

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2015-561

SEPTEMBER 3, 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 2015-561**.

Locations: 0 Max Leggett Parkway,
between Owens Ridge Lane & Owens Court

Real Estate Numbers: 106245-0010

Current Zoning District: Industrial Light (IL)

Proposed Zoning District: Public Buildings and Facilities – 2 (PBF-2)

Current Land Use Category: Light Industrial (LI)

Planning District: District 6, North

Planning Commissioner: Lisa King

City Council District: The Honorable Reggie Gaffney, District 7

Applicant/Agent: Lara Hipps / Hipps Group Inc.
1650 Margaret Street, # 323
Jacksonville, FL 32204

Owner: St. Johns Trading Company
9250 Baymeadows Road, Suite 400
Jacksonville, FL 32256

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2015-561** seeks to rezone 9.85 acres of land from Industrial Light (IL) to Public Buildings and Facilities – 2 (PBF-2) for the purpose of siting an assisted living facility on the property. The area is near the River City Market Place, a large Planned Unit Development that contains mostly large commercial tenants. It is also in the vicinity of some newer residential projects to the east which, according to the applicant, have created a demand for assisted living type facilities. The property fronts on Owens Road and Max Leggett Parkway. The area is predominantly vacant, with some industrial uses to the immediate south of

the subject site. There is a large parcel to the north that is pending for rezoning to a PUD (2015-562) and there are several PUD Zoning Districts surrounding the property. The PBF-2 Zoning District is compatible with the underlying Future Land Use category of Light Industrial (LI).

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 the Light Industrial (LI) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The PBF-2 Zoning District is a compatible designation with this Future Land Use category. The proposed use would be considered a community support use. 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:

Policy 3.2.2: The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize. The proposed rezoning is in an area that consists of a mix of Zoning Districts and Uses. The site is near the River City Marketplace, which is a large commercial center with large box retail shops and dining. The area is also home to several new single family housing projects. The request is intended to allow for the construction of an assisted living facility, to support this growing commercial and residential area. An assisted living facility would be an acceptable use in the PBF-2 Zoning District.

Policy 3.2.7: The City shall implement the location criteria of this element for commercial and industrial uses consistent with the character of the area served, availability of public facilities, and market demands. The proposed rezoning would establish a PBF-2 Zoning District for the purpose of opening an assisted living facility. The area has seen significant growth in both commercial and residential uses recently. The proposed assisted living facility would be located to serve these new emerging residential areas, and their future ageing populations.

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 Light Industrial Future Land Use category, as defined in the Future Land Use Element of the 2030 Comprehensive Plan. The LI category provides for the location of industrial uses that have fewer impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemicals and wastes. The proposed PBF-2 zoning would allow for uses that would be of a lesser intensity that typically would be found with other compatible Zoning Districts in the Future Land Use category.

SURROUNDING LAND USE AND ZONING

The subject property is located on Max Leggett Parkway. The surrounding uses, land use category and zoning are as follows:

| Adjacent Properties | Land Use Category | Zoning District | Current Use |
|----------------------------|--------------------------|------------------------|-----------------------|
| North | LI/CGC | IL/PUD | Vacant (2015-562) |
| East | CGC | PUD | Vacant |
| South | LI | IL | Manufacturing/Storage |
| West | LI | IL | Vacant |

The requested Public Buildings and Facilities -2 Zoning District would be consistent with the LI Future Land Use designation of the subject property, as well as the surrounding properties in the area. The PBF-2 Zoning District would allow for a uses that are beneficial to the surrounding community, and provide the opportunity for an assisted living facility to serve the residential growth in the surrounding community. The proposed PUD Zoning District to the north (2015-562) would include similar uses for assisted living, medical and nursing uses, as well as warehouse and residential uses. This proposed change would be compatible with the proposed changing zoning district requested in this application.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing signs were posted on August 19, 2015.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2015-561** be **APPROVED**.



Aerial

*Source: City of Jacksonville Planning and Development Department
Date: August 19, 2015*



Subject Property with frontage on Max Leggett Parkway

Source: City of Jacksonville Planning and Development Department

Date: August 19, 2015



Proposed PUD rezoning (2015-562) to the north

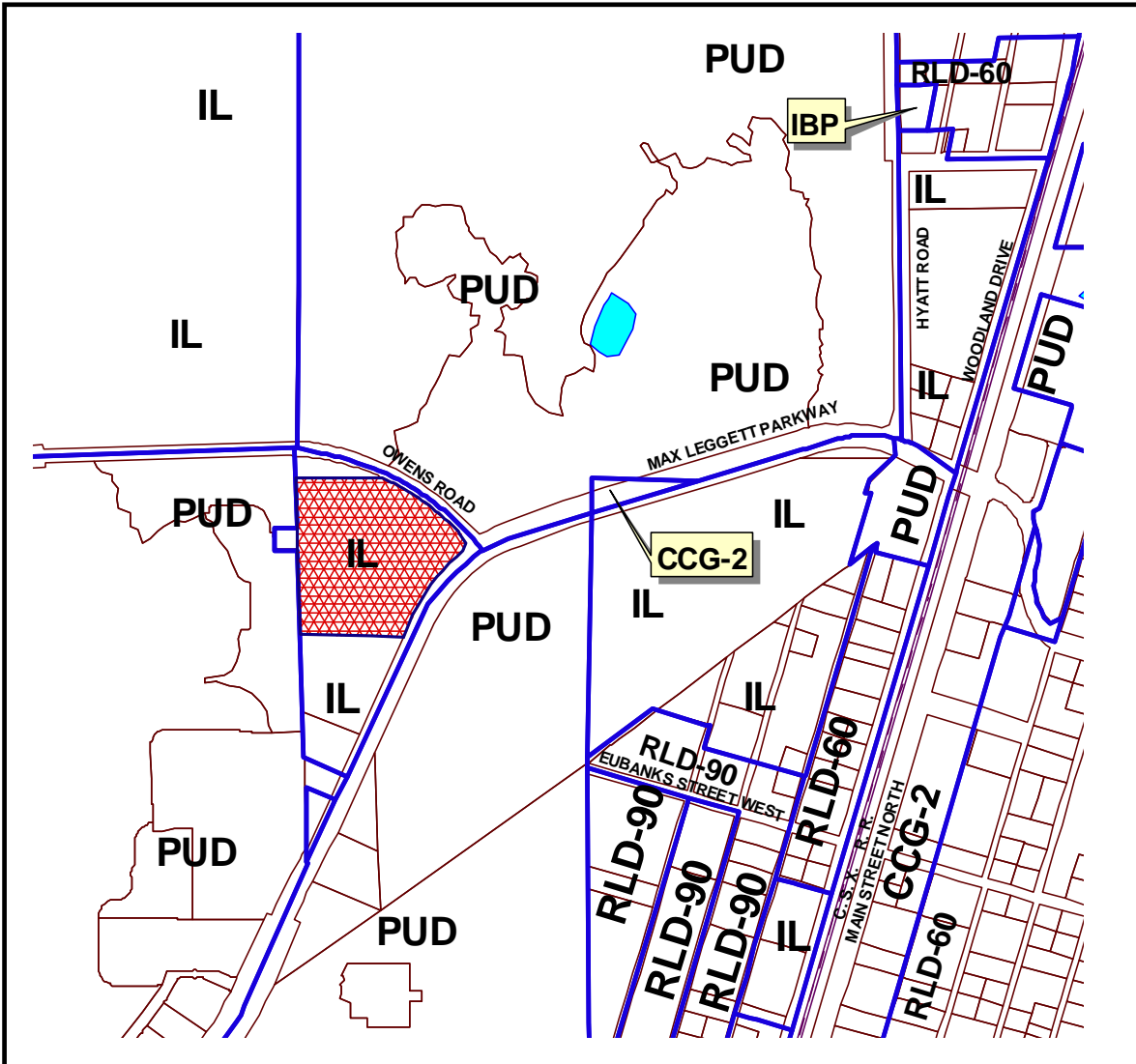
Source: City of Jacksonville Planning and Development Department

Date: August 19, 2015



Existing light manufacturing to the south

*Source: City of Jacksonville Planning and Development Department
Date: August 19, 2015*



| | | |
|---|---|---|
| <p>REQUEST SOUGHT:</p> <p>FROM: IL</p> <p>TO: PBF-2</p> | | <p>0100 Feet</p> <p>COUNCIL DISTRICT:</p> <p>7</p> |
| <p>ORDINANCE NUMBER:</p> <p>ORD-2015-0561</p> | <p>TRACKING NUMBER:</p> <p>T-2015-0891</p> | <p>Exhibit 2</p> |

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2015-0561 **Staff Sign-Off/Date** CAP / 07/28/2015

Filing Date 08/05/2015 **Number of Signs to Post** 6

Hearing Dates:

1st City Council 09/08/2015 **Planning Comission** 09/03/2015

Land Use & Zoning 09/15/2015 **2nd City Council** N/A

Neighborhood Association EDEN GROUP INC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 891 **Application Status** PAID
Date Started 07/07/2015 **Date Submitted** 07/09/2015

General Information On Applicant

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| HIPPS | LARA | DIANE |

Company Name

HIPPS GROUP INC.

Mailing Address

1650 MARGARET STREET #323

| City | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL | 32204 |

| Phone | Fax | Email |
|------------|------------|------------------------|
| 9047812654 | 9047812655 | LARA@HIPPSGROUPINC.COM |

General Information On Owner(s)

Check to fill first Owner with Applicant Info

| Last Name | First Name | Middle Name |
|-----------|------------|-------------|
| TRADING | ST. JOHNS | |

Company/Trust Name

ST. JOHNS TRADING COMPANY

Mailing Address

9250 BAYMEADOWS ROAD STE 400

| City | State | Zip Code |
|--------------|-------|----------|
| JACKSONVILLE | FL | 32256 |

| Phone | Fax | Email |
|-------|-----|-------|
| | | |

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

| Map RE# | Council District | Planning District | From Zoning District(s) | To Zoning District |
|---------|------------------|-------------------|-------------------------|--------------------|
| | | | | |

Map

106245 0010 7 6 IL PBF-2

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) 9.85

Justification For Rezoning Application

THIS ZONING APPLICATION IS SUBMITTED TO PLACE AN ASSISTED LIVING FACILITY IN AN AREA OF NORTH JACKSONVILLE THAT IS GROWING SIGNIFICANTLY WITH A HOSPITAL BEING ADDED TO THE AREA.

Location Of Property

General Location

MAX LEGGETT PKWY

Table with 3 columns: House #, Street Name, Type and Direction, Zip Code. Row 1: 0, MAX LEGGETT PY, 32218

Between Streets

OWENS RIDGE LANE and OWENS COURT

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 8 1/2" 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 [x] 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 [x] Property Ownership Affidavit - Notarized Letter(s).
Exhibit B [x] Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- [x] 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**
9.85 Acres @ \$10.00 /acre: \$100.00
- 3) Plus Notification Costs Per Addressee**
12 Notifications @ \$7.00 /each: \$84.00
- 4) Total Rezoning Application Cost:** \$2,184.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

www.coj.net/tc

Date: 07/28/2015 Time: 14:45:49

Location: P09

Clerk: CDS

Transaction 0509616

JACKSONVILLE, FL 32202

General Collection Receipt

Date: 7/27/2015

Email: CPopoli@coj.net

Miscellaneous

Item: CR - CR336783

Receipt 0509616.0001-0001

2,184.00

IN

Name: LARA HIPPS / HIPPS GROUP INC.

Address: 1650 MARGARET STREET #323, JACKSONVILLE, FL 32204

Description: INVOICE FOR 1891: ST. JOHNS TRADING COMPANY, 0 MAX LEGGITT
RKWAY

Total Paid 2,184.00

CHECK 00002105 2,184.00

Total Tendered 2,184.00

Paid By: LARA HIPPS

Thank You

| FLAcct | SubsidNo | UserCode | Project | ProjectDtl | Grant | GrantDtl | DocNo | Amount |
|--------|----------|----------|---------|------------|-------|----------|-------|---------|
| | | | | | | | | 2184.00 |

Total Due: \$2,184.00

EXHIBIT "B"

Owner's Authorization For Agent

First Coast Health Ventures LLC, J. Charles Wilson, Steve Sell, and Van Rooy Law, and their agents and assigns are hereby authorized to act on behalf of St. Johns Trading Company, Inc., the owner of those lands described on Exhibit "A" attached hereto, and as described in the attached deed or other such proof of ownership as may be required, in applying to the City of Jacksonville, Duval County, Florida, and the St. Johns Water Management District for applications related to engineering plan approval, platting, ERP permitting and all other actions useful or convenient for the development of real property including but not limited to the below listed matters

- | | | | |
|-------------------------------------|-------------------------|-------------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> | Rezoning / Modification | <input checked="" type="checkbox"/> | Special Use Permit |
| <input checked="" type="checkbox"/> | Zoning Variance | <input checked="" type="checkbox"/> | Non-Zoning Variance |
| <input checked="" type="checkbox"/> | Appeal | <input checked="" type="checkbox"/> | Jurisdictional Determination |
| <input checked="" type="checkbox"/> | Concurrency | <input checked="" type="checkbox"/> | Environmental Resource Permit |
| <input checked="" type="checkbox"/> | Other | | |

ST. JOHNS TRADING COMPANY, INC., a Florida corporation

By: *Sue B. Tredinick*
Name: SUE BTREDINICK
Its: PRESIDENT

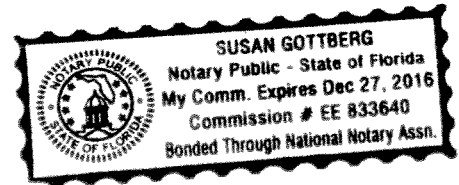
Telephone Number: 904 731 9592

State of Florida
County of Duval

Signed and sworn before me on this 4th day of June, 2015. By Sue B. Tredinick as President of St. Johns Trading Company, Inc., a Florida corporation.

Identification verified: known to me
Oath sworn: Yes No

My Commission expires: _____
Notary Signature: *Susan Gottberg*



Agent Authorization - Corporation

Date: July 6, 2015

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: Max Leggett Pkwy RE#(s): 106245-0010

To Whom it May Concern:

You are hereby advised that SUE B TREDINICK, as PRESIDENT of ST JOHN'S TRADING Co INC, a corporation organized under the laws of the state of Florida, hereby certify that said corporation is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Higgs Group Inc. to act as agent to file application(s) for 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 as submitted to the Jacksonville Planning and Development Department.

(signature) Sue B. Tredinick

(print name) SUE B TREDINICK

Please provide documentation illustrating that signatory is an authorized representative of the corporation; 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 July 2015, by Sue B Tredinick, as President of St. Johns Trading Co. Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Susan Gottberg
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



EXHIBIT B

Agent Authorization

Date: 7/8/2015

City of Jacksonville

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

Re: Agent Authorization for the following site location:

Real Estate # 106245-0010

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Hipps Group Inc. to act as agent to file application(s) for 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.

(Owner's Signature)

Steven W. Sell

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of July (month), 2015 (year) by Steven W. Sell, who is personally known to me or has produced _____ as identification.

Louise C. Weaver
(Notary Signature)

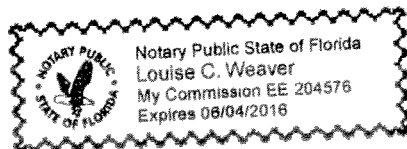


EXHIBIT A

Property Ownership Affidavit

Date: 7/8/2015

City of Jacksonville

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

Re: Ownership Certification

Gentleman:

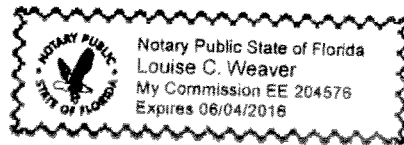
I, Steven W. Sell hereby certify that I am the
Owner of the property described in the attached legal description, **Exhibit 1** in connection with
filing application(s) for Zoning,
submitted to the Jacksonville Planning and Development Department.

Steven W. Sell
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 8th day of
July (month), 2015 (year) by Steven W Sell
who is personally known to me or has produced _____
as identification.

Louise C. Weaver
(Notary Signature)



ORDINANCE

Legal Description

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 1, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 19, THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1, 943.59 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF OWENS ROAD (A 65 FOOT RIGHT OF WAY), AND THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1112.03 FEET, THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF OWENS ROAD, THE FOLLOWING FOUR (4) COURSES: COURSE NO. 1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 332.75 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING OF SOUTH 26 DEGREES 27 MINUTES 27 SECONDS EAST AND A CHORD DISTANCE OF 111.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, COURSE NO. 2) THENCE SOUTH 48 DEGREES 03 MINUTES 32 SECONDS EAST, 95.75 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE, COURSE NO. 3) THENCE SOUTH 31 DEGREES 21 MINUTES 01 SECONDS EAST, 52.61 FEET; COURSE NO. 4) THENCE SOUTH 17 DEGREES 20 MINUTES 24 SECONDS WEST, 33.06 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY, (A 112 FOOT RIGHT OF WAY AS ESTABLISHED BY CITY OF JACKSONVILLE RIGHT OF WAY MAP DATED APRIL 19, 2011), SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 800.00 FEET, THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 358.87 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING OF SOUTH 28 DEGREES 00 MINUTES 30 SECONDS WEST, AND A CHORD DISTANCE OF 325.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24 DEGREES 48 MINUTES 19 SECONDS WEST, CONTAINING ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAX LEGGETT PARKWAY, 108.73 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5813, PAGE 750; THENCE NORTH 80 DEGREES 11 MINUTES 34 SECONDS WEST, ALONG SAID SOUTH LINE, 457.84 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 01 DEGREES 13 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5813, PAGE 750, 705.13 FEET TO A POINT ON SAID NORTH LINE OF GOVERNMENT LOT 1; THENCE NORTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, ALONG SAID NORTH LINE, 381.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.66 ACRES MORE OR LESS.

BEING THE SAME LANDS AS THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5813, PAGE 750, TOGETHER WITH THOSE LANDS DESCRIBED AS PARCEL 170R, RECORDED IN OFFICIAL RECORDS BOOK 11969, PAGE 99, BOTH OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

7/9/13

TRUSTEE'S DEED

THIS INDENTURE, executed the 7TH day of June, 1984, by and between BETTIE S. CARAWAY, a widow, residing at 10141 Lake Lamar Court, Jacksonville, Florida 32216, and the BARNETT BANKS TRUST COMPANY, N.A., whose address is 801 Riverside Avenue, Jacksonville, Florida 32204, as Trustee of the Testamentary Trust created under Item Eight and as Trustee of the Testamentary Trust created under Item Nine of the Last Will and Testament of Howard W. Caraway, deceased (Grantors), and the ST. JOHNS TRADING COMPANY, a Florida corporation, whose address is Post Office Box 19100F, Jacksonville, Florida 32245-9100, Grantee.

W I T N E S S E T H:

WHEREAS, by General Warranty Deed dated November 12, 1969, and duly recorded in the Official Records of Duval County, Florida, the Caraway Contracting Co., a Florida corporation in liquidation, as Grantor, conveyed the real property hereinafter described to the following Grantees and in the following respective fractional interests:

- | | |
|---|--------|
| Bettie S. Caraway | 9/100 |
| Barnett Bank of Jacksonville, N.A. as Executor of the Estate of Howard W. Caraway, deceased | 91/100 |

17⁰⁰

WHEREAS, by Deed of Surrender dated April 17, 1973 and recorded at Volume 3500, page 425, Official Records of Duval County, Florida, the Executor of the Estate of Howard W. Caraway conveyed to the BARNETT BANK OF JACKSONVILLE, N.A., as Trustee of the aforesaid Caraway Testamentary Trusts, one of the Grantors herein, its interest in the real property described hereinafter, said conveyance being of a 52.8920 percent interest as Trustee of the Item Eight Testamentary Trust and a 38.1080 percent interest as Trustee of the Item Nine Testamentary Trust created under the Last Will and Testament of Howard W. Caraway;

THIS INSTRUMENT PREPARED BY:
HORACE R. DREW, JR.
BOOK, DREW, ROSS & SHORT
Suite 450, 339 Laura Street
Jacksonville, Florida 32202



5813rc 751
OFFICIAL RECORDS

WHEREAS, by Orders substituting Fiduciaries filed May 21 and September 23, 1981, No. 81-4848 C.A., in the Circuit Court in and for Duval County, Florida, the name of the corporate Grantor herein was substituted for the Barnett Bank of Jacksonville, N.A., as Trustee of the Testamentary Trusts hereinabove described; and

WHEREAS, the Grantors are desirous of selling said property and the Grantee is desirous of buying same.

NOW, THEREFORE, in consideration of the premises and the sum of Ten (\$10.00) Dollars in hand paid, the Grantors hereby grant, bargain, sell, alien, remise, release, convey and confirm to the Grantee, and to its successors and assigns forever, the following land situated in Duval County, Florida, as described as follows, to wit:

(See Exhibit "A" attached hereto and made a part hereof.)

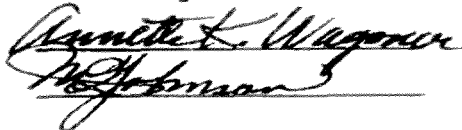
TOGETHER with the appurtenances pertaining thereto and all of the estate therein which the Grantors have, or have power to convey or dispose of, by virtue of the Last Will and Testament of Howard W. Caraway, deceased, or otherwise.

TO HAVE AND TO HOLD the premises hereinbefore described unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantors have caused these presents to be executed the day, month and year first above written.

Signed, sealed and delivered in the presence of:

BARNETT BANKS TRUST COMPANY,
N.A., as Trustee of the
Caraway Trusts



By 
James L. Branyon
Senior Trust Officer

Signed, sealed and delivered
in the presence of:

Quattle K. Wagner
B. Johnson

Bettie S. Caraway
Bettie S. Caraway
Individually

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, an officer duly authorized to take acknowledgment, personally appeared JAMES L. BRANYON, to me well known and known to me as the person who executed the foregoing instrument, and he acknowledged before me that he is Senior Trust Officer of the BARNETT BANKS TRUST COMPANY, N.A., that in such capacity he is authorized to execute the foregoing Deed on behalf of said Corporation, that the BARNETT BANKS TRUST COMPANY, N.A., is the Trustee of the Caraway Trusts and that he executed the foregoing Deed in the capacity set forth therein.

WITNESS my hand and official seal at Jacksonville, Duval County, Florida, this 7th day of June, 1984.

B. W. Schaffner
Notary Public



My Commission Expires:
1/15/85

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, an officer duly authorized to take acknowledgment, personally appeared BETTIE S. CARAWAY to me well known and known to me as the person described in and who executed the foregoing instrument, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal at Jacksonville, Duval County, Florida, on this 7th day of June, 1984.

B. W. Schaffner
Notary Public



My Commission Expires:
1/15/85

5813-753
OFFICIAL RECORDS

PARCEL A:

That certain tract or parcel of land being a part of Government Lot 1, Section 19, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as beginning at the Southeast corner of said Section 19; thence South 0 deg. 25 min. 30 sec. East, along the Easterly boundary of said Section 19, 1077.92 feet to a point in the Southeasterly right of way line of Duval Road (a 60 foot right of way); thence South 73 deg. 25 min. 30 sec. West, along said Southeasterly right of way line, 371.83 feet to a point of curve; thence along a curve concave to the Southeast, said curve having a radius of 620 feet, a distance of 59.32 feet, as measured along a chord bearing South 70 deg. 43 min. 58 sec. West; thence South 49 deg. 06 min. 30 sec. West, continuing along the Southeasterly right of way line of Duval Road, 401.29 feet to a point in a curve, said curve being concave to the Southeast and having a radius of 620 feet; thence along said curve, 59.32 feet, as measured along a chord bearing South 27 deg. 29 min. 02 sec. West to a point of tangency; thence South 24 deg. 44 min. 30 sec. West, continue along said Southeasterly right of way line of Duval Road, 596.98 feet; thence South 1 deg. 16 min. 40 sec. East, 779.82 feet to a point in the Southerly boundary of said Section 19; thence North 54 deg. 43 min. 20 sec. East, along said Southerly boundary, 1185.34 feet to the point of beginning.

PARCEL B:

That certain tract or parcel of land being a part of Government Lot 1, Section 19, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Southeast corner of said Section 19; thence North 0 deg. 25 min. 30 sec. East, along the Easterly boundary of said Section 19, 1140.64 feet to its intersection with the Northwesterly right of way line of Duval Road (a 60 foot right of way), said point being the point of beginning; thence North 0 deg. 25 min. 30 sec. East, continuing along said Easterly line of said Section 19, 113.97 feet to the Northeast corner of said Government Lot 1; thence South 89 deg. 53 min. 08 sec. West, along the Northerly boundary of said Government Lot 1, 809.97 feet to its intersection with the Northeasterly right of way line of Owens Road (a 66 foot right of way); thence along a curve in said Northeasterly right of way line, said curve having a radius of 1178.92 feet, a distance of 225.43 feet, as measured along a chord bearing South 53 deg. 29 min. 40 sec. East to a point of tangency; thence South 48 deg. 00 min. 30 sec. East along said Northeasterly right of way line 184.97 feet to an intersection with the Northwesterly right of way line of Duval Road; thence North 73 deg. 28 min. 30 sec. East, along said Northwesterly right of way line, 511.58 feet to the point of beginning.

PARCEL C:

That certain tract or parcel of land being a part of Government Lot 1, Section 19, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Southeast corner of said Section 19; thence North 0 deg. 25 min. 30 sec. East, along the Easterly line of said Section 19, 1254.61 feet to the Northeast corner of said Government Lot 1; thence South 89 deg. 53 min. 08 sec. West, along the Northerly line of said Government Lot 1, 950.17 feet to its intersection with the Southwesterly right of way line of Owens Road (a 66 foot right of way), said point being the point of beginning; thence continue South 89 deg. 53 min. 08 sec. West, along said Northerly line of Government Lot 1, 380.46 feet to the Northwest corner of said Government Lot 1; thence South 1 deg. 16 min. 40 sec. East, along the Westerly line of said Government Lot 1, 704.81 feet; thence South 88 deg. 42 min. 45 sec. East, 458.25 feet to a point in the Northwesterly right of way line of Duval Road (a 60 foot right of way); thence North 24 deg. 44 min. 30 sec. East, along said Northwesterly right of way line, 269.68 feet to a point of curve; thence along a curve in said Northwesterly right of way line, said curve being concave to the Southeast and having a radius of 389.29 feet, a distance of 246.57 feet, as measured along a chord bearing North 43 deg. 12 min. 17 sec. East to an intersection with said Southwesterly right of way line of Owens Road; thence North 31 deg. 18 min. 29 sec. West, along said Southwesterly right of way line 52 feet; thence North 48 deg. 00 min. 30 sec. West, along said Southwesterly right of way line, 95.25 feet to a point of curve; thence along a curve in said Southwesterly right of way line, said curve being concave to the Southwest and having a radius of 1112.92 feet, a distance of 332.13 feet, as measured along a chord bearing North 56 deg. 25 min. 34 sec. West to the point of beginning.

54- 55020
JUN 15 4 07 PM '84

RECORDED & INDEXED
JUN 15 1984
CLERK OF COUNTY, FLA.
BY _____
13

This document prepared by:
Real Estate Division as Agent for the
City of Jacksonville, FL

Return to: Real Estate Division, DPW
10th Floor, Ed Ball Bldg.

Duval Road
Parcel 900-100-B
RE #: 106245-0000

QUIT CLAIM DEED (Dedication)

THIS QUIT CLAIM DEED, made this 21 day of February 2012, by the CITY OF JACKSONVILLE, a Municipal Corporation in the County of Duval, State of Florida, and whose address is 117 West Duval Street, Jacksonville, FL 32202, hereinafter referred to as "Grantor", to ST JOHNS TRADING COMPANY, INC., whose mailing address is 9250 Baymeadows Road, #400, Jacksonville, Florida 32256, hereinafter referred to as "Grantee".

WITNESSETH: that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to them in hand paid by the Grantee, the receipt and legal sufficiency of which is hereby acknowledged, does remise, release, and quit claim to the Grantee, its successors and assigns forever, the land situate, lying and being in the County of Duval, State of Florida, as described in EXHIBIT "A", attached hereto and incorporated herein by this reference.

There is hereby reserved unto JEA a perpetual unobstructed easement over, across, under and through the subject property for ingress and egress, and for water, sewer and any other public utilities.

TO HAVE AND 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 Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and on the day and year first above written, pursuant to the authority of Ordinance 2011-789-E.

WITNESSES

(Sign) [Signature]
(Print) Alvin Brown
(Sign) [Signature]
(Print) Neil W. McArthur, Jr.

CITY OF JACKSONVILLE,
a Municipal Corporation
By: [Signature]
Alvin Brown, Mayor

Karen Bowling
Deputy Chief Administrative Officer
For: Mayor Alvin Brown
Under Authority of:
Executive Order No. 2011-06

NEIL W. McARTHUR, JR.
[Signature]
Neil W. McArthur, Jr.
Corporation Secretary

FORM APPROVED
[Signature]
ASSISTANT GENERAL COUNSEL

(Corporate Seal)



STATE OF FLORIDA
COUNTY OF DUVAL

Karen Bowling
Deputy Chief Administrative Officer
For: Mayor Alvin Brown
Under Authority of:
Executive Order No. 2011-06

The foregoing instrument was acknowledged before me this 21st day of February, 2012, by Alvin Brown and Neill W. McArthur Jr., the Mayor and Corporation Secretary respectively, of the City of Jacksonville, a municipal corporation, on behalf of the corporation, pursuant to the authority of Ordinance 2011-789-E. Such persons are personally known to me.

[Signature]
Print Name: Shamika Baker
NOTARY PUBLIC, State of Florida at Large
My Commission Expires:

SHAMIKA BAKER
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE142210
Expires 10/30/2015

DUVAL ROAD PARCEL NO. 100B

FEE SIMPLE

A PART OF GOVERNMENT LOT 1, SECTION 19, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF OWENS ROAD (A 66.00 FOOT RIGHT-OF-WAY AS CURRENTLY ESTABLISHED) WITH THE NORTHERLY LINE OF SAID GOVERNMENT LOT 1, SECTION 19, SAID POINT LYING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1112.92 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 334.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°37'32" EAST AND A CHORD DISTANCE OF 333.61 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 47°59'39" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 95.20 FEET; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 31°27'22" EAST, A DISTANCE OF 52.17 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF DUVAL ROAD (A VARIABLE RIGHT-OF-WAY AS CURRENT ESTABLISHED) AND THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 389.29 FEET; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 251.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 43°15'22" WEST AND A CHORD DISTANCE OF 247.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 24°45'01" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 160.56 FEET TO THE POINT OF CUSP OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 800.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 368.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°57'34" EAST AND A CHORD DISTANCE OF 365.61 FEET TO A POINT ON SAID CURVE; THENCE NORTH 17°16'59" EAST, A DISTANCE OF 39.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.161 ACRES (6995 SQUARE FEET) MORE OR LESS.

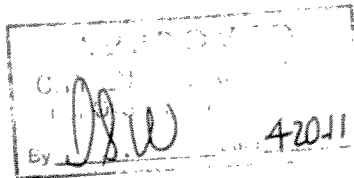


Exhibit A

PARCEL 900-100B

PAGE 1 OF 2

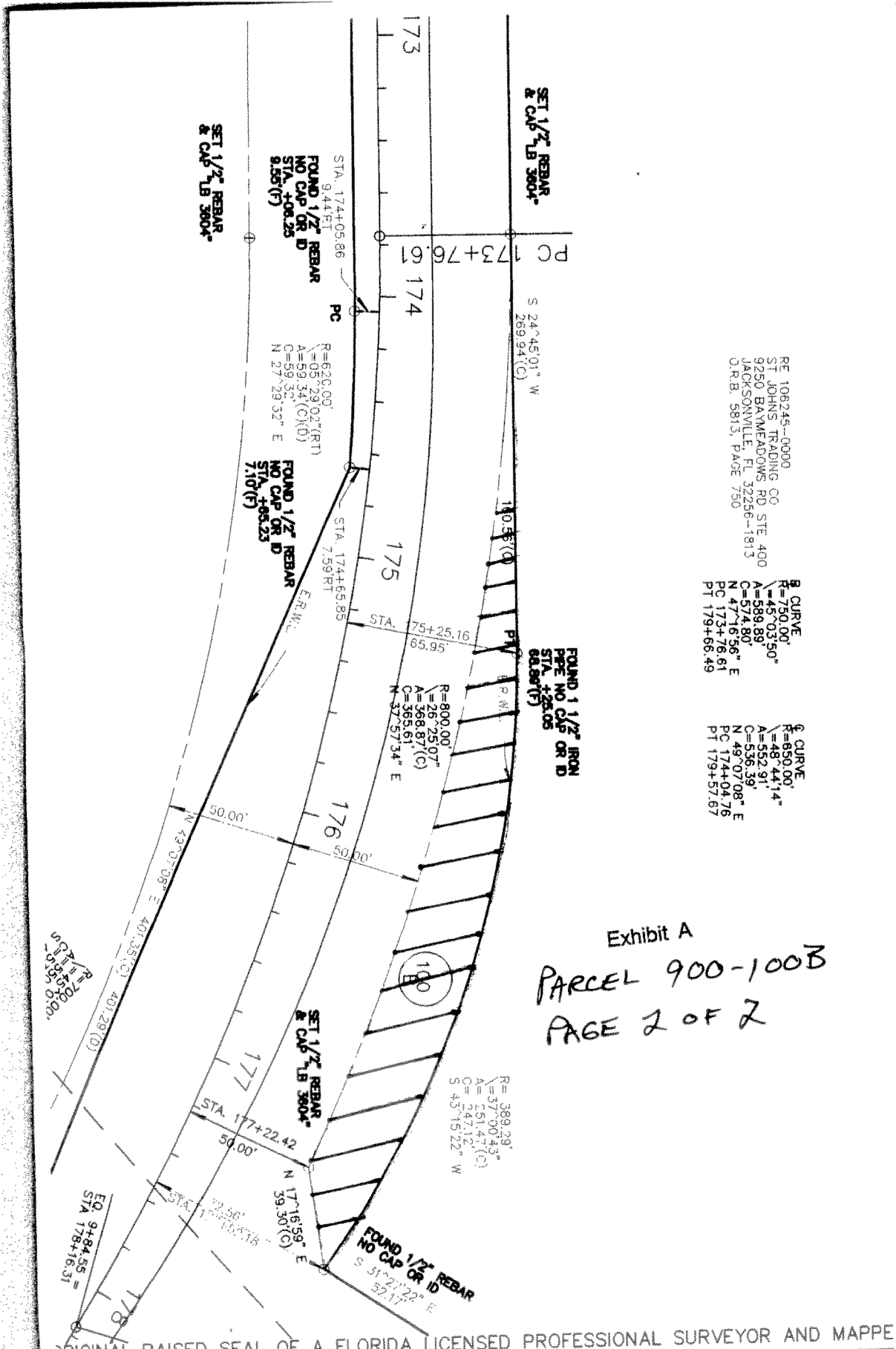


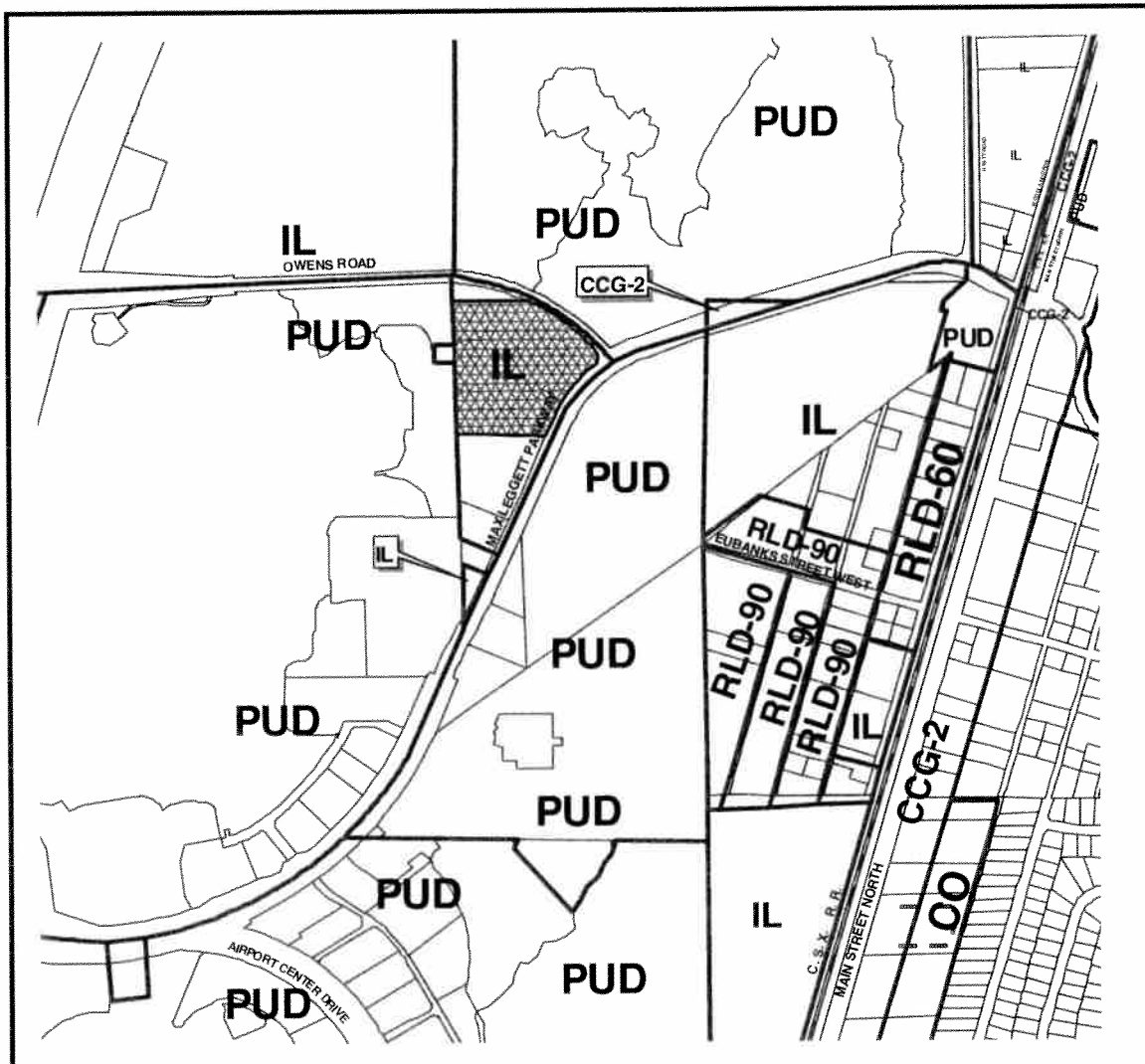
Exhibit A
 PARCEL 900-100B
 PAGE 2 OF 2

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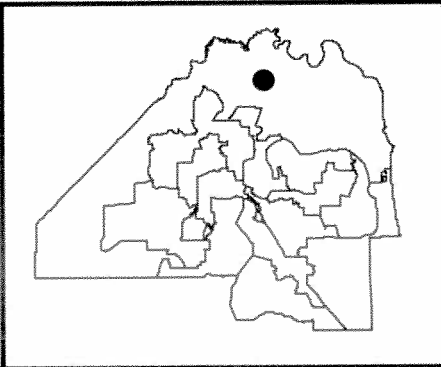
gai consultants
 1301 Riverplace Boulevard, Suite 900
 Jacksonville, Florida 32207
 904.363.1110 904.363.1115fax

LEGEND:

ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER



REQUEST SOUGHT:
FROM: IL
TO: PBF-2



100 Feet

 COUNCIL DISTRICT:
11

ORDINANCE NUMBER:
ORD-0000-0000

TRACKING NUMBER:
T-2015-0891

Exhibit 2

Checklist / Baseline Review

Print Form

Application Name

Agent / Owner

Intake Planner

| | |
|--|--|
| Pre-application meeting <input type="text"/> | New information received <input type="text" value="Jul 27, 2015"/> |
| Application submitted <input type="text" value="Jul 9, 2015"/> | Sent to OGC <input type="text"/> |
| Application reviewed <input type="text" value="Jul 24, 2015"/> | OGC approved <input type="text"/> |
| Date sufficient / insufficient <input type="text" value="Jul 27, 2015"/> | Date paid <input type="text" value="Jul 28, 2015"/> |
| Planning District <input type="text" value="6 - North"/> | Existing Land Use <input type="text" value="LI"/> |
| Council District <input type="text" value="7 - Reggie Gaffney"/> | Development Area <input type="text" value="Suburban Area (SA)"/> |
| Council District <input type="text"/> | Existing Zoning <input type="text" value="IL"/> |

Neighborhood Association(s)

NAP / Town Center / Corridor Study

| | | |
|---|--|---|
| Downtown Overlay <input type="text" value="NA"/> | Aquatic Preserve <input type="text" value="No"/> | Civilian Notice Zone <input type="text" value="No"/> |
| DRI <input type="text" value="N/A"/> | Septic Tank Failure Area <input type="text" value="No"/> | Civilian School Zone <input type="text" value="Yes"/> |
| Springfield Historic District <input type="text" value="No"/> | Boat Facility Siting Zone <input type="text" value="No"/> | Civilian Height Zone <input type="text" value="150 ft"/> |
| Riverside Historic District <input type="text" value="No"/> | Coastal High Hazard Zone <input type="text" value="No"/> | Military Notice Zone <input type="text" value="No"/> |
| Riverside Overlay <input type="text" value="No"/> | Wellhead Protection Zone <input type="text" value="No"/> | Military School Zone <input type="text" value="No"/> |
| Lake Marco Overlay <input type="text" value="No"/> | State Road <input type="text" value="No"/> | Military Height Zone <input type="text" value="No"/> |
| San Marco Overlay <input type="text" value="No"/> | Outside Suburban Boundry <input type="text"/> | Noise Contour Zone <input type="text" value="No"/> |
| Mandarin Height Overlay <input type="text" value="No"/> | Industrial Sanctuary <input type="text" value="No"/> | NAS Jax APZ <input type="text" value="No"/> |
| Mandarin Road Overlay <input type="text" value="No"/> | Industrial Compatibility <input type="text" value="No"/> | Whitehouse OLF APZ <input type="text" value="No"/> |
| Mayport <input type="text" value="No"/> | Listed Species Report > 50 acres <input type="text" value="No"/> | Whitehouse OLF Light Restriction Zone <input type="text" value="No"/> |

Planner's Comments

Proposed Assisted Living Facility.