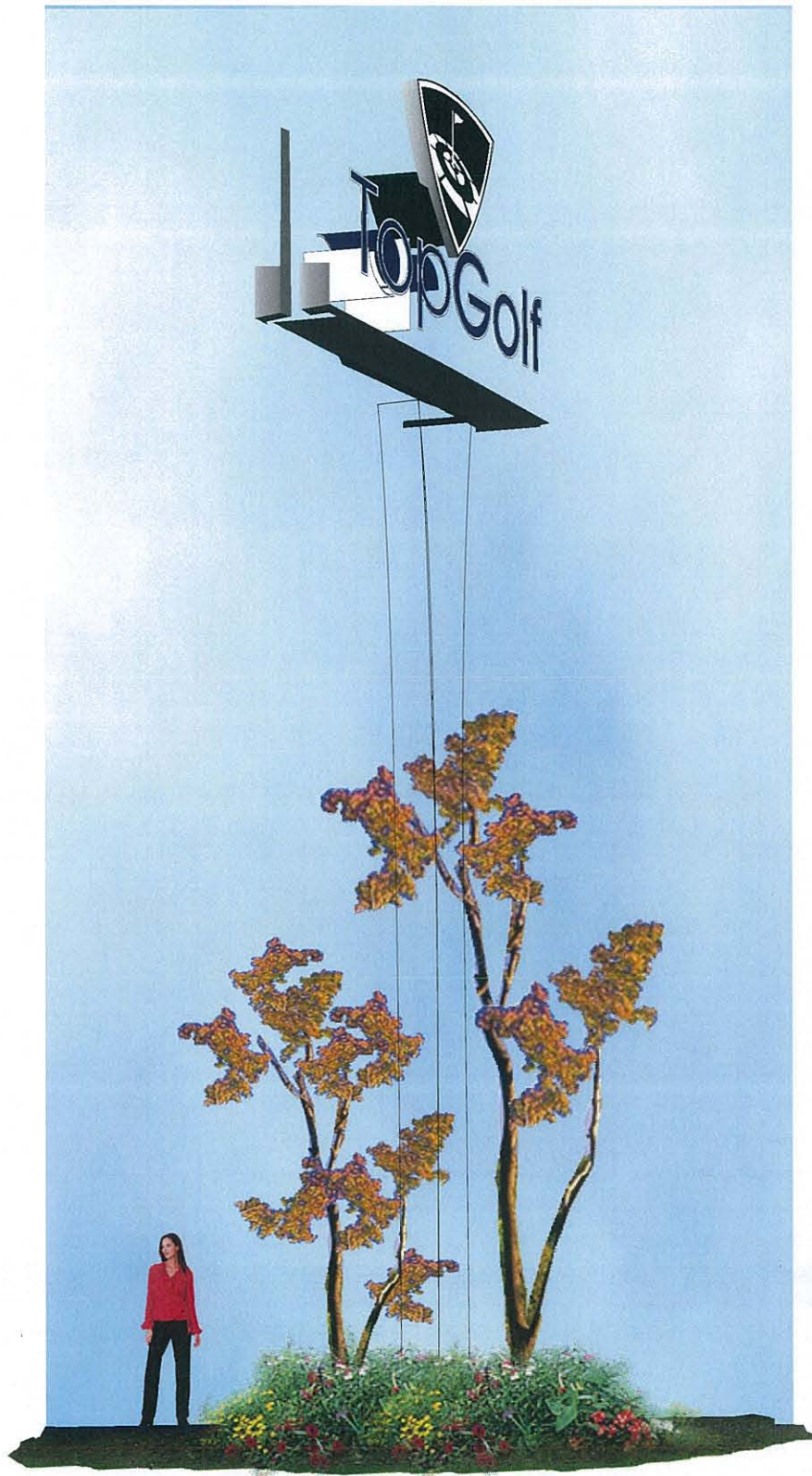
EXHIBIT F

PUD Name

TopGolf - Jacksonville

Land Use Table

Total gross acreage	15.00 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	N/A D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	N/A D.U.	
Commercial	15.00 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	9.83 Acres	66.2 %
Passive open space	0 Acres	0 %
Public and private right-of-way (<i>parking</i>)	3.73 Acres	24 %
Maximum coverage of buildings and structures	64,232 Sq. Ft. <i>(1.47 acres)</i>	9.8 %



D/F FREE-STANDING PYLON
NTS

SHEET	REVISION	DATE	BY	APP'D	DESCRIPTION
1	1				

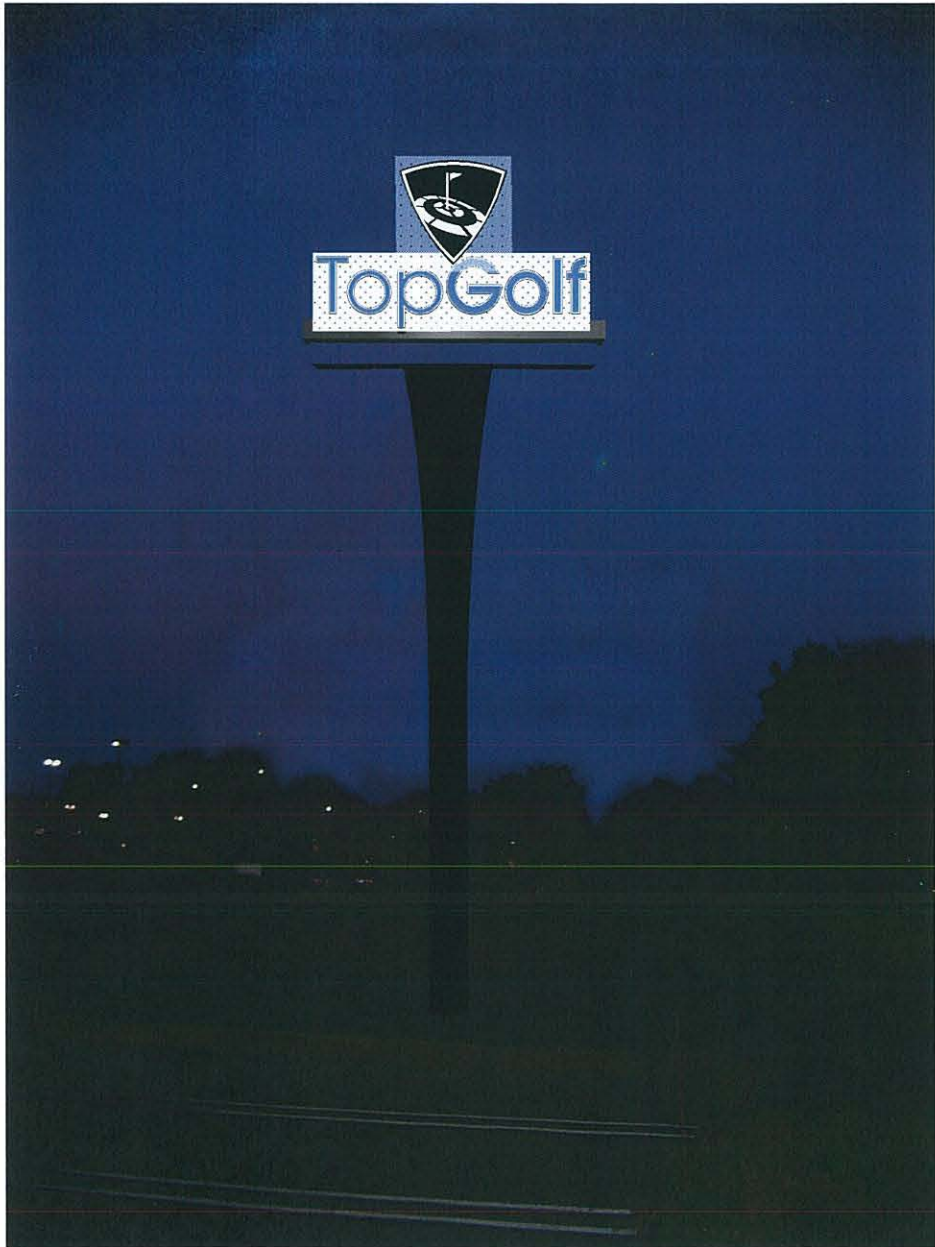
1.00	TOP GOLF 560 SPRING PARK CENTER BLVD. SPRING, TX 77373
1.00	310A Progress Drive Martinsburg, PA 16801
	Office: 202.208.0575 Fax: 202.305.9777 www.cimnetwork.com



D/F FREE-STANDING PYLON
NTS

SHEET	REVISION	DATE	BY	CHKD	APP'D	DESCRIPTION
2	1					

TOP GOLF 560 SPRING PARK CENTER BLVD. SPRING, TX 77373	1104 Progress Drive Meyersdale, PA 17856	PH: 717.208.6575 FX: 417.335.9777 www.cimnetwork.com	CIMANETWORK signage & environmental branding
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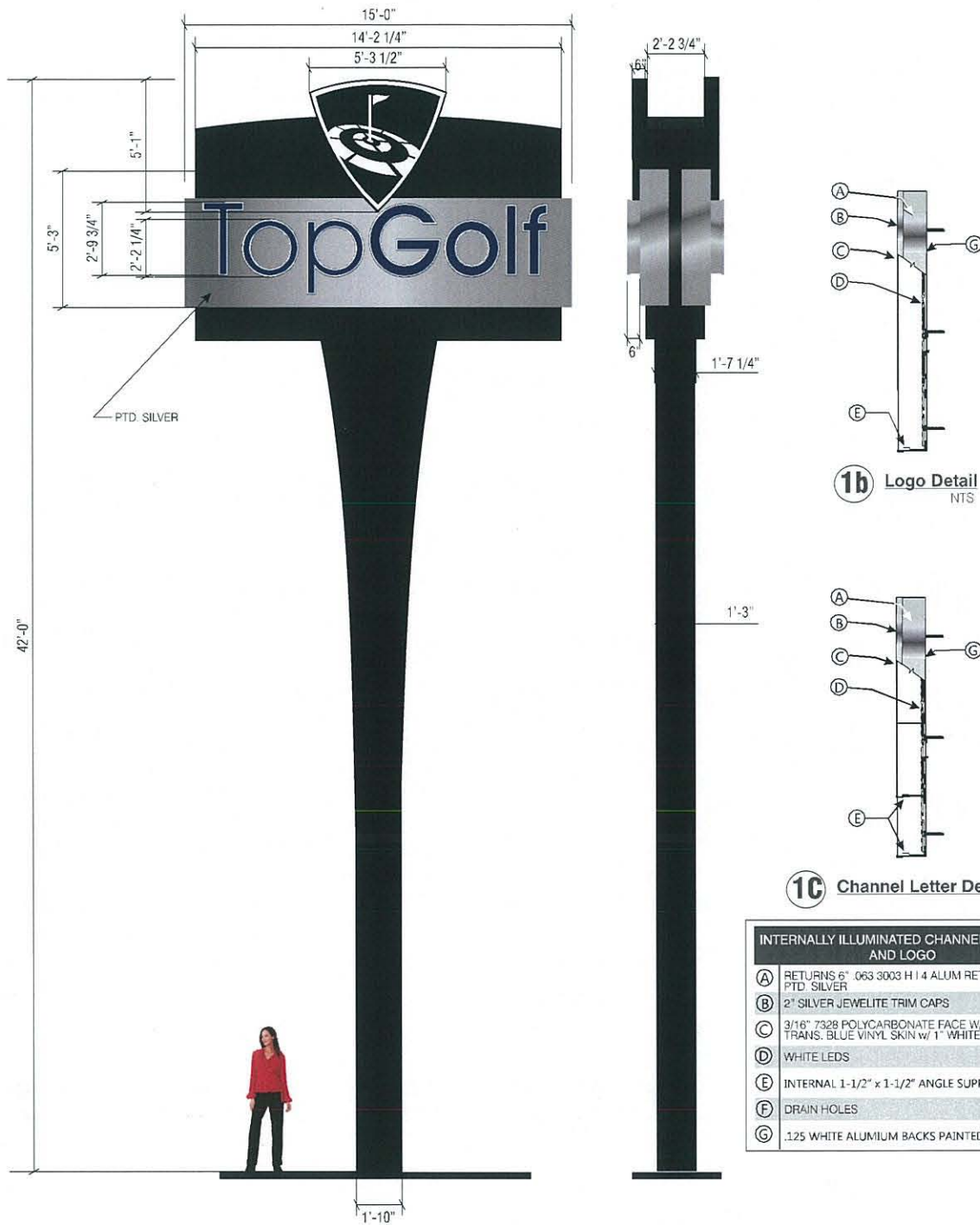


D/F FREE-STANDING PYLON (NIGHT)

NTS

SHEET	REVISION	DATE	BY	CHKD	APP'D	DESCRIPTION
3	1					

<p>TOP GOLF 565 SPRING PARK CENTER BLVD. SPRING, TX 77379</p>	<p>1/28/14 210A Progress Drive Edgewood, TX 76186</p>	<p>PHONE: 257-268-6575 FAX: 257-268-6577 WWW.CIMANETWORK.COM</p>	<p>CIMANETWORK signage & environmental branding</p>
---	---	--	---

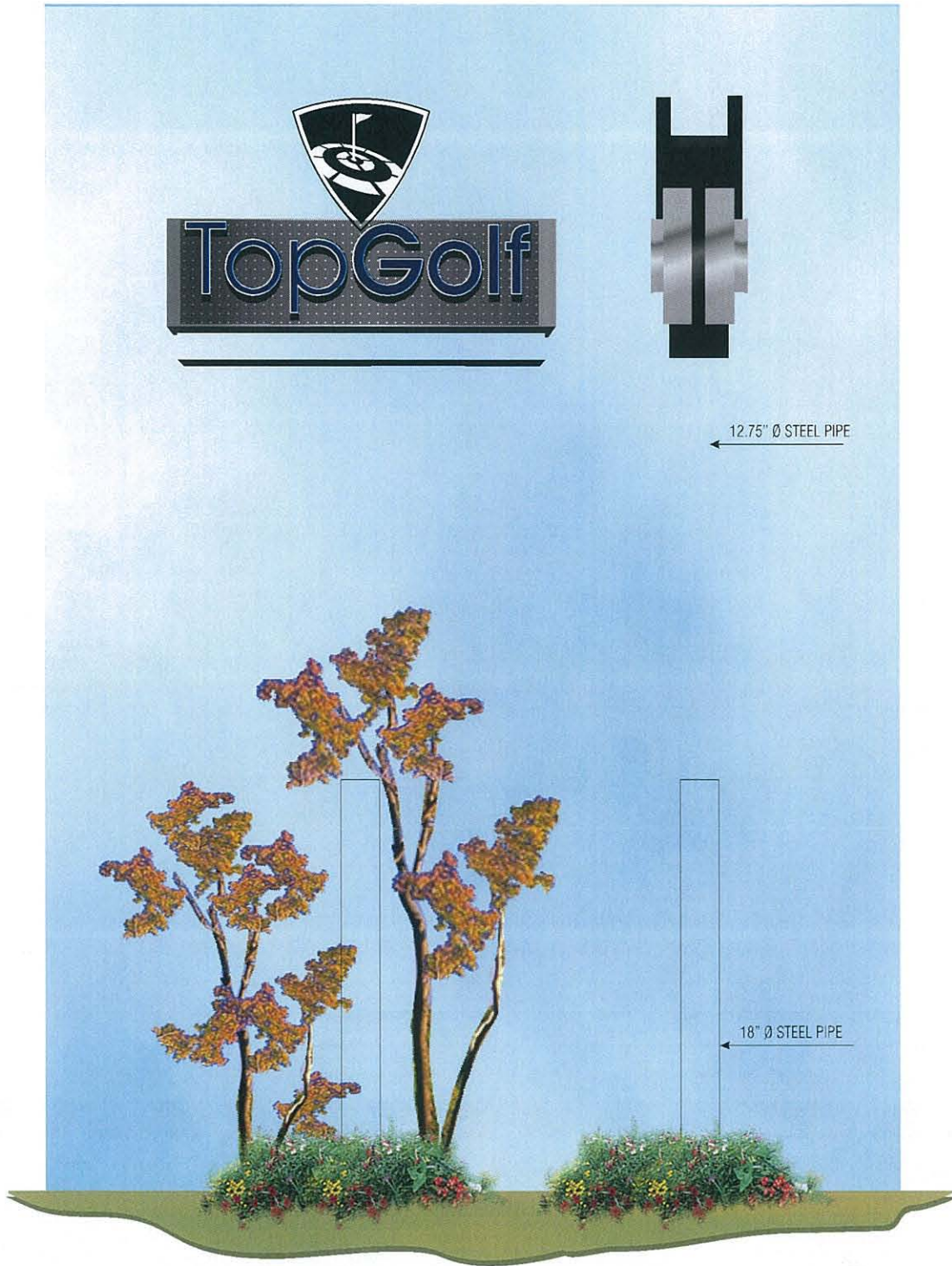


1a D/F FREESTANDING PYLONI - (ELEVATION & SIDE)
Scale 1/4"=1'-0"

INTERNALLY ILLUMINATED CHANNEL LETTERS AND LOGO	
(A)	RETURNS 6" 063 3003 H I 4 ALUM RETURNS PTD SILVER
(B)	2" SILVER JEWELITE TRIM CAPS
(C)	3/16" 7328 POLYCARBONATE FACE W/ ARLON 2114 TRANS. BLUE VINYL SKIN w/ 1" WHITE OUTLINE.
(D)	WHITE LEDS
(E)	INTERNAL 1-1/2" x 1-1/2" ANGLE SUPPORT
(F)	DRAIN HOLES
(G)	.125 WHITE ALUMIUM BACKS PAINTED SILVER

OPTION

TELESCOPIC POLE INSTALLATION



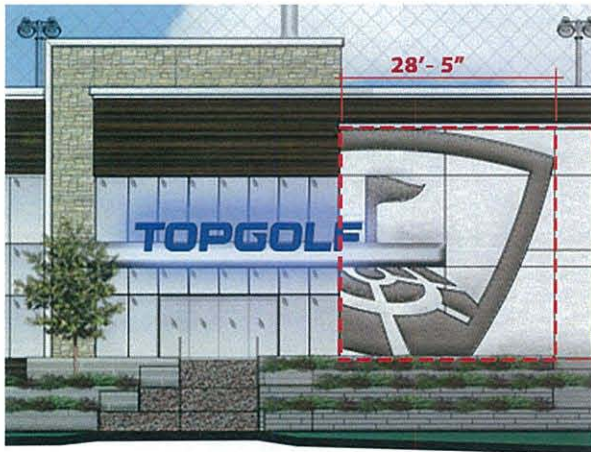
D/F FREE-STANDING PYLON
NTS



SIGN SQUARE FOOTAGE: 35 SF.



FRONT ELEVATION: **18,712 SF. TOTAL**



SHIELD LOGO: **824.08 SQ. SF. TOTAL = 4% OF ELEVATION**



EXTERIOR SIGN: **98 SQ. SF. TOTAL = 1% OF ELEVATION**

FRONT ELEVATION SIGNAGE
 (824 SQ. FT.+98 SQ. FT.)/18,712 SQ. FT.=.049
5% TOTAL OF ELEVATION

EXTERIOR SIGN:
 FRONT LIT CHANNEL LETTERS MOUNTED TO CANOPY

FONT: TOPGOLF APPROVED TYPEFACE

FACE: 3/16" 7328 WHITE POLYCARBONATE FACE W/ ARLON 2114 TRANS. BLUE VINYL SKIN 1" WEEDED OUTLINE

RETURNS: 6" .063 3003 H14 ALUM. RETURNS PTM SILVER

TRIM CAPS: 2" SILVER JEWELITE TRIM CAPS

BACKS: .063 WHITE ALUMINUM PAINTED SILVER

EXTERNAL GUSSETS: 1/8" 5052 ALUMINUM W/ 2" FLANGES ON ALL SIDES

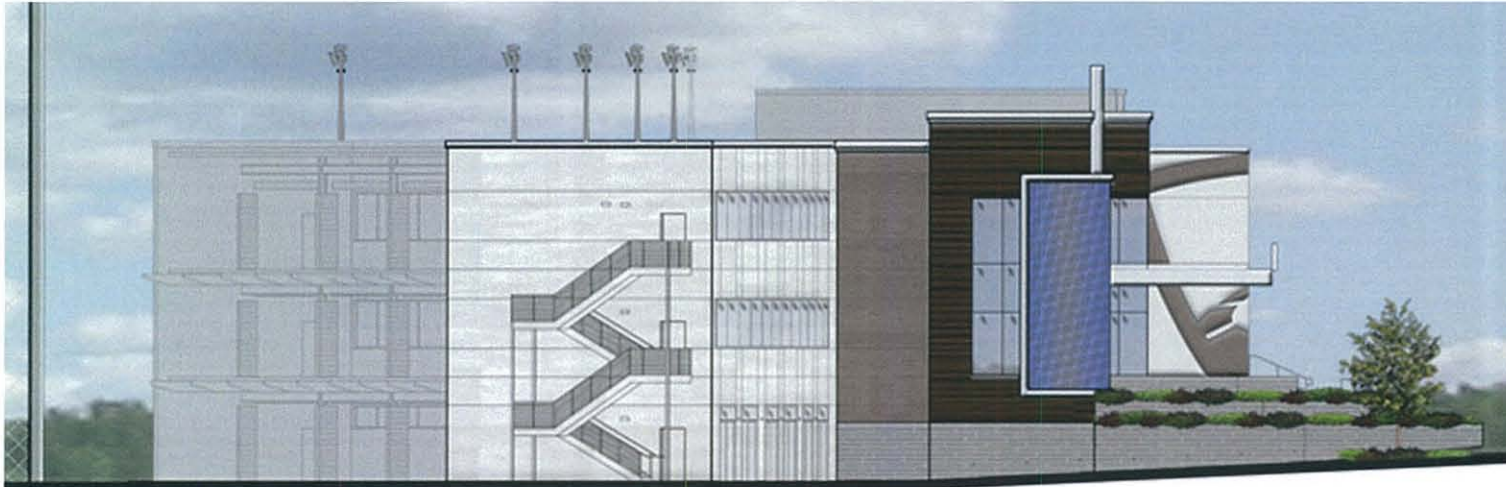
INTERNAL GUSSETS: 1/8" 5052 ALUMINUM CUT TO LETTER SHAPE AT BOTTOM

ANCHORS: 3/8" DIA X 5" GALVANIZED LAG BOLTS

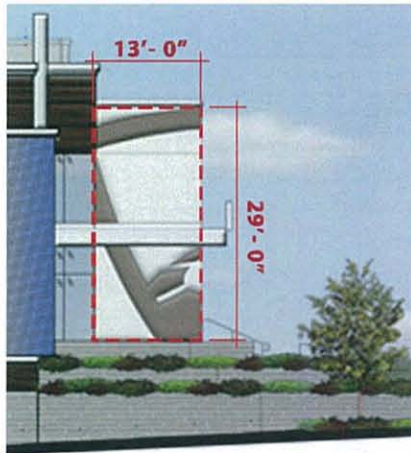
ILLUMINATION: WHITE LEDS-G0Q3 6-7000K

MOUNTING: MOUNTED TO BUILDING CANOPY W/ NON-CORROSIVE HARDWARE AND CUSTOM GUSSETS AS REQUIRED. ALL PENETRATIONS SEALED W/ CLEAR SILICONE. DRILL POWER HOLES AND ATTACH GUSSETS IN THE FIELD, PROVIDE SS BOLTS

EXTERIOR WALL GRAPHIC:
 SHIELD ART CRAFTED IN TWO TONE EIFS.



SIDE ELEVATION: **3,823 SQ.FT. TOTAL**



EXTERIOR SHIELD LOGO: **377 SF. TOTAL**

SIDE ELEVATION SIGNAGE
 377 SQ.FT./3,823 SQ.FT.=.099
10% OF ELEVATION

EXTERIOR WALL GRAPHIC:
 SHIELD ART CRAFTED IN TWO TONE EIFS

This instrument was prepared by:
Record and Return to:
KATHLEEN HOLBROOK COLD, Attorney
HOLBROOK, AKEL, COLD, STIEFEL & RAY, P.A.
One Independent Drive, Suite 2301
Jacksonville, FL 32202

Bk: 8942
Pg: 2448 - 2449
Doc# 98113301
Filed & Recorded
05/13/98
08:19:04 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50
DEED .70

QUIT-CLAIM DEED

THIS INDENTURE, made this 30th day of April, 1998,
between ARTHUR CHESTER SKINNER, JR., whose address is 6803 Old Kings
Road South, Jacksonville, Florida 32217, "Grantor," and ARTHUR
CHESTER SKINNER, JR. as Trustee of the Arthur Chester Skinner, Jr.
Revocable Living Trust dated September 10, 1981, whose address is
6803 Old Kings Road South, Jacksonville, Florida 32217, "Grantee,"

WITNESSETH: that Grantor, for and in consideration of the sum of
\$10.00 and other valuable considerations, have granted, remised,
released and quit-claimed, and by these presents does remise, release
and quit-claim unto said Grantee, and Grantee's heirs and assigns
forever, in the following described land, situate, lying and being in
the County of DUVAL, State of Florida, to wit:

All of Grantor's undivided one-third interest in and to
that certain property described in that certain Special
Warranty Deed dated December 17, 1996 and recorded in Book
8513, page 1889 of the Current Public Records of Duval
County, Florida,

LESS AND EXCEPT the following described parcels:

Parcel 1: That certain parcel previously conveyed pursuant
to Special Warranty Deed recorded at Book 8651, page 2017
of the Current Public Records of Duval County, Florida.

Parcel 2: That certain parcel previously conveyed pursuant
to Special Warranty Deed recorded at Book 8613, page 1510
of the Current Public Records of Duval County, Florida.

Parcel 3: That certain parcel previously conveyed pursuant
to Special Warranty Deed recorded at Book 8641, pages 1437-
1441 of the Current Public Records of Duval County,
Florida.

Parcel 4: That certain parcel previously conveyed pursuant
to Special Warranty Deed recorded at Book 8502, pages 1231-
1235 of the Current Public Records of Duval County,
Florida.

②

Parcel 5: That certain parcel previously conveyed pursuant to Special Warranty Deed recorded at Book 8508, pages 2245-2249 of the Current Public Records of Duval County, Florida.

Parcel No.: 075045-0000-9

TO HAVE AND TO HOLD the same together with all and singular the 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 behoof of said Grantee and Grantee's successors and assigns forever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

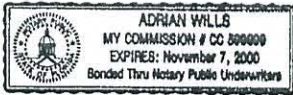
Adrian Wills
Witness
Print Name: ADRIAN WILLS

Arthur Chester Skinner, Jr.
ARTHUR CHESTER SKINNER, JR.

George Butylinis
Witness
Print Name: GEORGE BUTYLINIS

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 30 day of APRIL, 1998, by ARTHUR CHESTER SKINNER, JR., who is personally known to me or NA who has produced a driver's license as identification.



Adrian Wills
Printed Name: ADRIAN WILLS
Notary Public State of Florida
Commission Number: CC 599999
My Commission Expires: NOV 7, 2000

This instrument was prepared by:
Record and Return to:
H. LEON HOLBROOK COLD, Attorney
HOLBROOK, AKEL, COLD, STIEFEL & RAY, P.A.
One Independent Drive, Suite 2301
Jacksonville, FL 32202

Bk: 9290
Pg: 157 - 160
Doc# 99118796
Filed & Recorded
05/13/99
12:01:29 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 19.50
DEED .70

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th day of April, A.D. 1999, by and between CHARLES BRIGHMAN SKINNER, whose address is 2314 La Mesa Court, Jacksonville, Florida 32217, hereinafter called "Grantor", and CHARLES BRIGHMAN SKINNER as Trustee of the Charles Brightman Skinner Revocable Living Trust dated July 24, 1981, and amended various dates, whose address is 2314 La Mesa Court, Jacksonville, Florida 32217, hereinafter called "Grantee".

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), 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:

See Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; 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.

TOGETHER WITH and conferring full and unrestricted power and authority to the Grantee, as trustee, either to protect, conserve and to sell or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed in accordance with Section 689.071 of the Florida Statutes, and further defining and declaring the interests of the beneficiaries of the trust described above to be personal property only as provided under Section 689.071(4), Florida Statutes. No party dealing with the Trustee in relation to the property in any manner whatsoever, and, without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged: (a) to see to the application of any purchase money, rent, or money borrowed, or otherwise advanced on the property; (b) to see that the terms of the Trust have been complied with; (c) to inquire into the authority, necessity or expediency of any act of the Trustee; or (d) be privileged to inquire into any of the terms of the trust agreement.

The purpose of this Deed is to transfer the land to a revocable trust established by the Grantor of this Deed. The terms of the trust gives the Grantor as creator of the trust full and complete use of any property transferred to the trust during the lifetime of the Grantor as if the property continued to be owned by the Grantor.

4

The Trust Instrument referred to above grants to the Grantor of said trust and the Grantor's spouse the right to possess and a beneficial interest for life in any property described herein in which the Grantor or the Grantor's spouse resides. This beneficial interest is intended to qualify such property under Section 196.031 and 196.041, Florida Statutes, for all homestead exemptions for which the Grantor and the Grantor's spouse are otherwise eligible.

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 claiming by, through or under Grantor but not otherwise. "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sign: Adrian Wills
Print Name: ADRIAN WILLS

Charles Brighman Skinner
CHARLES BRIGHMAN SKINNER

Sign: Randall T. Skinner
Print Name: RANDALL T. SKINNER

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 8TH day of APRIL, 1999, by CHARLES BRIGHMAN SKINNER, (X) who is personally known to me or () who has produced a Florida driver's license as identification.

Adrian Wills
Printed Name: ADRIAN WILLS
Notary Public State of Florida
Commission Number: CC 599999
My Commission Expires: NOV 7, 2000

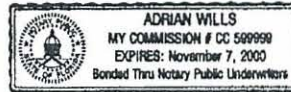


EXHIBIT "A"

All real property and interests in real property, whether an undivided interest or otherwise, of CHARLES BRIGHMAN SKINNER, in Duval County, Florida, excepting any property jointly owned by Grantor and his wife, VIOLET WALTERS SKINNER including, but not limited to, the properties described as follows:

DESCRIPTION OF PROPERTY	REAL ESTATE PARCEL NUMBER	SECTION NUMBER	ACRES TO DATE 12/31/98	PERCENT OWNERSHIP
PARCELS OWNED PRIOR TO TERMINATION OF TRUST B.				
(2 parcels) 3.07 acres in SW corner & 46.96 acres in SE corner. S. of JTB @ St. Johns Bluff	167728-0000-0	32-3S-28E	50.03	33.33% ea.
The Point @ the intersection of St. Augustine Road & Old Kings Road South. Directly across the street from ACS Jr. Homestead	149847-0000-0	43-3S-27E	0.62	33.33% ea.
Powers Avenue	147986-0000-2 147998-0000-9 152593-0000-0	16-3S-27E 17-3S-27E 55-3S-27E	76.62	33.33% ea.
Intersection of Thornton Rd. & Southside Blvd	154248-0000-7	55-3S-27E	0.75	33.33% ea.
Bordering the N. side of JTB In eastern portion of Section 7, also a small portion S. of JTB In same Section 7	167727-0500-0	07-3S-28E	244.34	33.33% ea.
Northwestern portion bordering the north side of American Heritage Life property	167728-0100-8	08-3S-28E	47.08	33.33% ea.
House, Lot 82, Southridge 11910 Inland Drive	165544-0000-5	33-2S-28E	"Coulter" House	33.33% ea.
PARCELS RECEIVED AT TERMINATION OF TRUST A				
VBS Homestead, part fronts on St. Augustine Rd., part on Old Kings Road S. & part on Powers Avenue, Includes Pee Wee's House	54055-0000-9	55-3S-27E	44.2	33.33% ea.

EXHIBIT "A" (Continued)

DESCRIPTION OF PROPERTY	REAL ESTATE PARCEL NUMBER	SECTION NUMBER	ACRES TO DATE 12/31/98	PERCENT OWNERSHIP
PARCELS RECEIVED AT TERMINATION OF TRUST B				
Swamp at N.E. end of A.C. Skinner Pwy	152575-0000-2	56-3S-27E	3.13	33.33% ea.
Swamp at N.E. end of A.C. Skinner Pwy. (Tax Map 433)	152575-0675-8	56-3S-27E	1.74	33.33% ea.
Swamp at N.E. end of A.C. Skinner Pwy. (Tax Map 433)	152575-0690-1	56-3S-27E	0.05	33.33% ea.
Swamp & Conservation Easements from Belfort Rd. to S.E. end of A.C. Skinner Pwy.	152575-0000-2	56-3S-27E	38.42	33.33% ea.
Fronting Belfort Rd. Immed. S. of Candewoods Hotel	152575-0625-2	56-3S-27E	3.70	33.33% ea.
Triangle Immediately S. of Comptel Hotel on Salisbury Rd. at I-95	152575-0535-2	56-3S-27E	2.35	33.33% ea.
N.W. corner of A.C. Skinner Pwy. & Belfort Rd.	152575-0845-1	56-3S-27E	11.28	33.33% ea.
A.C. Skinner Pwy. East of Mainstay Suites Hotel Joining Parcel 13/J1	152575-0645-1	56-3S-27E	5.97	33.33% ea.
N. side of A.C. Skinner Pwy. Bordering West side of TV25	152575-0650-5	56-3S-27E	16.00	33.33% ea.

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This instrument was prepared by:
Record and Return to:
H. LEON HOLBROOK COLD, Attorney
HOLBROOK, AKEL, COLD, STIEFEL & RAY, P.A.
One Independent Drive, Suite 2301
Jacksonville, FL 32202

Bk: 9290
Pg: 167 - 170
Doc# 99118800
Filed & Recorded
05/13/99
12:02:56 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 19.50
DEED .70

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 25th day of March, A.D. 1999, by and between MARY VIRGINIA SKINNER JONES, whose address is 2344 La Mesa Court, Jacksonville, Florida 32217, hereinafter called "Grantor", and MARY VIRGINIA SKINNER JONES as Trustee of the Mary Virginia Skinner Jones Living Trust dated March 25, 1999, whose address is 2344 La Mesa Court, Jacksonville, Florida 32217, hereinafter called "Grantee".

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/10⁰ Dollars (\$10.00), 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:

See Exhibit "A" attached hereto.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1999 and subsequent years; 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.

TOGETHER WITH and conferring full and unrestricted power and authority to the Grantee, as trustee, either to protect, conserve and to sell or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed in accordance with Section 689.071 of the Florida Statutes, and further defining and declaring the interests of the beneficiaries of the trust described above to be personal property only as provided under Section 689.071(4), Florida Statutes. No party dealing with the Trustee in relation to the property in any manner whatsoever, and, without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged: (a) to see to the application of any purchase money, rent, or money borrowed, or otherwise advanced on the property; (b) to see that the terms of the Trust have been complied with; (c) to inquire into the authority, necessity or expediency of any act of the Trustee; or (d) be privileged to inquire into any of the terms of the trust agreement.

The purpose of this Deed is to transfer the land to a revocable trust established by the Grantor of this Deed. The terms of the trust gives the Grantor as creator of the trust full and complete use of any property transferred to the trust during the lifetime of the Grantor as if the property continued to be owned by the Grantor.

4

The Trust Instrument referred to above grants to the Grantor of said trust and the Grantor's spouse the right to possess and a beneficial interest for life in any property described herein in which the Grantor or the Grantor's spouse resides. This beneficial interest is intended to qualify such property under Section 196.031 and 196.041, Florida Statutes, for all homestead exemptions for which the Grantor and the Grantor's spouse are otherwise eligible.

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 claiming by, through or under Grantor but not otherwise. "Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sign: Adrian Mills
Print Name: ADRIAN WILLS

Sign: Mary Virginia Skinner Jones
Print Name: MARY VIRGINIA SKINNER JONES

Sign: H. Leon Holbrook
Print Name: H. LEON HOLBROOK

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 25th day of March, 1999, by MARY VIRGINIA SKINNER JONES, () who is personally known to me or () who has produced a Florida driver's license as identification.



H. Leon Holbrook
Printed Name: _____
Notary Public State of Florida
Commission Number: _____
My Commission Expires: _____

EXHIBIT "A"

All real property and interests in real property, whether an undivided interest or otherwise, of MARY VIRGINIA SKINNER JONES, also known as VIRGINIA SKINNER JONES, in Duval County, Florida, excepting any property jointly owned by Grantor and her husband, JAN MALCOLM JONES, including, but not limited to, the properties described as follows:

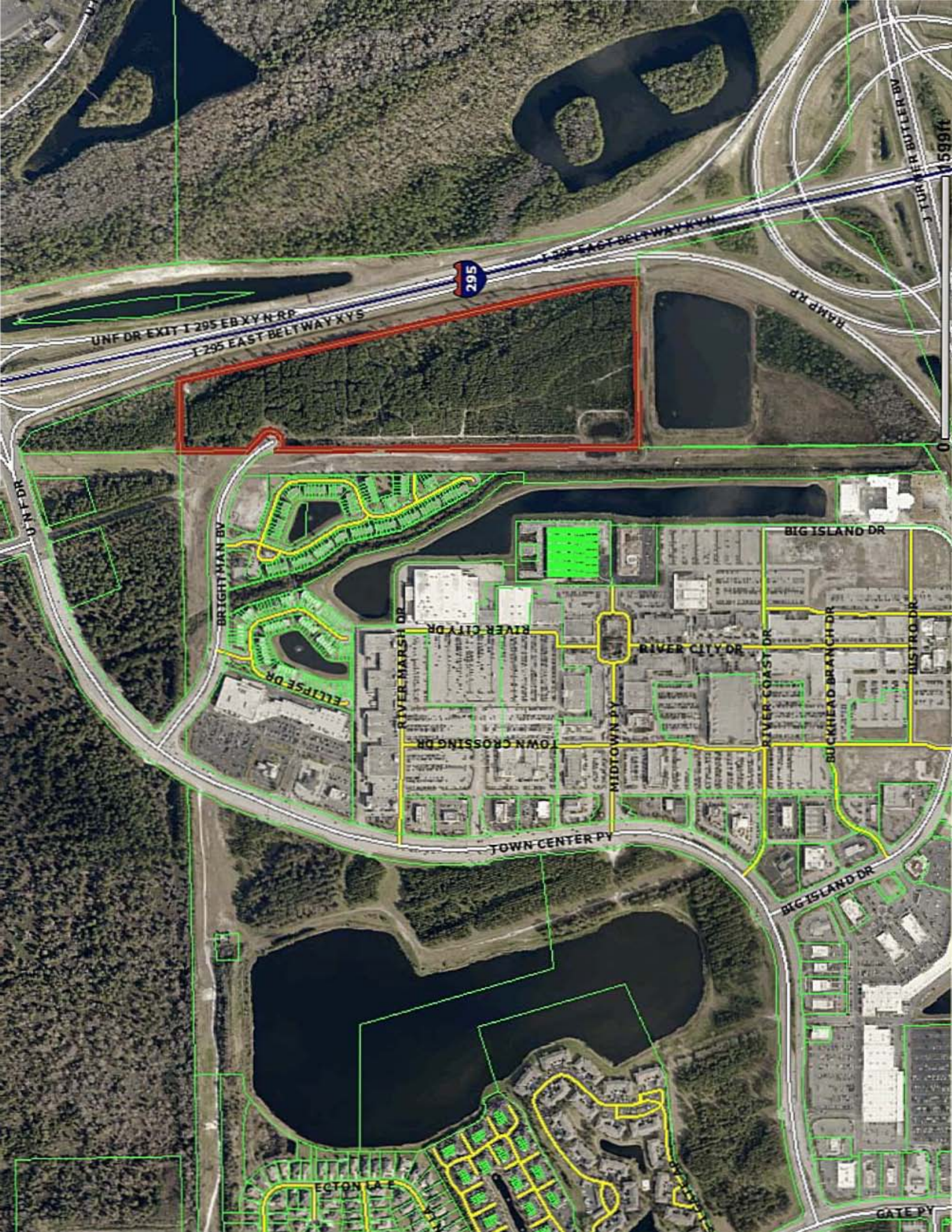
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DESCRIPTION OF PROPERTY	REAL ESTATE PARCEL NUMBER	SECTION NUMBER	ACRES TO DATE 12/31/98	PERCENT OWNERSHIP
PARCELS OWNED PRIOR TO TERMINATION OF TRUST B.				
(2 parcels) 3.07 acres in SW corner & 46.96 acres in SE corner. S. of JTB @ St Johns Bluff	167728-0000-0	08-3S-28E	50.03	33.33% ea.
The Point @ the intersection of St. Augustine Road & Old Kings Road South. Directly across the street from ACS Jr. Homestead	149847-0000-0	43-3S-27E	0.62	33.33% ea.
Powers Avenue	147986-0000-2 147998-0000-9 152593-0000-0	15-3S-27E 17-3S-27E 55-3S-27E	76.62	33.33% ea.
Intersection of Brandon Rd. & Beehive Blvd	184248-0000-7	58-3S-27E	2.87 2.76	33.33% ea.
Bordering the N. side of JTB in eastern portion of Section 7, also a small port. on S. of JTB in same Section 7	167727-0500-4	07-3S-28E	244.34	33.33% ea.
Northwestern portion bordering the north side of American Heritage Life property	167728-0100-8	08-3S-28E	47.08	33.33% ea.
House, Lot 82, Southridge 11910 Inland Drive	166544-0000-5	33-2S-28E	"Coulter" House	33.33% ea.
PARCELS RECEIVED AT TERMINATION OF TRUST A				
VBS Homestead, part fronts on St. Augustine Rd., part on Old Kings Road S. & part on Powers Avenue, includes Pee Wee's House	154065-0000-9	55-3S-27E	44.2	33.33% ea.

EXHIBIT "A" (Continued)

DESCRIPTION OF PROPERTY	REAL ESTATE PARCEL NUMBER	SECTION NUMBER	ACRES TO DATE 12/31/08	PERCENT OWNERSHIP
PARCELS RECEIVED AT TERMINATION OF TRUST B				
Swamp at N.E. end of A.C. Skinner Pwy	152575-0000-2	56-3S-27E	3.13	33.33% ea.
Swamp at N.E. end of A.C. Skinner Pwy. (Tax Map 433)	152575-0675-8	56-3S-27E	1.74	33.33% ea.
Swamp at N.E. end of A.C. Skinner Pwy. (Tax Map 433)	152575-0690-1	56-3S-27E	0.05	33.33% ea.
Swamp & Conservation Easements from Belfort Rd. to S.E. end of A.C. Skinner Pwy.	152575-0000-2	56-3S-27E	38.42	33.33% ea.
Fronting Belfort Rd. behind S. of Candewood Hotel	152575-0625-3	56-3S-27E	3.70	33.33% ea.
Triangle immediately S. of Compton Hotel on Salisbury Rd. at I-95	152575-0635-2	56-3S-27E	2.35	33.33% ea.
N.W. corner of A.C. Skinner Pwy. & Belfort Rd.	152575-0645-1	56-3S-27E	11.28	33.33% ea.
A.C. Skinner Pwy. East of Mainstay Suites Hotel joining Parcel 13/J1	152575-0645-1	56-3S-27E	5.97	33.33% ea.
N. side of A.C. Skinner Pwy. Bordering West side of TV25	152575-0650-5	56-3S-27E	16.00	33.33% ea.





295

UNF DR EXIT I-295 EB XYN-RR
I-295 EAST BELTWAY XYS

TURNER BUTLER BV
599ft

BIG ISLAND DR

BRIGHTMAN BV

RIVER MARSH DR

RIVER CITY DR

RIVER CITY DR

RIVER COAST DR

BUCKHEAD BRANCH DR

BISTRO DR

ELLIPSE DR

TOWN CROSSING DR

MIDTOWN PY

TOWN CENTER PY

BIG ISLAND DR

ECTON CA E

GATE PY