

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING 2016-392 TO
PLANNED UNIT DEVELOPMENT

JULY 21, 2016

Location: 10249 Hood Court,
at the intersection of Hood Road and Shad Road

Real Estate Numbers: 149200-0000, 149200-0050 & 149200-0100

Current Zoning District: Rural Residential-Acre (RR-Acre)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Matt Schellenberg, District 6

Applicant/Agent: T. R. Hainline, Esq.
Rodgers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Elsie Ruth Jaques Trust
C.O Brenda Joyce Green
10249 Hood Court
Jacksonville, FL 32257

Staff Recommendation: **APPROVE with CONDITIONS**

GENERAL INFORMATION

Application for Rezoning R-2016-395 seeks to rezone approximately 6.3± acres of land from RR to PUD. The rezoning to PUD is being sought for the purpose of developing neighborhood commercial uses on properties surrounding the intersection of Hood Road, Shad Road, and

Hood Road South. The western, southern, and eastern quadrants will be developed. The northern quadrant is not part of this PUD. The applicant proposes most uses allowed by right and exception in the CN zoning district. The property is located within the Industrial Situational Compatibility Overlay.

PUD DEVELOPMENT CRITERIA - PROPOSED BY APPLICANT

- Existing development:** Undeveloped
- Total acres:** 6.3 Acres
- Proposed development:** Commercial Neighborhood compatible development
- Minimum lot size:** N/A
- Yard setbacks:** Front: twenty (20) feet
Side: ten (10) feet
Rear: twenty (20) feet
- Maximum lot coverage:** 50%
- Maximum building height:** 25 Feet
- Landscaping:** Will meet the minimum requirements in accordance with Part 12. Landscape and Tree Protection Regulations.
- A ten (10) foot wide landscape buffer shall be located along the entire frontage of Hood Court, old Hood Way and between the proposed development and the development on the southern quadrant of Shad Road and Hood Road and the single family residential homes on Ripple Rush Drive North as shown on the Conceptual Site Plan in Exhibit E. The buffer shall contain eight (8) foot high, 100% opaque vinyl fence and one oak tree, 6 feet in height, and a minimum of two (2) inch caliper, for every twenty-five (25) feet facing Hood Court, Old Hood Way and the single family residences.
- Signs:** The purpose of these sign standards is to establish a coordinated signage program that provides for the tenants and/or uses identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. Multiple tenants and/or uses may be identified on signs within the PUD. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. The following signs are permitted within the PUD:

1. One (1) freestanding monument style street frontage sign, per parcel, on each roadway frontage of each property not to exceed one-hundred (100) square feet in area and ten (10) feet in height.
2. One (1) temporary development sign advertising the anticipated uses within the Property not to exceed twenty-four (24) square feet in area and ten (10) feet in height.
3. Directional signs shall not exceed four (4) square feet in area and three (3) feet in height and may be internally or externally illuminated.
4. Real estate signs and construction signs otherwise allowed by the Jacksonville Zoning Code, including Sections 656.1306 and 656.1307, Jacksonville Zoning Code (September 2015).
5. Identification signage shall not obstruct horizontal sight distance. Wall signs as permitted under Chapter 656, Part 13, of the Zoning Code (September 2015).
6. Under the canopy signs not exceeding a maximum of eight (8) square feet in area are allowed, provided any square footage used for the sign must be subtracted from the allowable wall sign square footage.

CRITERIA FOR REVIEW

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 thereof shall evaluate and consider the following criteria in evaluation and consideration of an application for rezoning to Planned Unit Development district:

(1) Consistency with the Comprehensive Plan

In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the Low Density Residential (LDR) land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. A description of the category follows:

LDR Category: This category includes residential developments in a density range of up to seven dwelling units per acre when full urban services are available. Generally, single family dwellings will be the predominant land use in this category. CN Zoning Districts are compatible as a secondary zoning, the proposed PUD would meet the secondary

requirements for Commercial Development within the LDR land use, as required at the intersection of two collector roadways.

The proposed rezoning meets the intent of the following Comprehensive Plan (Future Land Use) policies:

FLUE Policy 1.1.8 Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.

FLUE Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process

FLUE GOAL 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

FLUE Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

FULE Policy 3.1.17 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

FLUE Policy 6.3.5 The City shall encourage street networks within new development plans to be designed and constructed so as to provide for future public street connections and increased connectivity to adjacent developable or redevelopable parcels.

Conservation Coastal Management Element (CCME)

GOAL 4

To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetlands resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Sanitary Sewer Sub-Element

Policy 1.2.6

Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

Transportation Element (TE)

Policy 1.4.8

The City shall encourage street networks within new development plans to be designed and constructed so as to provide for future public street connections and increased connectivity to adjacent developable or redevelopable parcels.

Based on the proposed site plan and written description, the application is consistent with FLUE Objective 3.1 by the proposed buffers and screening, designed to protect the existing residential areas from the potential negative effects of the new proposed commercial areas. Additionally, the application is consistent with FLUE Policy 3.1.17, since the subject sites are located at the intersection of two roads classified as collectors. The proposed site plan is consistent with FLUE Policy 6.3.5, specifically where the eastern and southern two parcels are concerned. The proposed design utilizes an existing intersection that is currently only stubbed out, which would allow cross connectivity between the two sites by crossing, rather than requiring trips on, Hood Road. The existence of wetlands on the eastern most parcel would potentially require mitigation to be consistent with Goal 4 of the CCME element of the Comprehensive Plan. The subject site, if served by JEA water and sewer service, would be consistent with the Sanitary Sewer Sub-Element Policy 1.26 of the Comprehensive Plan. Finally, as with FLUE policy 6.3.5, this site will be consistent with the Transportation Element Policy 1.4.8, by utilizing existing, stubbed out intersection connections on two of the three parcels, to encourage trips between parcels, rather than on the collector streets. Therefore, it is the opinion of the Planning and Development Department that the proposed rezoning is consistent with the Comprehensive Plan.

(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 prior to development approvals.

(3) *Allocation of residential land use*

This project does not have a residential component.

(4) *Internal compatibility*

The written description and accompanying site plan of the intended plan of development indicate that internal compatibility will be achieved in several ways:

Traffic and pedestrian circulation pattern

The PUD will utilize two access points for the southern and eastern parcels, along both Shad and Hood Road. The northern parcel will have one access point along Hood Road only.

A review of the PUD by Development Services Division revealed the following concerns in their memorandum dated May 17, 2016:

No Concerns noted.

A review of the PUD by Transportation Planning Division revealed the following concerns in their memorandum dated April 28, 2016:

Shad Road, from Hood Road to Philips Highway, is the directly accessed functionally classified roadway. Shad Road is a 4-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS C. Shad Road segments have a maximum daily service volume of 39,800 vpd and a 2015 daily traffic volume of 13,819. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

Hood Road South, from Losco Road to Hood Road/Shad Road, is the directly accessed functionally classified roadway. Hood Road South is a 2-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS C. Hood Road South segments have a maximum daily service volume of 14,040 vpd and a 2015 daily traffic volume of 6,932. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

Hood Road, from Old St. Augustine Road to Shad Road, is the directly accessed functionally classified roadway. Hood Road is a 3-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS D. Hood Road segments have a maximum daily service volume of 14,040 vpd and a 2015 daily traffic volume of 12,219. This road segment currently has sufficient capacity to accommodate the traffic generated

by this development.

We are unable to assess whether the development exceeds the amount of allowable trip generation for this property as the applicant has not provided the use or amount of development.

The treatment of pedestrian ways

The written description denotes the following for pedestrian access and sidewalks:

The Property shall be designed to function efficiently for both cars and pedestrians, including sufficient internal and external connectivity. Sidewalks shall provide safe linkages between the users and amenities within the Property and will be constructed as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015). Site lighting shall be designed to promote a sense of security in walkways, parking areas, open spaces, entrances, and along streets.

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

As noted in the written description, there are proposed setbacks on the front and rear of the property of twenty (20) feet. Additionally, the applicant is proposing buffers and screening between several of the minor roads that are adjacent to the proposed PUD, as well as all residential property.

The existence or absence of, and the location of, open spaces, plazas, recreation areas and common areas

The applicant is not proposing any recreational space as part of this project.

The use of existing and proposed landscaping

The PUD will be landscaped in accordance with Part 12 of the City's Zoning Code.

(5) *External Compatibility*

The written description and accompanying site plan of the intended plan of development indicates that external compatibility will be achieved as noted.

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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon:

A twenty-five (25) foot landscape buffer and screen will be provided along the entire frontage of Hood Court, old Hood Way and between the proposed development and the

development on the southern quadrant of Shad Road and Hood Road and the single family residential homes on Ripple Rush Drive North.

The type, number and location of surrounding external uses:

The proposed development is located in a predominately rural area with single family dwellings on large lots and planned residential subdivisions. Commercial development at this location will serve the surrounding community by creating an accessible, local neighborhood commercial node at the intersection of Hood Road and Shad Road.

The adjacent uses and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RR-Acre	Vacant /Undeveloped
East	LDR	RR-Acre	Vacant /Undeveloped
South	LDR	RLD-80	Single-family
West	LDR	RR-Acre	Single-family

(6) Intensity of Development

The proposed development is consistent with the LDR functional land use category meeting the criteria as a secondary zoning district as a commercial development. There is no residential component to the development.

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:

Site will consist of commercial development that is consistent with the secondary zoning district criteria for the Low Density Residential land use category. In this regard it is consistent with the Zoning Code.

The existing residential density and intensity of use of surrounding lands:

Many surrounding lots are one acre to 2.5 acres in size. The Mallard Cove subdivision with 80 foot lots is located south of the property off of Shad Road.

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

The site will be served by city sewer and water, as noted in the JEA service availability letter.

Any other factor deemed relevant to the limitation of the intensity of the development for the benefit of the public health, welfare and safety:

The public health, welfare and safety would be best served by the density carried under the current zoning approval by increasing the efficiency and economy of land use, infrastructure expenses, land allocation, and mass transit.

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

There is no recreational space proposed as part of the commercial PUD.

8) *Impact on wetlands*

There are wetlands noted on the subject property. The development will be required to meet the requirements of the St. Johns River Water Management District (SJRWMD) and the U.S. Army Corps of Engineers.

(9) *Listed species regulations*

No wildlife survey is required as the property is below the minimum 50 acre threshold.

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

According to the written description of the intended plan of development off-street parking will be provided in accordance with part 6 of the Zoning Code.

(11) *Sidewalks, trails, and bikeways*

The Property shall be designed to function efficiently for both cars and pedestrians, including sufficient internal and external connectivity. Sidewalks shall provide safe linkages between the users and amenities within the Property and will be constructed as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015). Site lighting shall be designed to promote a sense of security in walkways, parking areas, open spaces, entrances, and along streets.

SUPPLEMENTAL INFORMATION

It should be noted that upon visual inspection of the subject property on June 27, 2016 by the Planning and Development Department, the required Notice of Public Hearing sign **was** posted.



Source: Staff, Planning and Development Department
Date: June 27, 2016

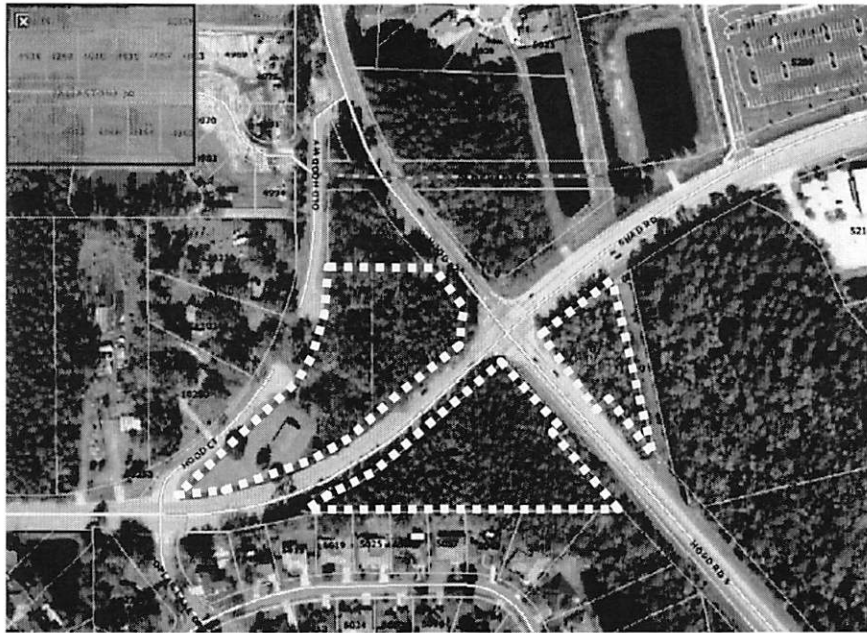
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-392 be **APPROVED** with the following exhibits:

1. **The original legal description dated March 29, 2016**
2. **The original written description dated March 29, 2016.**
3. **The original site plan dated March 29, 2016.**
4. **The Transportation Planning Memo dated April 28, 2016**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2016-392 be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. **There shall be no establishments or facilities which include the retail sale or service of liquor for either on-premises or off-premises consumption or both, as shown in the list of permitted uses in the written description dated March 29, 2016.**
2. **At the time of Verification to Substantial Compliance, final architectural elevations shall be subject to the review and approval of the Planning and Development Department.**
3. **Lighting in the service areas shall be limited to twenty (20) feet in height and shall be installed in a manner which directs the light downward and away from adjoining properties.**
4. **A ten (10) foot wide landscape buffer shall be located along the entire frontage of Hood Court, old Hood Way and between the proposed development and the development on the southern quadrant of Shad Road and Hood Road and the single family residential homes on Ripple Rush Drive North as shown on the Conceptual Site Plan in Exhibit E. The buffer shall contain eight (8) foot high, 100% opaque vinyl fence and one oak tree, 6 feet in height, and a minimum of two (2) inch caliper, for every twenty-five (25) feet facing Hood Court, Old Hood Way and the single family residences.**
5. **The PUD site plan final design approval will be subject to a review by Development Services Division and Transportation Planning Division or as otherwise approved by the Planning and Development Department. The site plan contained in this application is conceptual in nature.**



Aerial

Source: Staff, Planning and Development Department
Date: June 27, 2016



One of three parcels of the subject site

Source: Staff, Planning and Development Department

Date: June 27, 2016



Signalized intersection of Shad Road and Hood Road

Source: Staff, Planning and Development Department

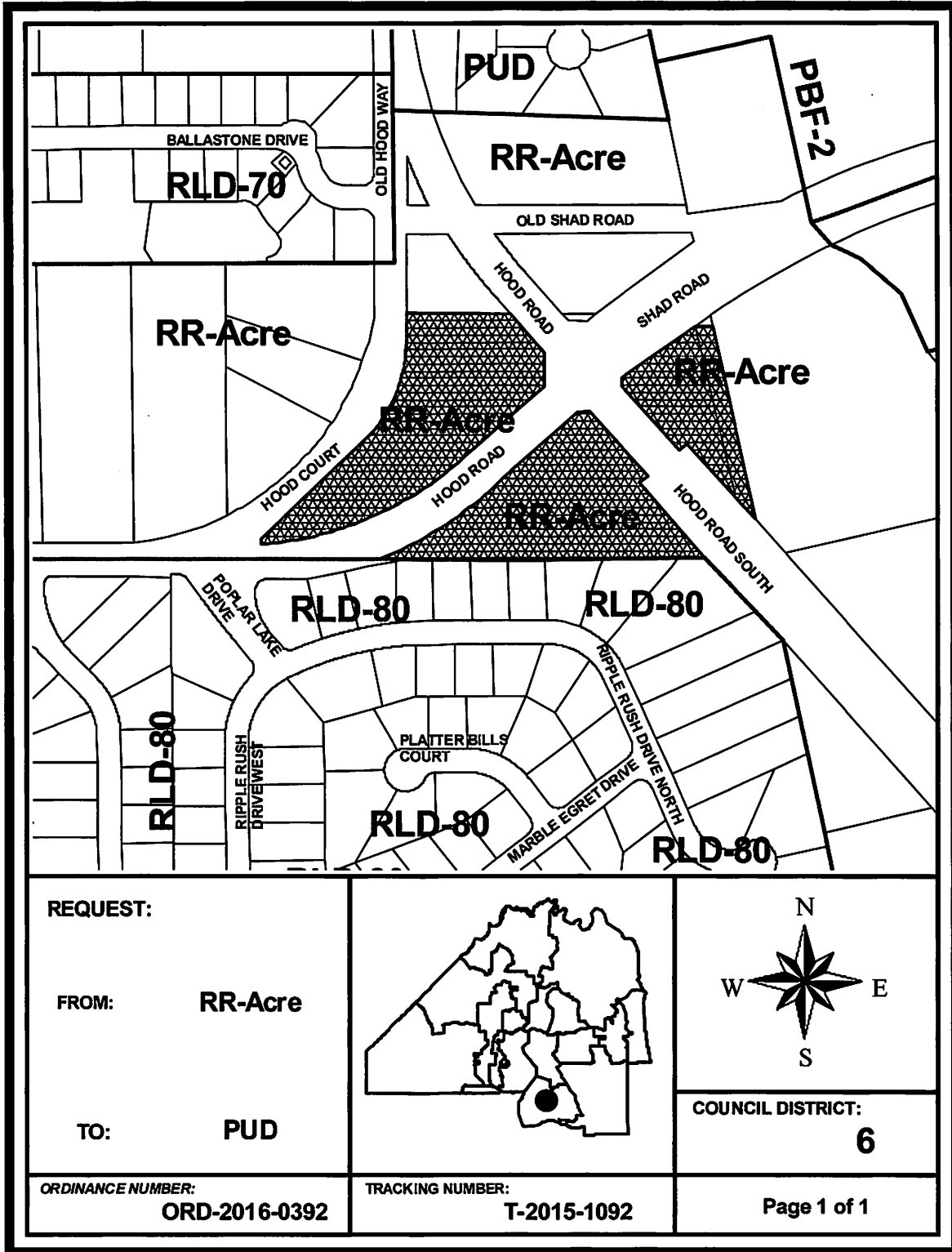
Date: June 27, 2016



Typical side yard setbacks found along Brian Lakes Drive North.

Source: Staff, Planning and Development Department

Date: June 27, 2016



DEVELOPMENT SERVICES



April 26, 2016

MEMORANDUM

TO: Christian Popoli, City Planner II
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject: **Shad/Hood Roads PUD**
R-2016-1092

Upon review of the referenced application and based on the information provided to date, the Development Services Division has no comments at this time.

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.



MEMORANDUM

DATE: 04/28/2016

TO: Christian Popoli
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF SHAD/HOOD ROADS PUD

Shad Road, from Hood Road to Philips Highway, is the directly accessed functionally classified roadway. Shad Road is a 4-lane undivided class II collector in this vicinity and is currently operating at an acceptable LOS C. Shad Road segments have a maximum daily service volume of 39,800 vpd and a 2015 daily traffic volume of 13,819. This road segment currently has sufficient capacity to accommodate the traffic generated by this development.

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We are unable to assess whether the development exceeds the amount of allowable trip generation for this property as the applicant has not provided the use or amount of development.

Popoli, Christian

From: Pate, Mark
Sent: Tuesday, April 26, 2016 9:50 AM
To: Popoli, Christian
Subject: RE: Request for PUD review

No objections

From: Popoli, Christian
Sent: Friday, April 22, 2016 10:01 AM
To: Bannister, Lurise; Caparas, Nelson; King, Lisa; Kolczynski, John; Pate, Mark; Reed, Kristen; Sands, Mike; Davis, Paul
Subject: RE: Request for PUD review

Apologies, application attached.

Christian Popoli, MAURP

City Planner II
Current Planning Division
Planning and Development Department
214 N. Hogan St. Suite 300
Jacksonville, Florida 32202
Office: 904-255-7852
Fax: 904-255-7884

From: Popoli, Christian
Sent: Friday, April 22, 2016 9:59 AM
To: Bannister, Lurise; Caparas, Nelson; King, Lisa; Kolczynski, John; Pate, Mark; Reed, Kristen; Sands, Mike; Davis, Paul
Subject: Request for PUD review

Attached please find the complete application for PUD 1092, Located at the intersection of Shad Road and Hood Road. Please provide any comments or issues you may have regarding this project

Christian Popoli, MAURP

City Planner II
Current Planning Division
Planning and Development Department
214 N. Hogan St. Suite 300
Jacksonville, Florida 32202
Office: 904-255-7852
Fax: 904-255-7884

Popoli, Christian

From: Kolczynski, John
Sent: Monday, April 25, 2016 2:30 PM
To: Popoli, Christian
Subject: RE: Request for PUD review

Christian,

I have no comments for this PUD.

John F. Kolczynski E.I.
Traffic Studies Associate Engineer
Traffic Engineering Division
1007 Superior Street
Jacksonville, Florida 32254
(904) 255-7547

From: Popoli, Christian
Sent: Friday, April 22, 2016 10:01 AM
To: Bannister, Lurise; Caparas, Nelson; King, Lisa; Kolczynski, John; Pate, Mark; Reed, Kristen; Sands, Mike; Davis, Paul
Subject: RE: Request for PUD review

Apologies, application attached.

Christian Popoli, MAURP

City Planner II
Current Planning Division
Planning and Development Department
214 N. Hogan St. Suite 300
Jacksonville, Florida 32202
Office: 904-255-7852
Fax: 904-255-7884

From: Popoli, Christian
Sent: Friday, April 22, 2016 9:59 AM
To: Bannister, Lurise; Caparas, Nelson; King, Lisa; Kolczynski, John; Pate, Mark; Reed, Kristen; Sands, Mike; Davis, Paul
Subject: Request for PUD review

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Christian Popoli, MAURP

City Planner II
Current Planning Division
Planning and Development Department
214 N. Hogan St. Suite 300
Jacksonville, Florida 32202
Office: 904-255-7852
Fax: 904-255-7884

Popoli, Christian

From: Davis, Paul
Sent: Friday, April 22, 2016 1:42 PM
To: Popoli, Christian
Subject: RE: Request for PUD review

The proposed development will require application for a mobility fee calculation and Concurrency Reservation Certificate prior to development. Offsetting credit for previous or existing structures on the property might be possible if adequately documented by the applicant.

Paul M Davis, ASLA, AICP
City Planner Supervisor
Ed Ball Building, 214 North Hogan Street, Room 2127
Jacksonville, Florida 32202

Email: pdavis@coj.net
Telephone: (904) 255-8319
City of Jacksonville web site www.coj.net

Please note that under Florida's very broad public records law, email communications to and from city officials are subject to public disclosure.

From: Popoli, Christian
Sent: Friday, April 22, 2016 10:01 AM
To: Bannister, Lurise; Caparas, Nelson; King, Lisa; Kolczynski, John; Pate, Mark; Reed, Kristen; Sands, Mike; Davis, Paul
Subject: RE: Request for PUD review

Apologies, application attached.

Christian Popoli, MAURP

City Planner II
Current Planning Division
Planning and Development Department
214 N. Hogan St. Suite 300
Jacksonville, Florida 32202
Office: 904-255-7852
Fax: 904-255-7884

From: Popoli, Christian
Sent: Friday, April 22, 2016 9:59 AM
To: Bannister, Lurise; Caparas, Nelson; King, Lisa; Kolczynski, John; Pate, Mark; Reed, Kristen; Sands, Mike; Davis, Paul
Subject: Request for PUD review

Attached please find the complete application for PUD 1092, Located at the intersection of Shad Road and Hood Road. Please provide any comments or issues you may have regarding this project

Christian Popoli, MAURP

City Planner II

Current Planning Division

Planning and Development Department

214 N. Hogan St. Suite 300

Jacksonville, Florida 32202

Office: 904-255-7852

Fax: 904-255-7884

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0392 **Staff Sign-Off/Date** CAP / 05/17/2016
Filing Date 06/08/2016 **Number of Signs to Post** 10
Hearing Dates:
1st City Council 07/26/2016 **Planning Commission** 07/21/2016
Land Use & Zoning 08/02/2016 **2nd City Council** N/A
Neighborhood Association GREATER HOOD ROAD COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1092 **Application Status** FILED COMPLETE
Date Started 03/29/2016 **Date Submitted** 03/29/2016

General Information On Applicant

Last Name HAINLINE **First Name** T.R. **Middle Name**
Company Name ROGERS TOWERS, P.A.
Mailing Address 1301 RIVEPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043465531 **Fax** 9043960663 **Email** THAINLINE@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name GREEN **First Name** BRENDA **Middle Name** JOYCE
Company/Trust Name ELSIE RUTH JAQUES TRUST
Mailing Address 10249 HOOD COURT
City JACKSONVILLE **State** FL **Zip Code** 32257
Phone 9042689730 **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?
If Yes, State Application No(s) 2007-1083

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 149200 0000	6	3	RR-ACRE	PUD
Map 149200 0050	6	3	RR-ACRE	PUD
Map 149200 0100	6	3	RR-ACRE	PUD

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 #

Total Land Area (Nearest 1/100th of an Acre) 6.30

Development Number

Proposed PUD Name SHAD/HOOD ROADS PUD

Justification For Rezoning Application

SEE ATTACHED EXHIBIT D.

Location Of Property**General Location**

WEST, SOUTH AND EAST INTERSECTION OF HOOD ROAD AND SHAD ROAD

House #	Street Name, Type and Direction	Zip Code
10249	HOOD CT	32257

Between Streets

HOOD COURT and SHAD ROAD

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.

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc

Date: 05/12/2016 Time: 12:27:05
 tion: P07 Clerk: TLA
 Transaction 0317145

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

General Collection Receipt

Date: 4/28/2016
 Email: CPopoli@coj.net

DN
 me: T. R. Hainline / Rodgers Towers, P.A.
 dress: 1301 Riverplace Boulevard, Suite 1500, Jacksonville, FL 32207
 scription: Invoice for rezoning of three parcels of property at the intersection of Shad and Hood
 ads, RE#'s: 149200-0000, 149200-0050, 149200-0100, from RR-Acre to PUD

allaneous
 em: CR - CR366599
 receipt 0317145.0001-0001 2,399.00
 Paid 2,399.00
 3895 2,399.00
 Tendered 2,399.00

FLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								2399.00

By: T.R. HAINLINE
 Thank You

Total Due: \$2,399.00

Checklist / Baseline Review

Application Name

Print Form

Agent / Owner

Intake Planner

Pre-application meeting New information received

Application submitted Sent to OGC

Application reviewed OGC approved

Date sufficient / insufficient Date paid

Planning District Existing Land Use

Council District Development Area

Council District Existing Zoning

Neighborhood Association(s)

NAP / Town Center / Corridor Study

Downtown Overlay Aquatic Preserve Civilian Notice Zone

DRI Septic Tank Failure Area Civilian School Zone

Springfield Historic District Boat Facility Siting Zone Civilian Height Zone

Riverside Historic District Coastal High Hazard Zone Military Notice Zone

Riverside Overlay Wellhead Protection Zone Military School Zone

Lake Marco Overlay State Road Military Height Zone

San Marco Overlay Outside Suburban Boundry Noise Contour Zone

Mandarin Height Overlay Industrial Sanctuary NAS Jax APZ

Mandarin Road Overlay Industrial Compatibility Whitehouse OLF APZ

Mayport Listed Species Report > 50 acres Whitehouse OLF Light Restriction Zone

Planner's Comments

A portion of the proeprty on the east side of the intersection of Shad Road and Hood Road is in the Industrial Sanctuary. Additionally, the areas to the east and south are in the Wetland layer on Radius.

YES**Exhibit 1 Legal Description** YES

Date

 YES

Page numbers

 YES**Exhibit A Property Ownership Affidavit** YES**Exhibit B Agent Authorization / Notarized** YES**Exhibit C Binding Letter** YES**Exhibit D Written Description** YES

Name

 YES

Description of permitted uses

 YES

Date

 YES

Description of permissible uses by exception

 YES

Page numbers

 YES

Limitations on permitted uses/permissible uses

 YES

Justification for Rezoning

 YES

Description of accessory uses and structures

 YES

Existing site characteristics

 YES

Minimum lot area and width

 YES

Schedule of phases commencement/completion dates

 YES

Minimum setbacks - front, side, rear

 YES

Statement of intent for operation/maintenance of areas

 YES

Maximum lot coverage

 YES

How the PUD differs from the Zoning Code

 YES

Maximum building height

 YES

Name of Developer, Architect, Engineer, Planner

 YES

Parking requirements

 YES

Acreage Table

 YES

Vehicular circulation, points of egress/ingress

Gross acreage

 YES

Pedestrian circulation, sidewalks, paths

Land use by acreage

 YES

Landscaping requirements

Number of dwelling units by type

 YES

Sign requirements

Amount of active recreation

Monument / pole

Amount of passive open space

Wall

Amount of public or private right-of-way

Directional

Maximum coverage of buildings/structures

Other

 NO

Total number of dwelling units by each type

 YES

Recreation requirements

 NO

Total square footage of non-residential buildings

 YES

Utility provider - water, sewer, electric

YES**Exhibit E Site Plan** YES Date NO Page numbers YES North arrow YES Bar scale YES Existing site characteristics NO Buildings shown NO Parking shown, vehicular circulation YES Acreage Table or EXHIBIT F Land Use Table

Gross acreage

Land use by acreage

Active recreation

Passive open space (ponds, conservation, wetlands)

Publir or private right-of-way

 NO Buildings/parking shown YES Existing vehicular/pedestrian circulation system YES Proposed vehicular/pedestrian circulation system YES Points of egress/ingress paving width, ROW YES Driveways, median openings within 660 feet YES Landscaping / buffers shown NO Waiver for Site Plan items YES**Exhibit F Land Use Table** YES**Exhibit G Warranty deed** YES**Exhibit H Aerial photograph** N/A**Exhibit I Listed species report (if greater than 50 acres)** N/A**Exhibit J Other information** YES**Exhibit K Site location map**

Exhibit 1

Legal Description

PARCEL A

A part of Lots 1 and 2, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: COMMENCE at the Southeast corner of said Lot 1, also being the corner common to Sections 34 and 66, Township 3 South, Range 27 east, and Sections 3 and 52, Township 4 South, Range 27 East of said County; thence South 89°31'57" West, along the Southerly line of said Lot 1, said line also being the Southerly line of said Section 34, a distance of 109.91 feet to the proposed Southwesterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation case No. 91-14035 CA, said point being the POINT OF BEGINNING; thence continue South 89°31'57" West, along said Southerly line, said line also being the Northerly line of Mallard Cove Unit Four, as recorded in Plat Book 45, Pages 75, 75A and 75B of said Current Public Records, a distance of 739.65 feet to the intersection with the proposed Southeasterly right of way line of Shad Road, as described in aforementioned Parcel 101, said right of way line being a curve concave Northwesterly and having a radius of 790.00 feet; thence Northeasterly along the arc of said curve and said right of way line being subtended by a chord bearing of North 59°51'17" East and a chord distance of 310.20 feet to the Point of Tangency of said curve; thence North 48°31'56" East, continuing along said right of way line, a distance of 251.55 feet; thence South 86°28'04" East, continuing along said right of way line, a distance of 35.36 feet; thence along the aforementioned Southwesterly right of way line of Losco Road, the following three courses: South 41°28'04" East, a distance of 185.00 feet; thence South 48°31'56" West, a distance of 22.50 feet; thence South 41°28'04" East, a distance of 214.35 feet to the POINT OF BEGINNING.

Containing 2.57 acres, more or less.

PARCEL B

A part of Lots 1, 2 and 3, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning COMMENCE at the intersection of the Easterly right of way line of Hood Road, as established by Deed Book 1628, Page 18 of the Former County Records of said County, with the Northerly line of said Lot 3; thence South 88°02'16" East, along said Northerly line, a distance of 219.95 feet to the proposed Southwesterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation Case No. 91-14035 CA; thence South 41°28'04" East, along said right of way line, a distance of 70.71 feet; thence along the proposed Northwesterly right of way line of Shad Road, as described in said Parcel 101, the following two courses: South 48°31'56" West, a distance of 226.55 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 710.00 feet; thence Southwesterly along the arc of said curve, being subtended by a chord bearing of South 68°00'04" West and a chord distance of 473.28 feet to a Point on said curve, said point being the Southeasterly corner of Parcel 144 of aforementioned Condemnation case; thence North 03°30'45" West along the Easterly line of said Parcel 144, a distance of 10.47 feet to the aforementioned Easterly right of way line of Hood Road; thence North 45°06'38" East, along said right of way line, a distance of 192.48 feet to the Northerly line of said Lot 1, said line also being the Southerly line of right of way line of Hood Road, as described in said Deed Book 1628, Page 18; thence South 88°02'16" East, along said line, a distance of 13.71 feet; thence along the Easterly right of way line of Hood Road, as described in said Deed Book, the following three courses: North 45°06'38" East, a distance of 116.10 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 280.51 feet; thence Northwesterly along the arc of said curve and along said right of way line, being subtended by a chord bearing of North 22°34'20" East and a chord distance of 215.03 feet to the Point of Tangency of said curve; thence North 00°02'06" East, a distance of 53.91 feet to the POINT OF BEGINNING.

PARCEL D

A part of Lots 1, 2 and 3, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Reference COMMENCE at the Southeast corner of said Lot 1, also being the corner common to Sections 34 and 66, Township 3 South, Range 27 East and Sections 3 and 52, Township 4 South, Range 27 East of said County; thence North 12°10'35" West, along the Easterly line of said Lot 1, a distance of 85.95 feet to the proposed Northeasterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation case No. 91-14035; thence along said right of way line the following four courses: North 41°28'04" West, a distance of 211.50 feet; thence South 48°31'56" West, a distance of 22.50 feet; thence North 41°28'04" West, a distance of 167.51 feet; thence North 03°31'56" East, a distance of 28.28 feet; thence North 48°31'56" East, along the proposed Southeasterly right of way line of Shad Road, as described in aforementioned Parcel 101, a distance of 11.69 feet to the Point of Curve of a curve concave Southeasterly and having a radius of 1737.50 feet; thence Northeasterly along the arc of said curve and along said right of way line being subtended by a chord bearing of North 51°14'23" East and a chord distance of 164.16 feet to a Point on said Curve and said right of way line being the intersection with the Northerly line of aforementioned Lot 3; thence South 88°02'16" East, along said Northerly line of aforementioned Lot 3; thence South 88°02'16" East, along said Northerly line, a distance of 41.65 feet to the Northeast corner of said Lot 3; thence South 12°10'39" East, along the Easterly lines of said Lots 3, 2 and 1, a distance of 415.76 feet to the POINT OF BEGINNING.

Containing 1.08 acres, more or less.

EXHIBIT A - Property Ownership Affidavit

Date: 2-13-16

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

Re: Property Owner Affidavit for the following site location:
Intersection of Hood Road and Shad Road

To Whom It May Concern:

I, Brenda Joyce Green, as Trustee of the Elsie Ruth Jaques Trust, hereby certify that the trust is the Owner of the property described in Exhibit 1 in connection with filing application(s) for a PUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is a Corporate Entity*:

Print Corporate Name: Elsie Ruth Jaques Trust

By: _____

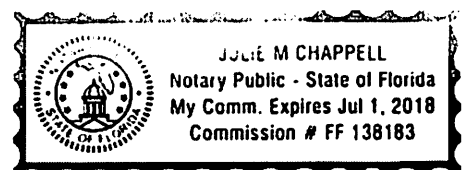
By: Brenda Joyce Green
Name: Brenda Joyce Green
Its: Trustee

*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 February, 2016, by Brenda Joyce Green, as Trustee of the Elsie Ruth James Trust on behalf of the trust. She (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Julie M Chappell (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Julie M Chappell
My Commission Expires: July 1, 2018
My Commission Number is: FF 138153



IN THE CIRCUIT COURT FOR DUVAL COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

ELSIE RUTH JAQUES
Deceased.

File No. 16-2007 CP 1789
Division PR-A

RECEIVED & FILED

07 SEP 12 AM 10:58

JIM FULLER
CLERK OF CIRCUIT COURT
DUVAL COUNTY FLORIDA

**ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(testate - validly devised, heirs, no spouse or minor child - exempt from claims)**

On the petition of Brenda Joyce Green and Elsie Carol Smith for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in DUVAL County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead is validly devised;
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

See Exhibit "A" attached.

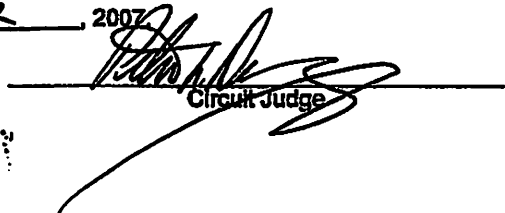
constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to:

~~AD Brenda Joyce Green and Elsie Carol Smith as beneficiaries of the Elsie Ruth Jaques Trust Agreement u/a/d November 13, 1992~~

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on September 12, 2007


Circuit Judge

Copy to:
Robert M. Morgan
10110 San Jose Blvd.
Jacksonville, FL 32257

FILED
IN COMPUTER
M. C.

PARCEL B

A part of Lots 1, 2 and 3, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning COMMENCE at the intersection of the Easterly right of way line of Hood Road, as established by Deed Book 1628, Page 18 of the Former County Records of said County, with the Northerly line of said Lot 3; thence South 88°02'16" East, along said Northerly line, a distance of 219.95 feet to the proposed Southwesterly right of way line of Lasco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation Case No. 91-14035 CA; thence South 41°28'04" East, along said right of way line, a distance of 70.71 feet; thence along the proposed Northwesterly right of way line of Shad Road, as described in said Parcel 101, the following two courses: South 48°31'56" West, a distance of 226.55 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 710.00 feet; thence Southwesterly along the arc of said curve, being subtended by a chord bearing of South 68°00'04" West and a chord distance of 473.28 feet to a Point on said curve, said point being the Southeasterly corner of Parcel 144 of aforementioned Condemnation case; thence North 03°30'45" West along the Easterly line of said Parcel 144, a distance of 10.47 feet to the aforementioned Easterly right of way line of Hood Road; thence North 45°06'38" East, along said right of way line, a distance of 192.48 feet to the Northerly line of said Lot 1, said line also being the Southerly line of right of way line of Hood Road, as described in said Deed Book 1628, Page 18; thence South 88°02'16" East, along said line, a distance of 13.71 feet; thence along the Easterly right of way line of Hood Road, as described in said Deed Book, the following three courses: North 45°06'38" East, a distance of 116.10 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 280.51 feet; thence Northwesterly along the arc of said curve and along said right of way line, being subtended by a chord bearing of North 22°34'20" East and a chord distance of 215.03 feet to the Point of Tangency of said curve; thence North 00°02'06" East, a distance of 53.91 feet to the POINT OF BEGINNING.

Containing 2.66 acres, more or less.

EXHIBIT A

EXHIBIT B - Agent Authorization Affidavit – Property Owner

Date: 2-13-16

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

Re: Agent Authorization for the following site location: 10249 Hood Court, 0 Hood Road

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 Rogers Towers to act as agent to file application(s) for a 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:

Print Corporate Name:

The Elsie Ruth Jaques Trust

By: _____
Name: _____

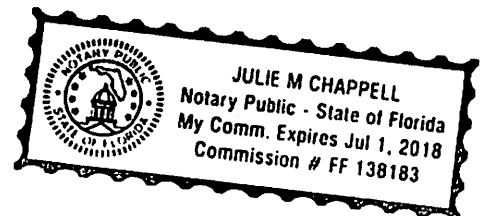
By: Brenda Joyce Green
Name: Brenda Joyce Green
Its: Trustee

*If Owner is a 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 February, 2016, by Brenda Joyce Green, as Trustee of the Elsie Ruth Jaques Trust, on behalf of the trust. She (check one) () is personally known to me, or (X) has produced a valid driver's license as identification and who took an oath.

Julie M Chappell (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Julie M Chappell
My Commission Expires: July 1, 2018
My Commission Number is: FF 138183



IN THE CIRCUIT COURT FOR DUVAL COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

ELSIE RUTH JAQUES

Deceased.

File No. 16-2007 CP
Division PR-A

RECEIVED & FILED

07 SEP 12 AM 10:58

1789
JIM FULLER,
CLERK OF CIRCUIT COURT
DUVAL COUNTY FLORIDA

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(testate - validly devised, heirs, no spouse or minor child - exempt from claims)

On the petition of Brenda Joyce Green and Elsie Carol Smith for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in DUVAL County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead is validly devised;
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

See Exhibit "A" attached.

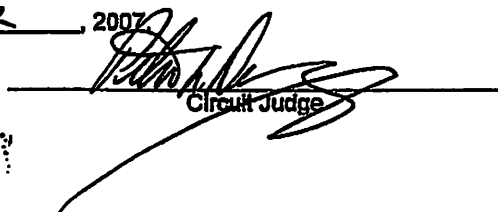
constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to:

~~AD Brenda Joyce Green and Elsie Carol Smith as beneficiaries of the Elsie Ruth Jaques Trust Agreement w/a/d November 13, 1992~~

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on September 12, 2007


Circuit Judge

Copy to:
Robert M. Morgan
10110 San Jose Blvd.
Jacksonville, FL 32257

FILED
IN COMPUTER
M. C.

PARCEL B

A part of Lots 1, 2 and 3, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning COMMENCE at the intersection of the Easterly right of way line of Hood Road, as established by Deed Book 1628, Page 18 of the Former County Records of said County, with the Northerly line of said Lot 3; thence South 88°02'16" East, along said Northerly line, a distance of 219.95 feet to the proposed Southwesterly right of way line of Lasco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation Case No. 91-14035 CA; thence South 41°28'04" East, along said right of way line, a distance of 70.71 feet; thence along the proposed Northwesterly right of way line of Shad Road, as described in said Parcel 101, the following two courses: South 48°31'56" West, a distance of 226.55 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 710.00 feet; thence Southwesterly along the arc of said curve, being subtended by a chord bearing of South 68°00'04" West and a chord distance of 473.28 feet to a Point on said curve, said point being the Southeasterly corner of Parcel 144 of aforementioned Condemnation case; thence North 03°30'45" West along the Easterly line of said Parcel 144, a distance of 10.47 feet to the aforementioned Easterly right of way line of Hood Road; thence North 45°06'38" East, along said right of way line, a distance of 192.48 feet to the Northerly line of said Lot 1, said line also being the Southerly line of right of way line of Hood Road, as described in said Deed Book 1628, Page 18; thence South 88°02'16" East, along said line, a distance of 13.71 feet; thence along the Easterly right of way line of Hood Road, as described in said Deed Book, the following three courses: North 45°06'38" East, a distance of 116.10 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 280.51 feet; thence Northwesterly along the arc of said curve and along said right of way line, being subtended by a chord bearing of North 22°34'20" East and a chord distance of 215.03 feet to the Point of Tangency of said curve; thence North 00°02'06" East, a distance of 53.91 feet to the POINT OF BEGINNING.

Containing 2.66 acres, more or less.

EXHIBIT A

EXHIBIT C - Binding Letter

2-13, 2016

City of Jacksonville
Planning and Development Department
Jacksonville, FL 32202

Re: 10249 Hood Court & 0 Hood Road (RE #s 149200-0000, 149200-0050, 149200-0100 & 149201-0100)

To whom it may concern:

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

The Elsie Ruth Jaques Trust

By: Brenda Joyce Green
Name: Brenda Joyce Green
Its: Trustee

STATE OF FLORIDA
COUNTY OF Duval

Sworn to and subscribed and acknowledged before me this 13th day of February, 2016, by Brenda Joyce Green, as Trustee of the Elsie Ruth Jaques Trust, on behalf of the trust. She (check one) () is personally known to me, or () has produced a valid driver's license as identification and who took an oath.

Julie M Chappell (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Julie M Chappell
My Commission Expires: July 1, 2018
My Commission Number is: FF 138183

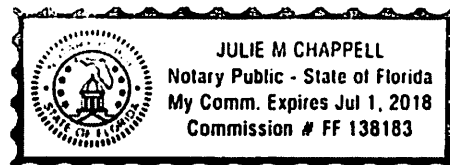


Exhibit D

PUD Written Description

Shad/Hood Roads PUD

March 29, 2016

I. PROJECT DESCRIPTION

Current Land Use Category: LDR

Current Zoning District: RR-Acre

Requested Zoning District: PUD

Real Estate Number: 149200-0000, 149200-0050, 149200-0100

The purpose of this rezoning application is to rezone three parcels totaling approximately 6.30 acres within the City of Jacksonville from RR-Acre to Planned Unit Development ("PUD"). The Property is comprised of three parcels located in the western, southern and eastern quadrants of the intersection of Shad Road, Hood Road and Hood Road South as is more particularly described in the legal descriptions attached as **Exhibit "1"** to the application (the "Property"). The Property is located at the intersection of two streets that are classified as collector streets or higher. A site plan is attached at **Exhibit "E"** and a location map is attached at **Exhibit "K."**

The Comprehensive Plan Future Land Use Map designation for the Property is Low Density Residential ("LDR") in the Suburban Development Area. The surrounding land use designations are LDR, Public Building Facility, Business Professional and Light Industrial. The surrounding zoning designations are RR-Acre, PUD, PBF-1, PBF-2, IBP, RLD-80 and RLD-70. The surrounding uses include: single family residential, mobile homes, schools, industrial, retail/commercial and warehouse. The Property is also within the Industrial Situational Compatibility Overlay.

This rezoning proposes to provide for low-intensity neighborhood commercial uses, designed to be compatible with and serve the surrounding neighborhoods and communities. Landscaping buffers will provide appropriate transitions between the site and adjacent properties.

II. SITE SPECIFICS

The Property is currently developed with a single family residence on one of the parcels. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	LDR	RDL-80	Single Family Residential, Vacant
East	LDR, BP, LI	RR-Acre, IBP, IL,	School, Warehouse/Storage,

		PBF-2	Industrial, Retail/Commercial, Church, Daycare
North	LDR	RR-Acre, RLD-70, PUD	Single Family Residential, Vacant
West	LDR	RR-Acre, PUD, PBF-1	Single Family Residential, Mobile Homes, Farm Stand, Vacant, School

III. USES AND RESTRICTIONS

A. Permitted Uses.

1. Medical and dental or chiropractor offices and clinics (but not hospitals).
2. Professional and business offices.
3. Neighborhood retail sales and service establishments, including the retail sale of food and drugs, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, and all other similar neighborhood retail uses.
4. Service establishments such as barber or beauty shops, shoe repair shops, interior decorators, reducing salons or gymnasiums, self-service laundries or dry cleaner and pickup stations, tailors or dressmakers, travel agencies, and similar uses.
5. Restaurants, including the outside sale and service of food, located in the front (on Hood or Shad Road) of the property and meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
6. Banks and financial institutions, travel agencies and similar uses, including drive-thru tellers.
7. Community centers.
8. Veterinarians (but not animal boarding kennels) meeting the performance standards and development criteria set forth in Part 4.
9. Art galleries, dance, art, gymnastics, fitness center, martial arts, music and photography studios, and theaters for stage performances (but not motion picture theaters).

10. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand alone structure not exceeding 4,000 square feet.
11. Off-street parking lots for premises requiring off-street parking meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.
12. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

B. Permissible Uses by Exception.

1. Drive-in or drive-through facilities in conjunction with a permitted use or structure.
2. Day care and care centers meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code.

C. Limitations on Permitted Uses or Permissible Uses by Exception. All of the permitted uses are subject to the following provisions unless otherwise provided for:

1. Sale, display, preparation and storage shall be conducted within a completely enclosed building.
2. Products shall be sold only at retail.

D. Minimum lot width, Maximum lot coverage by all buildings, Minimum yard requirements and Maximum height of structures:

1. *Minimum Lot Area:* None.
2. *Minimum Lot Width:* None.
3. *Maximum Lot Coverage:* Fifty (50) percent.
4. *Minimum Yard Requirements:*
 - a. *Front:* Twenty (20) feet.
 - b. *Side:* Ten (10) feet.
 - c. *Rear:* Twenty (20) feet.
5. *Maximum Height of Structures:* Single-story; twenty-five (25) feet.

E. Ingress, Egress and Circulation.

1. *Vehicular Access:*

a. Vehicular ingress and egress shall be by way of Shad Road, Hood Road and Hood Road South, as depicted on the Conceptual Site Plans attached as Exhibit "E." Driveways shall be located a minimum of 250' from the signalized intersection of Shad Road and Hood Road or commensurate with property dimensions.

b. The required off-street parking areas will be marked and designed so that no parking or maneuvering shall be on a street or sidewalk.

c. Each parcel shall have only one access per roadway frontage.

d. Identification signage and landscaping shall not obstruct horizontal site distance.

2. *Parking Requirements:* Off-street parking will be provided in accordance with Part 6 of the City's Zoning Code.

3. *Loading Requirements:* Loading will be provided in accordance with Part 6 of the City's Zoning Code. Additionally, where the proposed use is immediately adjacent to residential uses, the loading zones and dumpsters will be oriented toward the Hood/Shad Roads intersection and away from the residential uses.

4. *Pedestrian Access/Sidewalks:* The Property shall be designed to function efficiently for both cars and pedestrians, including sufficient internal and external connectivity. Sidewalks shall provide safe linkages between the users and amenities within the Property and will be constructed as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015). Site lighting shall be designed to promote a sense of security in walkways, parking areas, open spaces, entrances, and along streets.

F. Lighting.

1. *Parking areas:*

a. *Maximum height:* Twenty (20) feet.

b. *Fixtures:* Shall utilize partial and full cut-offs.

2. *Buildings:* All display and landscape lighting should be directed toward the focal points and away from pedestrians and adjoining properties. Any lighting associated with a canopy should be recessed into the structure or otherwise integrated with the design of the canopy.

3. *Service areas:* Lighting shall be designed and installed in a manner which directs the light downward and away from adjoining properties so as to

prevent glare or excessive light on any adjacent residential properties and shall be limited to twenty (20) feet in height.

4. *Lighting Plan:* The final lighting plan for the Property shall be subject to review and approval of the Planning and Development Department.

G. Signage.

The purpose of these sign standards is to establish a coordinated signage program that provides for the tenants and/or uses identification and for directional communication in a distinctive and aesthetically pleasing manner. The sign standards apply project-wide. Multiple tenants and/or uses may be identified on signs within the PUD. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be internally or externally illuminated. The following signs are permitted within the PUD:

1. One (1) freestanding monument style street frontage sign, per parcel, on each roadway frontage of each property not to exceed one-hundred (100) square feet in area and ten (10) feet in height.
2. One (1) temporary development sign advertising the anticipated uses within the Property not to exceed twenty-four (24) square feet in area and ten (10) feet in height.
3. Directional signs shall not exceed four (4) square feet in area and three (3) feet in height and may be internally or externally illuminated.
4. Real estate signs and construction signs otherwise allowed by the Jacksonville Zoning Code, including Sections 656.1306 and 656.1307, Jacksonville Zoning Code (September 2015).
5. Identification signage shall not obstruct horizontal sight distance.
6. Wall signs as permitted under Chapter 656, Part 13, of the Zoning Code (September 2015).
7. Under the canopy signs not exceeding a maximum of eight (8) square feet in area are allowed, provided any square footage used for the sign must be subtracted from the allowable wall sign square footage.

H. Landscaping.

1. Landscaping will be provided consistent with Chapter 656, Part 12, of the Jacksonville Zoning Code and Article 25 of the City of Jacksonville Charter.
2. A ten (10) foot wide landscape buffer shall be located along the entire frontage of Hood Court, Old Hood Way and between development on southern quadrant of Shad Road and Hood Road and the single family

residential homes on Ripple Rush Drive North as shown on the Conceptual Site Plan in Exhibit "E." The buffer shall contain an eight (8) foot high, 100% opaque vinyl fence and one oak tree, 6 feet in height and a minimum two (2) inch caliper, for every twenty-five (25) feet facing Hood Court, Old Hood Way and the single family residences.

3. Landscaping shall not obstruct horizontal sight distance.

I. Stormwater Retention.

Stormwater retention shall meet the requirements of the Jacksonville Ordinance Code (September 2015) and other applicable local and state regulations, including the SJRWMD.

J. Utilities.

JEA will provide water, sewer and electricity for the site.

K. Wetlands.

No wetlands impacts are anticipated with this project. However, any wetland impacts that occur will be mitigated for in accordance with the rules and regulations of the St. Johns River Water Management District ("SJRWMD").

L. Modifications.

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by this PUD or by Section 656.341 of the Zoning Code.

M. Pre-application Conference.

A pre-application conference was held regarding this application on December 9, 2015.

N. Justification for the PUD Rezoning.

As described above, the PUD is being requested to permit low-intensity neighborhood commercial uses, designed to be compatible with and serve the surrounding neighborhoods and communities. The PUD will have a common scheme of development, provides for flexibility in the site design which could not otherwise be accomplished through conventional zoning and provides for restrictions to ensure consistency with the surrounding zoning and existing uses..

O. PUD/Difference from Usual Application of the Zoning Code.

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Conceptual Site Plans; the proposed use will have a common scheme of development which is internally and externally consistent and compatible; it provides for site-specific access requirements; it provides for site specific buffering; and, it provides for site-specific signage requirements.

P. Approximate Dates of Phasing.

The project may be developed in phases. Regarding phasing, demolition of the existing facilities and construction of the horizontal improvements shall be initiated in approximately 2016-2020 and be completed within this time frame. Construction of the permitted uses will be initiated within a reasonable time thereafter.

Q. Land Use Table.

A Land Use Table is attached hereto as **Exhibit "F."**

R. Name of Development Team

Developer: TBD

Planner: Janet O. Whitmill, R.L.A., Inc.

IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance for this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all existing and proposed uses within the Property and showing the general layout of the overall Property.

V. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan.

The Property is within the LDR – Suburban Area future land use category. The PUD proposes neighborhood commercial uses located at the intersection of two collector roads which is consistent with the secondary zoning district criteria for the LDR land use category. The proposed PUD would specifically advance the following Objectives and Policies:

Future Land Use Element:

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.

Policy 1.1.10: Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.11: Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill

locations, or as a Transit Oriented Development (TOD), as described in this element.

Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of 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.

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

B. Consistency with the Concurrency Management System.

A Mobility Fee Calculation Certificate and CCAS or CRC will be filed for the proposed development within the PUD.

C. Allocation of Residential Land Use.

There are no residential uses proposed in the PUD.

D. Internal Compatibility/Vehicular Access.

The proposed development is internally compatible. The vehicular ingress and egress is as shown on the Conceptual Site Plan attached at Exhibit "E." Pedestrian sidewalks will be installed in accordance with the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015). The access points depicted on the site plan are conceptual and may be adjusted for engineering, geometry and other requirements.

E. External Compatibility / Intensity of Development.

The Property is located at the intersection of two collector roads: Shad Road and Hood Road. There is commercial and industrial development east of the proposed development with residential development west. The proposed neighborhood commercial development at this location will serve the surrounding community by providing easily accessible, local neighborhood retail and commercial uses. The ten foot landscape buffer to be provided along Hood Court, Old Hood Court and between the development and the single family residences on Ripple Rush Drive North will ensure the compatibility of the uses with the adjacent uses as will the lighting and loading zone limitations set forth above.

F. Maintenance of Common Areas and Infrastructure.

All common areas will be maintained by one or more owners or owners' association(s).

G. Open Space.

There is no active recreation space required for this PUD. However, passive open space shall be provided in the form of landscape islands and perimeter landscaping.

H. Impact on Wetlands.

The developer does not intend to impact any wetlands on the Property. However, any wetland impacts that occur will be in accordance with the rules and regulations of the SJRWMD.

I. Listed Species Regulations.

The Property is approximately 6.3 acres and as such a listed species survey is not required.

J. Off-Street Parking & Loading Requirements.

Off-street parking and loading will be provided consistent with the requirements in Chapter 656, Part 6 of the Jacksonville Zoning Code (September 2015).

K. Sidewalks, Trails, and Bikeways.

Sidewalks will be constructed within the Property as required under the City of Jacksonville 2030 Comprehensive Plan and Jacksonville Ordinance Code (September 2015).

EXHIBIT "F"

LAND USE TABLE

Total Gross Acreage	6.30 Acres	100%
Amount of Each Different Land Use by Acreage	6.30 Acres	100%
Low-intensity neighborhood commercial		
Total Amount of Active Recreation and/or Open Space	0 Acres	N/A
Total Amount of Passive Open Space	0 Acres	N/A
Amount of Public and Private Right-of-Way	0 Acres	0%
Maximum Coverage of Buildings and Structures at Ground Level	3.15 Acres	50 %

Book 8189 PB 250

Bk: 8189
Pg: 250 - 255
Doc# 95196033
Filed & Recorded
10/04/95
02:27:41 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 28.50

WARRANTY DEED

THIS INDENTURE, made this 25 day of September, 1995, between ELSIE RUTH JAQUES, a/k/a ELSIE R. JAQUES, a single woman, whose address is 10249 Hood Court, Jacksonville, Florida 32257, party of the first part, and ELSIE RUTH JAQUES and BRENDA JOYCE GREEN, as Trustees of the Elsie Ruth Jaques Trust, whose address is 10249 Hood Court, Jacksonville, Florida 32257, parties of the second part.

W I T N E S S E T H:

That the said party of the first part, in consideration of love and affection, has granted, bargained, and conveyed to said parties of the second part, their successors and assigns forever, the following described lands, situate, lying and being in Duval County, Florida, to wit:

SEE EXHIBITS A, B, C AND D ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Real Estate Assessment Nos. 149200-0000, 149200-0050
149200-0100, 149200-0150

Subject to covenants, restrictions, easements, mortgages and all other encumbrances of record and taxes assessed subsequent to December 31, 1994; provided, however, this reference will not serve to reimpose any such covenants, restrictions or easements.

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

The parties of the second part, and their successors, as Trustees, shall have the full power and authority to protect, conserve and to sell, to lease, to encumber and otherwise to manage and dispose of the real property described above.

The written acceptance by a successor Trustee recorded among the public records in the county where the real property described above is located, together with evidence of the previous Trustee's death, disability, or resignation, shall be deemed conclusive proof that the successor trustee provisions of the trust agreement have been complied with. Evidence of death shall consist of a certified copy of a death certificate. Evidence of disability shall consist of a licensed physician's affidavit establishing that the Trustee is unable properly to care for herself or her property. Evidence of resignation shall consist of a resignation, duly executed and acknowledged by the Trustee.

THIS INSTRUMENT WAS PREPARED BY:
MARY A. ROBINSON
FISHER, FOLSEY, LEAS & BALL
1 INDEPENDENT DRIVE, SUITE 2600
JACKSONVILLE, FLORIDA 32202

RECORD & RETURN TO:

THIS DOCUMENT WAS PREPARED WITHOUT
BENEFIT OF TITLE SEARCH OR SURVEY.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

Sign: Sheila D Brown
Print Name: SHEILA D. BROWN

Sign: Elsie Ruth Jaques
Print Name: ELSIE RUTH JAUQUES

Sign: Margaret Shultz
Print Name: MARGARET SHULTZ

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 29 day of September, 1995, by ELSIE RUTH JAUQUES, (NOTARY MUST CHECK ONE BOX) [] who is personally known to me or [] who has produced (State) driver's license No. _____ as identification.



Sign: Leslie Faye Bell
Name: LESLIE FAYE BELL
NOTARY PUBLIC, State of Florida
Commission Number: _____

PARCEL A

A part of Lots 1 and 2, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: COMMENCE at the Southeast corner of said Lot 1, also being the corner common to Sections 34 and 66, Township 3 South, Range 27 east, and Sections 3 and 52, Township 4 South, Range 27 East of said County; thence South 89°31'57" West, along the Southerly line of said Lot 1, said line also being the Southerly line of said Section 34, a distance of 109.91 feet to the proposed Southwesterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation case No. 91-14035 CA, said point being the POINT OF BEGINNING; thence continue South 89°31'57" West, along said Southerly line, said line also being the Northerly line of Mallard Cove Unit Four, as recorded in Plat Book 45, Pages 75, 75A and 75B of said Current Public Records, a distance of 739.65 feet to the intersection with the proposed Southeasterly right of way line of Shad Road, as described in aforementioned Parcel 101, said right of way line being a curve concave Northwesterly and having a radius of 790.00 feet; thence Northeasterly along the arc of said curve and said right of way line being subtended by a chord bearing of North 59°51'17" East and a chord distance of 310.20 feet to the Point of Tangency of said curve; thence North 48°31'56" East, continuing along said right of way line, a distance of 251.55 feet; thence South 86°28'04" East, continuing along said right of way line, a distance of 35.36 feet; thence along the aforementioned Southwesterly right of way line of Losco Road, the following three courses: South 41°28'04" East, a distance of 185.00 feet; thence South 48°31'56" West, a distance of 22.50 feet; thence South 41°28'04" East, a distance of 214.35 feet to the POINT OF BEGINNING.

Containing 2.57 acres, more or less.

EXHIBIT A

PARCEL B

A part of Lots 1, 2 and 3, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning COMMENCE at the intersection of the Easterly right of way line of Hood Road, as established by Deed Book 1628, Page 18 of the Former County Records of said County, with the Northerly line of said Lot 3; thence South 88°02'16" East, along said Northerly line, a distance of 219.95 feet to the proposed Southwesterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation Case No. 91-14035 CA; thence South 41°28'04" East, along said right of way line, a distance of 70.71 feet; thence along the proposed Northwesterly right of way line of Shad Road, as described in said Parcel 101, the following two courses: South 48°31'56" West, a distance of 226.55 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 710.00 feet; thence Southwesterly along the arc of said curve, being subtended by a chord bearing of South 68°00'04" West and a chord distance of 473.28 feet to a Point on said curve, said point being the Southeasterly corner of Parcel 144 of aforementioned Condemnation case; thence North 03°30'45" West along the Easterly line of said Parcel 144, a distance of 10.47 feet to the aforementioned Easterly right of way line of Hood Road; thence North 45°06'38" East, along said right of way line, a distance of 192.48 feet to the Northerly line of said Lot 1, said line also being the Southerly line of right of way line of Hood Road, as described in said Deed Book 1628, Page 18; thence South 88°02'16" East, along said line, a distance of 13.71 feet; thence along the Easterly right of way line of Hood Road, as described in said Deed Book, the following three courses: North 45°06'38" East, a distance of 116.10 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 280.51 feet; thence Northwesterly along the arc of said curve and along said right of way line, being subtended by a chord bearing of North 22°34'20" East and a chord distance of 215.03 feet to the Point of Tangency of said curve; thence North 00°02'06" East, a distance of 53.91 feet to the POINT OF BEGINNING.

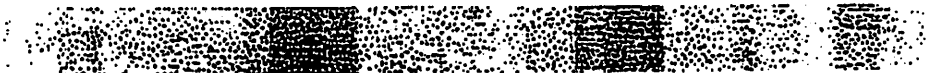
Containing 2.66 acres, more or less.

EXHIBIT B

PARCEL C

A part of Lot 3, Sunbeam Pines, as shown on plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Reference COMMENCE at the intersection of the Easterly right of way line of Hood Road, as established by Deed Book 1628, Page 18 of the Former County Records of said County, with the Northerly line of said Lot 3; thence South 88°02'16" East, along said Northerly line, a distance of 330.11 feet to the proposed Northeasterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation Case No. 91-14035 CA, said point being the POINT OF BEGINNING; thence continue South 88°02'16" East, along said Northerly line of Lot 3, a distance of 76.54 feet to the intersection with the proposed Northwesterly right of way line of Shad Road, as described in said Parcel 101, said right of way line being a curve concave Southeasterly and having a radius of 1862.50 feet; thence Southwesterly along the arc of said curve and along said right of way line, being subtended by a chord bearing of South 48°53'59" West and a chord distance of 23.90 feet to the Point of Tangency of said curve; thence South 48°31'56" West, continuing along said right of way line, a distance of 35.34 feet to the aforementioned Northeasterly right of way line of Losco Road; thence North 41°28'04" West, along said line, a distance of 27.47 feet to the POINT OF BEGINNING.

Containing 0.03 acres, more or less.



EXHIBIT 

PARCEL D

A part of Lots 1, 2 and 3, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Reference COMMENCE at the Southeast corner of said Lot 1, also being the corner common to Sections 34 and 66, Township 3 South, Range 27 East and Sections 3 and 52, Township 4 South, Range 27 East of said County; thence North $12^{\circ}10'35''$ West, along the Easterly line of said Lot 1, a distance of 85.95 feet to the proposed Northeasterly right of way line of Losco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation case No. 91-14035; thence along said right of way line the following four courses: North $41^{\circ}28'04''$ West, a distance of 211.50 feet; thence South $48^{\circ}31'56''$ West, a distance of 22.50 feet; thence North $41^{\circ}28'04''$ West, a distance of 167.51 feet; thence North $03^{\circ}31'56''$ East, a distance of 28.28 feet; thence North $48^{\circ}31'56''$ East, along the proposed Southeasterly right of way line of Shad Road, as described in aforementioned Parcel 101, a distance of 11.69 feet to the Point of Curve of a curve concave Southeasterly and having a radius of 1737.50 feet; thence Northeasterly along the arc of said curve and along said right of way line being subtended by a chord bearing of North $51^{\circ}14'23''$ East and a chord distance of 164.16 feet to a Point on said Curve and said right of way line being the intersection with the Northerly line of aforementioned Lot 3; thence South $88^{\circ}02'16''$ East, along said Northerly line of aforementioned Lot 3; thence South $88^{\circ}02'16''$ East, along said Northerly line, a distance of 41.65 feet to the Northeast corner of said Lot 3; thence South $12^{\circ}10'39''$ East, along the Easterly lines of said Lots 3, 2 and 1, a distance of 415.76 feet to the POINT OF BEGINNING.

Containing 1.08 acres, more or less.

EXHIBIT D

IN THE CIRCUIT COURT FOR DUVAL COUNTY,
FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

ELSIE RUTH JAQUES
Deceased.

File No. 16-2007 CP
Division PR-A

RECEIVED & FILED

07 SEP 12 AM 10:58

1789
JIM FULLER
CLERK OF CIRCUIT COURT
DUVAL COUNTY FLORIDA

ORDER DETERMINING HOMESTEAD STATUS OF REAL PROPERTY
(testate - validly devised, heirs, no spouse or minor child - exempt from claims)

On the petition of Brenda Joyce Green and Elsie Carol Smith for an order determining homestead status of real property, all interested persons having been served proper notice of the petition and hearing, or having waived notice thereof, the court finds that:

1. The decedent died testate and was domiciled in DUVAL County, Florida;
2. The decedent was not survived by a spouse or minor child;
3. Decedent's homestead is validly devised;
4. Decedent's homestead was devised to one or more heirs of the decedent;
5. At the time of death, the decedent owned and resided on the real property described in the petition; it is

ADJUDGED that the following-described property (the "Property"):

See Exhibit "A" attached.

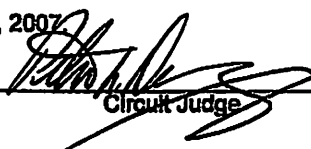
constituted the homestead of the decedent within the meaning of Section 4 of Article X of the Constitution of the State of Florida.

ADJUDGED FURTHER that the Property was validly devised to and the constitutional exemption from the claims of decedent's creditors inured to:

~~Brenda Joyce Green and Elsie Carol Smith as beneficiaries of the Elsie Ruth Jaques Trust Agreement u/a/d November 13, 1992~~

ADJUDGED FURTHER that the personal representative is authorized and directed to surrender all of the Property which may be in the possession or control of the personal representative to the persons named above, and that the personal representative shall have no further responsibility with respect to it.

ORDERED on September 12, 2007


Circuit Judge

Copy to:
Robert M. Morgan
10110 San Jose Blvd.
Jacksonville, FL 32257

FILED
IN COMPUTER
M. C.

PARCEL B

A part of Lots 1, 2 and 3, Sunbeam Pines, as shown on the plat recorded in Plat Book 24, Page 19 of the Current Public Records of Duval County, Florida and being more particularly described as follows: For a Point of Beginning COMMENCE at the intersection of the Easterly right of way line of Hood Road, as established by Deed Book 1628, Page 18 of the Former County Records of said County, with the Northerly line of said Lot 3; thence South 88°02'16" East, along said Northerly line, a distance of 219.95 feet to the proposed Southwesterly right of way line of Lasco Road, as described in Parcel 101 of the City of Jacksonville Complaint for Condemnation Case No. 91-14035 CA; thence South 41°28'04" East, along said right of way line, a distance of 70.71 feet; thence along the proposed Northwesterly right of way line of Shad Road, as described in said Parcel 101, the following two courses: South 48°31'56" West, a distance of 226.55 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 710.00 feet; thence Southwesterly along the arc of said curve, being subtended by a chord bearing of South 68°00'04" West and a chord distance of 473.28 feet to a Point on said curve, said point being the Southeasterly corner of Parcel 144 of aforementioned Condemnation case; thence North 03°30'45" West along the Easterly line of said Parcel 144, a distance of 10.47 feet to the aforementioned Easterly right of way line of Hood Road; thence North 45°06'38" East, along said right of way line, a distance of 192.48 feet to the Northerly line of said Lot 1, said line also being the Southerly line of right of way line of Hood Road, as described in said Deed Book 1628, Page 18; thence South 88°02'16" East, along said line, a distance of 13.71 feet; thence along the Easterly right of way line of Hood Road, as described in said Deed Book, the following three courses: North 45°06'38" East, a distance of 116.10 feet to the Point of Curvature of a curve concave Northwesterly and having a radius of 280.51 feet; thence Northwesterly along the arc of said curve and along said right of way line, being subtended by a chord bearing of North 22°34'20" East and a chord distance of 215.03 feet to the Point of Tangency of said curve; thence North 00°02'06" East, a distance of 53.91 feet to the POINT OF BEGINNING.

Containing 2.66 acres, more or less.

EXHIBIT A

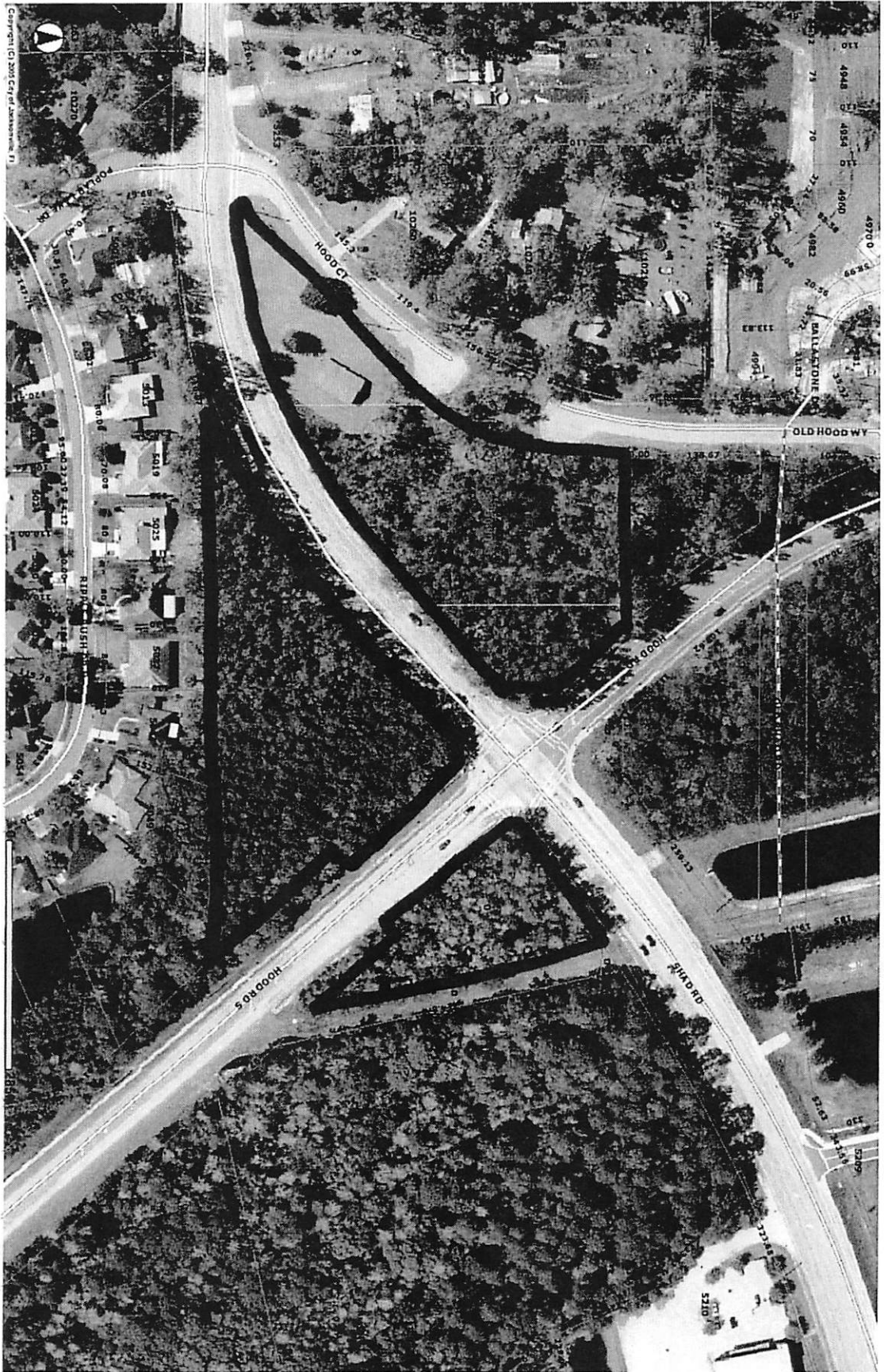


Exhibit "H"

