

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

**APPLICATION FOR REZONING ORDINANCE 2015-498**

**AUGUST 20, 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 2015-498**.

***Locations:*** 3180 Cortez Road,  
between Beach Boulevard & Patton Road

***Real Estate Numbers:*** 163865-0000 & 163505-0050

***Current Zoning District:*** Residential Low Density-60 (RLD-60)

***Proposed Zoning District:*** Industrial Business Park (IBP)

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

***Proposed Land Use Category:*** Business Park (BP) (2015-497)

***Planning District:*** District 2, Arlington / Beaches

***Planning Commissioner:*** Anthony Robbins, AICP

***City Council District:*** The Honorable Scott Wilson, District 4

***Applicant/Agent:*** L. Charles Mann / Mann-Pellicer  
165 Arlington Road  
Jacksonville, FL 32211

***Owner(s):*** Kim Robinson, Ernestine Robinson ET. AL  
3180 Cortez Road  
Jacksonville, FL 32246

Peter Glenn / Community Hospice of Northeast FL  
11173 Beach Boulevard  
Jacksonville, FL 32246

***Staff Recommendation:*** **APPROVE**

## **GENERAL INFORMATION**

Application for Rezoning Ordinance **2015-498** seeks to rezone 2.70 acres from Residential Low Density-60 (RLD-60) to Industrial Business Park (IBP). The proposed use would be for warehouses in conjunction with the Community Hospice of Northeast Florida's thrift store. The site is within the LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. There is a companion Future Land Use Amendment, (2015-497) which would change the Future Land Use designation from LDR to BP. With the approval of this change the proposed rezoning would then be compatible with the Future Land Use designation. The property has frontage on Cortez Road, a locally designated road Street as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan. The site would be connected to the existing Hospice facility, thereby giving access to the site from Beach Boulevard. The project is a mix of the CCG-2 Zoning District along Beach Boulevard as well as along the several parcels of Cortez Road, transitioning to RLD-60.

## **STANDARDS, CRITERIA AND FINDINGS**

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

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

Yes. The Planning and Development Department finds that the subject property will be located in a Business Park Functional Land Use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan; with the passage of the companion land use amendment (2015-497). The BP land use category is generally defined as a category that primarily is intended to accommodate commercial office and light industrial uses. Commercial offices should comprise the majority of the category land area, while service, major institutional and light industrial uses constitute the remaining land area. The proposed use of warehouse storage for the Hospice thrift store would be an acceptable use in this category. The subject site is directly adjacent to CCG-2 Zoning District, and would actually limit the number and intensity of most uses that could be allowed adjacent to the existing residential properties. Currently, the CCG-2 directly abuts the residential zoning. Warehouse storage and commercial office uses

would be a natural buffer from more intense uses that may take place on the CCG-2 properties.

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 proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 3.2: *The City 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 Citi's residential areas.* As noted on the exhibit map, this area has some of the CCG-2, CO, and PUD Zoning Districts abutting existing residential directly across Cortez Road. The existing PUD is for a hotel. Commercial uses have already established themselves on Cortez Road, and the proposed rezoning and Future Land Use amendment would create an opportunity to promote a more limited amount of uses, as the non-residential approaches the residential Zoning District. This application would also result in the expansion of an existing community support use, Hospice of Northeast Florida.

Objective 3.2.18: *The City shall permit Business Parks in locations adjacent to, or near, residential areas, subject to the Development Areas and the Plan Category Descriptions of the Operative Provisions and applicable Land Development Regulations.* The proposed new Future Land Use designation of BP, in concert with the proposed new Zoning District of IBP in the suburban development area would be acceptable, provided certain criteria are met. Foremost would be access to an Arterial roadway or higher, as classified on the Highway Functional Classification map. As mentioned previously, the proposed site would be functionally connected to the Hospice facility located on Beach Boulevard, which is an arterially classified street.

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

No. The proposed change in Zoning District is consistent with the proposed Business Park Future Land Use category as defined in the Future Land Use Element of the 2030 Comprehensive Plan. The BP category allows for uses such as commercial office, and light industrial uses such as warehouse storage. The site proposed new Land Use designation and Zoning District would have direct access to both Cortez Road, but also to Beach Boulevard, though the existing Hospice facility adjacent and to the south.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on Cortez Road and Beach Boulevard. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Properties</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use</b>
North	LDR	RLD-60	Vacant
East	LDR/CGC	RLD-60/CO/PUD	Hotel, Residential, Office
South	CGC	CCG-2	Retail, Office
West	CGC	CCG-2	Office, Retail

The requested Industrial Business Park Zoning District would be consistent with the proposed BP Future Land Use designation of the subject property, and would act as a step down in intensity and buffer for the residential uses to the north. IBP has a limited number of uses, as compared to CCG-2, which currently abuts the residential areas directly.

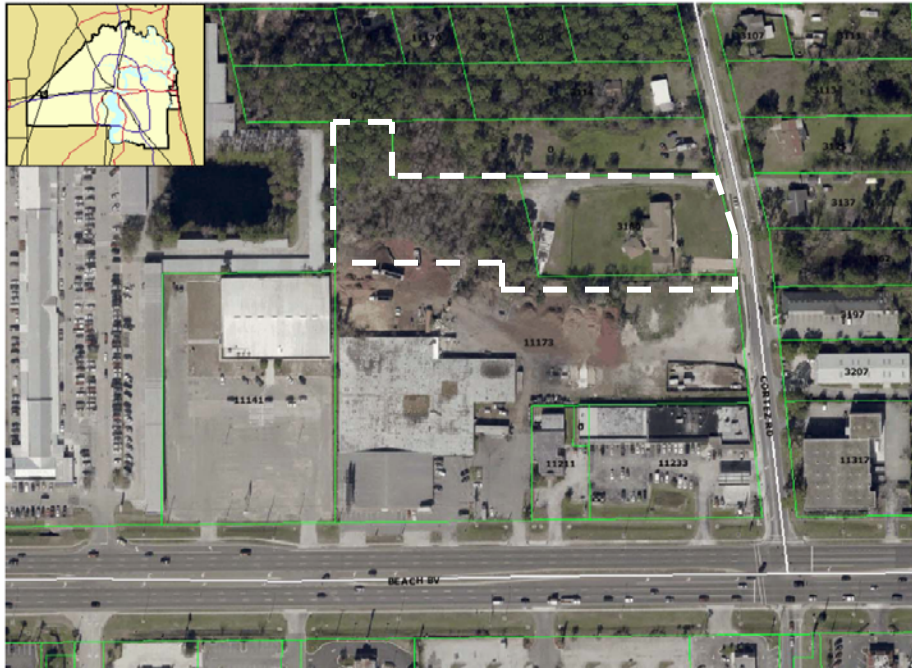
**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on the required Notice of Public Hearing signs were posted on August 5, 2015.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2015-498 be **APPROVED**.



**Aerial**

*Source: City of Jacksonville Planning and Development Department  
Date: August 5, 2015*



**Subject Property with existing single family home**

*Source: City of Jacksonville Planning and Development Department  
Date: August 5, 2015*



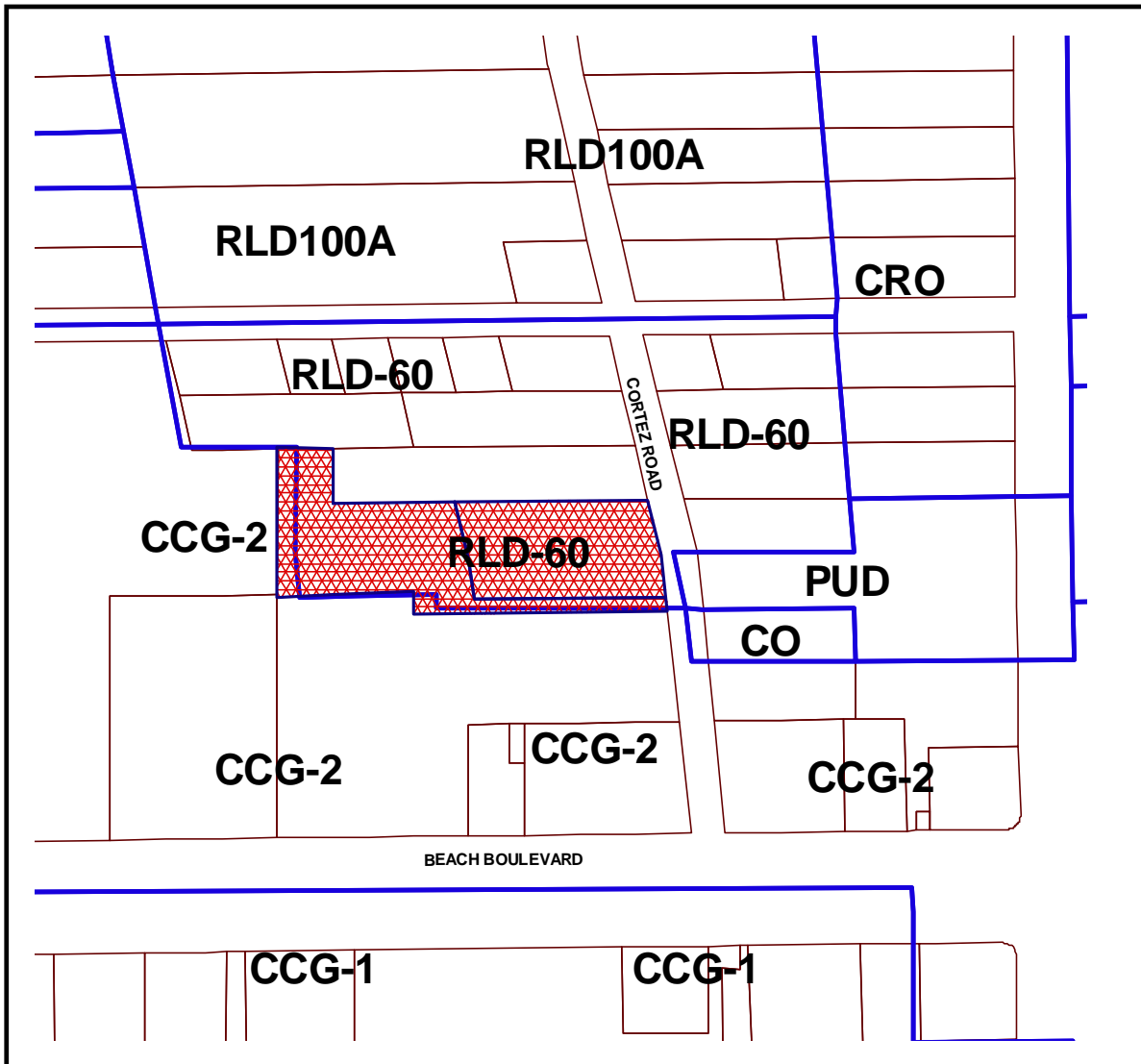
**Subject property showing rear of commercial structures on CCG-2 portion**

*Source: City of Jacksonville Planning and Development Department  
Date: August 5, 2015*



**Existing commercial office across Cortez Road**

*Source: City of Jacksonville Planning and Development Department  
Date: August 5, 2015*



<p>REQUEST SOUGHT:</p> <p><b>FROM: RLD-60</b></p> <p><b>TO: IBP</b></p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT:</p> <p><b>4</b></p>
<p>ORDINANCE NUMBER:</p> <p><b>ORD-2015-0498</b></p>	<p>TRACKING NUMBER:</p> <p><b>T-2015-0859</b></p>	<p><b>Exhibit 2</b></p>

**Application For Rezoning To Conventional Zoning District****Planning and Development Department Info**

Ordinance # 2015-0498 Staff Sign-Off/Date CAP / 07/13/2015

Filing Date 07/28/2015 Number of Signs to Post 1

**Hearing Dates:**

1st City Council 08/25/2015 Planning Commission 08/20/2015

Land Use &amp; Zoning 09/01/2015 2nd City Council 09/08/2015

Neighborhood Association ARLINGTON EAST NEIGHBORHOOD ASSOCIATION

Neighborhood Action Plan/Corridor Study N/A

**Application Info**

Tracking #	859	Application Status	PAID
Date Started	06/01/2015	Date Submitted	06/01/2015

**General Information On Applicant**

Last Name	First Name	Middle Name
MANN	L	CHARLES

**Company Name**

MANN-PELLICER

**Mailing Address**

165 ARLINGTON ROAD

City	State	Zip Code
JACKSONVILLE	FL	32211

Phone	Fax	Email
9047211546	9047211582	CHARLIEMANN1@COMCAST.NET

**General Information On Owner(s)** Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
ROBINSON	KIM	

**Company/Trust Name**

ERNESTINE ROBINSON, ET. AL.

**Mailing Address**

3180 CORTEZ ROAD

City	State	Zip Code
JACKSONVILLE	FL	32246

Phone	Fax	Email

Last Name	First Name	Middle Name
GLENN	PETER	

**Company/Trust Name**

COMMUNITY HOSPICE OF NORTHEAST FLORIDA

**Mailing Address**



11173 BEACH BOULEVARD

<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32246
<b>Phone</b>	<b>Fax</b>	<b>Email</b>

**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	163865 0000	4	2	RLD-60	IBP
Map	163505 0050	4	2	RLD-60	IBP

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

**Existing Land Use Category**

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5167

Total Land Area (Nearest 1/100th of an Acre) 3.15

**Justification For Rezoning Application**

SO THAT THE PROPERTY MAY BE DEVELOPED FOR BUSINESS PARK TYPE USES.

**Location Of Property**

**General Location**

WEST SIDE OF CORTEZ ROAD AND NORTH OF BEACH BOULEVARD (ALSO A PORTION OF

<b>House #</b>	<b>Street Name, Type and Direction</b>	<b>Zip Code</b>
3180	CORTEZ RD	32246

**Between Streets**

BEACH BLVD and PATTON RD

**Required Attachments For Formal, Complete application**

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

- Exhibit 1**  A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A**  Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B**  Agent Authorization - Notarized letter(s) designating the agent.

**Supplemental Information**

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

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

### Public Hearings And Posting Of Signs

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

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

### Application Certification

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

- Agreed to and submitted

### Filing Fee Information

- 1) **Rezoning Application's General Base Fee:** \$2,000.00  
 2) **Plus Cost Per Acre or Portion Thereof**  
     **3.15 Acres @ \$10.00 /acre: \$40.00**  
 3) **Plus Notification Costs Per Addressee**  
     **24 Notifications @ \$7.00 /each: \$168.00**  
 4) **Total Rezoning Application Cost: \$2,198.00**

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

**Duval County, City Of Jacksonville**  
**Michael Corrigan , Tax Collector**  
 231 E. Forsyth Street  
 Jacksonville, FL 32202

**General Collection Receipt**

Account No: CR331932

Date: 6/12/2015

User: Popoli, Christian

Email: CPopoli@coj.net

**REZONING/VARIANCE/EXCEPTION**

Name: L. Charlie Mann / Mann-Pellicer  
 Address: 165 ARLINGTON ROAD, JACKSONVILLE, FL 32211  
 Description: INVOICE FOR REZONING AT 3180 CORTEZ ROAD, RE# 163865-0000 & 163505-0050, A REQUEST FOR ZONING CHANGE FROM RLD-60 TO IBP

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2198.00

Michael Corrigan, Tax Collector  
 Duval County/City of Jacksonville  
 Comments - taxcollector@coj.net  
 Inquiries - (904)630-1916  
 www.coj.net/tc  
 Date: 06/12/2015 Time: 14:10:16  
 Location: P11 Clerk: LKC  
 Transaction 0405251

**Total Due: \$2,198.00**

Miscellaneous  
 Item: CR - CR331938  
 Receipt 0405251.0002-0002 3,809.50  
 Miscellaneous  
 Item: CR - CR331932  
 Receipt 0405251.0001-0001 2,198.00  
 Total Paid 6,007.50  
 CHECK 000838 3,809.50  
 CHECK 000837 2,198.00  
 Total Tendered 6,007.50  
 Paid By: L CHARLES MANN  
 Thank You

EXHIBIT A - Property Ownership Affidavit

Date: 6-4-15

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:  
3180 Coctez Rd Jax, Fla. 32246

To Whom it May Concern:

I Ernestine Robinson hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Land Use Change and Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*\*

By Ernestine Robinson  
Print Name: Ernestine Robinson

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 8<sup>th</sup> day of June 2015 by Ernestine Robinson, who is personally known to me or who has produced Florida Drivers License as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

G.D. Ward  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 1/11/16

EXHIBIT A - Property Ownership Affidavit

Date: 6-4-15

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:  
3180 Cortez Rd. JAX. FLA. 32246

To Whom it May Concern:

I Kimberly R. Robinson hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Land Use Change and Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By Kimberly R. Robinson

By \_\_\_\_\_

Print Name: Kimberly R. Robinson

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 united corp, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 4th day of June 2015 by Kimberly R. Robinson, who is personally known to me or who has produced FL Driver License as identification and who took an oath.



[Signature]  
(Signature of NOTARY PUBLIC)

G. D. Ward  
(Printed name of NOTARY PUBLIC)

State of Florida at Large.  
My commission expires: 1/11/17

EXHIBIT A - Property Ownership Affidavit

Date: 6-4-15

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:  
11173 Beach Blvd JAX FLA 32246

To Whom it May Concern:

I Hospice of Northeast FLA hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Land Use Change + Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

Hospice of Northeast Florida, Inc

By \_\_\_\_\_

By Carlos Bosque

Print Name: \_\_\_\_\_

Print Name: Carlos Bosque

Its: SUP, CFO

\*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 4th day of June 2015 by Carlos Bosque, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Cheryl C. Dean

(Signature of NOTARY PUBLIC)

Cheryl C. Dean

(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: August 29, 2017

EXHIBIT B - Agent Authorization Affidavit- License Holder, Tenant, Lessee

Date: 6-4-15

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

Re: Agent Authorization for the following site location: 3180 Cox Terz Rd. JAV Fla 32246

To Whom it May Concern:

You are hereby advised that the undersigned is the license holder, tenant or lessee occupying the property described in Exhibit 1 attached hereto. Said license holder, tenant or lessee hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for Land Use Change & Re zoning 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 License Holder, Tenant or Lessee is Individual:      If License Holder, Tenant or Lessee is Corporate Entity:\*

Print Corporate Name:

By E. Robinson  
Print Name: Ernestine Robinson

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 5th day of June 2015 by Ernestine Robinson who is ~~personally known to me~~ or who has produced FL Driver License as identification and who took an oath.



G. D. Ward  
(Signature of NOTARY PUBLIC)  
G. D. Ward  
(Printed name of NOTARY PUBLIC)  
State of Florida at Large. My commission expires: 1/11/19

EXHIBIT B - Agent Authorization Affidavit- License Holder, Tenant, Lessee

Date: 6-11-15

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

Re: Agent Authorization for the following site location: 3180 Cortez Rd. Jax Fla 32246

To Whom it May Concern:

You are hereby advised that the undersigned is the license holder, tenant or lessee occupying the property described in Exhibit 1 attached hereto. Said license holder, tenant or lessee hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for Land Use Change & 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 License Holder, Tenant or Lessee is Individual:

If License Holder, Tenant or Lessee is Corporate Entity:

By [Signature]

Print Name: Kimberly R. Robinson

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 11 day of June 2015 by Kimberly R. Robinson who is ~~personally known to me or~~ who has produced [ID] as identification and who took an oath.

[Signature]  
(Signature of NOTARY PUBLIC)

G. D. Ward  
(Printed name of NOTARY PUBLIC)  
State of Florida at Large. My commission expires: 1/11/19





EXHIBIT B - Agent Authorization Affidavit- License Holder, Tenant, Lessee

Date: 6-4-15

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

Re: Agent Authorization for the following site location: 11173 Beach Blvd Jax, FLA 32216

To Whom It May Concern:

You are hereby advised that the undersigned is the license holder, tenant or lessee occupying the property described in Exhibit 1 attached hereto. Said license holder, tenant or lessee hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for Land Use Change & 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 License Holder, Tenant or Lessee is Individual:

If License Holder, Tenant or Lessee is Corporate Entity:\*

Print Corporate Name:

Hospice of Northeast Florida, Inc

By \_\_\_\_\_

By Carlos Basque

Print Name: \_\_\_\_\_

Print Name: Carlos Basque

Its: SUP, CFO

\*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 4th day of June 2015 by Carlos Basque, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Cheryl C. Dean  
(Signature of NOTARY PUBLIC)

Cheryl C. Dean  
(Printed name of NOTARY PUBLIC)

State of Florida at Large. My commission expires: August 29, 2017



Prepared by and return to:

**Hathaway & Reynolds, P.A.**  
**50 A1A North., Ste. 108**  
**Ponte Vedra Beach, FL 32082**

NOTE: THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND THE PREPARER HAS NO OPINION AND MAKES NO STATEMENT REGARDING ITS SUFFICIENCY TO VALIDLY TRANSFER TITLE TO THE REFERENCED PROPERTY.

Parcel No. 163865-0000

### QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 17<sup>th</sup> day of February, 2012, by and between Garland Dale Robinson and Ernestine Robinson, husband and wife whose post office address is: 3180 Cortez Rd., Jacksonville, FL 32246 (hereinafter referred to as "Grantor"), and Ernestine Robinson, a married woman, and Kimberly R. Robinson, as joint tenants with rights of survivorship whose post office address is: 3180 Cortez Rd., Jacksonville, FL 32246 (hereinafter referred to as "Grantee").

WITNESSETH: that the Grantor has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the Grantee the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

**See Attached Exhibit "A"**

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 the Grantee, his heirs, successors and assigns forever. (When used herein the terms "Grantor" and "Grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

**NOTE TO CLERK: This is a conveyance of unencumbered real property, wherein the only consideration provided for the conveyance was love and affection. Therefore, only minimum documentary stamp taxes are required.**

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

Signed, sealed and delivered  
in the presence of:

Michelle D Guinn  
Witness Name: Michelle D Guinn

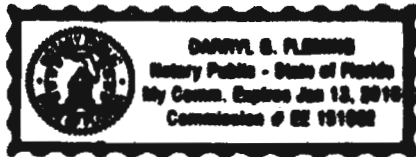
Garland Dale Robinson  
Garland Dale Robinson

Priscilla Williams  
Witness Name: PRISCILLA WILLIAMS

Ernestine Robinson  
Ernestine Robinson

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2012, by Garland Dale Robinson and Ernestine Robinson, who are personally known to me or have provided Florida Driver License as identification.



Doreen G. Fleming  
Notary Name: Doreen G. Fleming  
Notary Public, State of Florida  
Commission No: EE 151032  
My commission expires: JAN 13, 2016  
(Notary Seal)

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EXHIBIT "A"

A part of Lot 15, Block 53, BEACH ROAD FARMS, UNIT No. 2, as recorded in Plat Book 19, pages 10, 10A and 10B, of the current public records of Duval County, Florida, together with a part of Lot 16, Block 53, ROBINWOOD ACRES, Unit No. 3 as recorded in Plat Book 21, pages 43, 43A and 43B, of said public records, all being more particularly described as follows: For a point of reference commence at the Southeast corner of said Lot 15; thence North 07 degrees 51 minutes 34 seconds West, along the Westerly right-of-way line of Cortez Road (a 60 foot right-of-way as now established), a distance of 25.14 feet; thence South 88 degrees 08 minutes 26 seconds West, a distance of 350 feet; thence North 07 degrees 51 minutes 34 seconds West, a distance of 75.41 feet to the line dividing said Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence North 14 degrees 16 minutes 34 seconds West, a distance of 102.40 feet; thence North 88 degrees 08 minutes 26 seconds East, along the North line of said Lot 16, a distance of 350.00 feet to said Westerly right-of-way line of Cortez Road; thence South 14 degrees 16 minutes 34 seconds East, along said Westerly right-of-way line, a distance of 102.40 feet to said line dividing Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence continue along said Westerly right-of-way line, South 07 degrees 51 minutes 34 seconds East, a distance of 75.41 feet to the point of beginning.

Prepared by and Return to:

MTI Title Insurance Agency, Inc.  
1914 Southside Boulevard, Suite 2  
Jacksonville, FL 32216

-Incidental to the issuance of title insurance

Property Appraiser's Parcel ID # See individual legals

File- MFL-2205251

Consideration Amount \$2,900,000.00

### WARRANTY DEED

This Indenture, Made this **March 31, 2014**, between **Najhy Muheisen, aka Nagi Muheisen and Putena Muheisen, aka Tutena Muheisen, husband and wife**, whose post office address is: 4046 Mission Hills Circle W, Jacksonville, FL 32225 hereinafter called the "Grantor", and, **Community Hospice of Northeast Florida, Inc., a Florida not for profit corporation** whose post office address is: 4266 Sunbeam Road, Jacksonville, FL 32257, hereinafter called the "Grantee":

**Witnesseth:** That said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, 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, FL, and being further described as follows:

PARCEL 1: Lot 6, Block 53, BEACH ROAD FARMS, UNIT TWO, according to plat recorded in Plat Book 19, page 10, 10A, and 10B, of the current public records of Duval County, Florida, together with a portion of Section 31, Township 2 South, Range 28 East, being more particularly described as follows: Beginning at the Northeast corner of said Lot 6, Block 53, BEACH ROAD FARMS, UNIT TWO, thence North 01°53'21" West, 262 feet to a point, thence South 88°06'39" West, 100 feet to a point, thence South 01°53'21" East, 262 feet to the Northwest corner of said Lot 6, Block 53, thence North 88°06'39" East along the Northerly line of said Lot 6, 100 feet to the Point of Beginning.

Tax ID Number: 163505-0025

PARCEL 2: Lot 7, Block 53, BEACH ROAD FARMS, UNIT TWO, according to the Plat thereof recorded in Plat Book 19, pages 10, 10A, and 10B, of the current public records of Duval County, Florida.

Tax ID Number: 163505-0025

PARCEL 3: A PART OF LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3 AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°08'26" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 457.96 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 38.00 FEET; THENCE SOUTH 88°08'26" WEST, ALONG THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3, A DISTANCE OF 142.57 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 162.00 FEET; THENCE NORTH 88°08'26" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 218.16 FEET; THENCE SOUTH 14°16'34" EAST, A DISTANCE OF 102.40 FEET TO SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 07°51'34" EAST, A DISTANCE OF 75.41 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 350.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CORTEZ ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 07°51'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING.

Tax ID Number: 163513-0100

PARCEL 4: Lots 13 and 14, Block 53, BEACH ROAD FARMS, UNIT NO. 2, according to plat thereof recorded in Plat Book 19, pages 10, 10A, and 10B of the current public records of Duval County, Florida.

Tax ID Number: 163505-0025

PARCEL 5: Lot 8, Block 53, BEACH ROAD FARMS, UNIT TWO, according to the Plat thereof recorded in Plat Book 19, pages 10, 10A, and 10B, of the current public records of Duval County, Florida.

Tax ID Number: 163506-0000

Property Address: 11173 Beach Boulevard, Jacksonville, FL 32246, 0 Cortez Road, Jacksonville, Florida 32246 and 11205 Beach Boulevard, Jacksonville, Florida 32246

Said property is not the homestead of the grantor under the laws and constitution of the State of Florida in that neither grantor nor any member of the household of grantor resides thereon.

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

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

[Signature]  
Najhy Muheisen a/k/a Nagi Muheisen

[Signature]  
Putena Muheisen a/k/a Tutena Muheisen

[Signature]  
Witness #1 Signature

Edward B. Salem  
Witness #1 Print Name

[Signature]  
Witness #2 Signature

Jessica Smith  
Witness #2 Print Name

State of Florida ; County of Duval

The foregoing instrument was acknowledged by me this March 26, 2013 by:  
Najhy Muheisen, aka Nagi Muheisen and Putena Muheisen, aka Tutena Muheisen,  
husband and wife who is/are personally known by me or who has/ produced: a valid driver's license as  
identification and who did not take an oath.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_



## Legal Description

A part of Lot 15, Block 53, BEACH ROAD FARMS, UNIT No. 2, as recorded in Plat Book 19, pages 10, 10A and 10B, of the current public records of Duval County, Florida, together with a part of Lot 16, Block 53, ROBINWOOD ACRES, Unit No. 3 as recorded in Plat Book 21, pages 43, 43A and 43B, of said public records, all being more particularly described as follows: For a point of reference commence at the Southeast corner of said Lot 15; thence North 07 degrees 51 minutes 34 seconds West, along the Westerly right-of-way line of Cortez Road (a 60 foot right-of-way as now established), a distance of 25.14 feet; thence South 88 degrees 08 minutes 26 seconds West, a distance of 350 feet; thence North 07 degrees 51 minutes 34 seconds West, a distance of 75.41 feet to the line dividing said Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence North 14 degrees 16 minutes 34 seconds West, a distance of 102.40 feet; thence North 88 degrees 08 minutes 26 seconds East, along the North line of said Lot 16, a distance of 350.00 feet to said Westerly right-of-way line of Cortez Road; thence South 14 degrees 16 minutes 34 seconds East, along said Westerly right-of-way line, a distance of 102.40 feet to said line dividing Beach Road Farms, Unit No. 2 and Robinwood Acres, Unit No. 3; thence continue along said Westerly right-of-way line, South 07 degrees 51 minutes 34 seconds East, a distance of 75.41 feet to the point of beginning.

PARCEL 3: A PART OF LOT 15, BLOCK 53, BEACH ROAD FARMS UNIT NO. 2 AS RECORDED IN PLAT BOOK 19, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 16, BLOCK 53, ROBINWOOD ACRES UNIT NO. 3 AS RECORDED IN PLAT BOOK 21, PAGES 43, 43A, AND 43B OF SAID PUBLIC RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

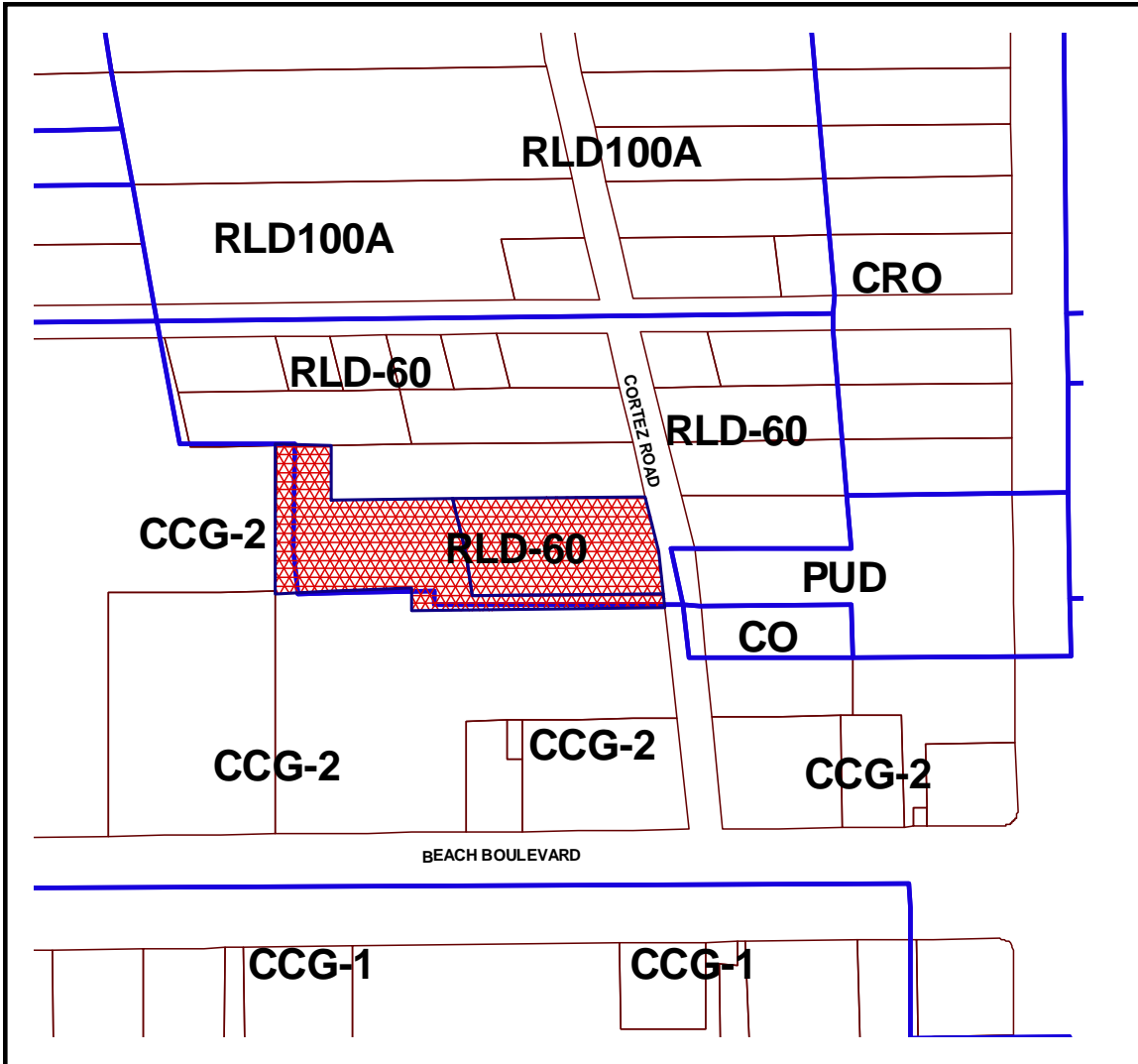
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 88°08'26" WEST, ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 457.96 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 38.00 FEET; THENCE SOUTH 88°08'26" WEST, ALONG THE LINE DIVIDING SAID BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3, A DISTANCE OF 142.57 FEET; THENCE NORTH 01°51'34" WEST, ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 162.00 FEET; THENCE NORTH 88°08'26" EAST, ALONG THE NORTH LINE OF SAID LOT 16, A DISTANCE OF 218.16 FEET; THENCE SOUTH 14°16'34" EAST, A DISTANCE OF 102.40 FEET TO SAID LINE DIVIDING BEACH ROAD FARMS UNIT NO. 2 AND ROBINWOOD ACRES UNIT NO. 3; THENCE SOUTH 07°51'34" EAST, A DISTANCE OF 75.41 FEET; THENCE NORTH 88°08'26" EAST, A DISTANCE OF 350.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CORTEZ ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 07°51'34" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 25.14 FEET TO THE POINT OF BEGINNING

And: Together with the north 265 feet of Lot 6, Block 53 of Beach Roads Farms Unit 2, current public records of Duval County, Florida as recorded in Plat Book 19, Page 10, 10A AND 10B

Revised: July 15, 2015

EXHIBIT 1  
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<p>REQUEST SOUGHT:</p> <p><b>FROM: RLD-60</b></p> <p><b>TO: IBP</b></p>		<p>0 100 Feet</p> <p>COUNCIL DISTRICT:</p> <p><b>4</b></p>
<p>ORDINANCE NUMBER:</p> <p><b>ORD-2015-0498</b></p>	<p>TRACKING NUMBER:</p> <p><b>T-2015-0859</b></p>	<p><b>Exhibit 2</b></p>