

CURRENT PLANNING DIVISION



August 18, 2016

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2016-533**

Application for: Shoppes at Normandy PUD

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairperson Becton and Honorable Members of the City Council:

Pursuant to the provisions of Section 656.129 *Advisory recommendation on amendment to Zoning Code or rezoning of land* of the Zoning Code, the Planning Commission voted to recommend **deferral** pending submittal of an application, a revised application, re-advertising or additional information.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Chris Hagan, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ben Davis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dawn Motes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

Bruce E. Lewis, City Planner Supervisor
Planning and Development Department

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2016-0533

TO PLANNED UNIT DEVELOPMENT

SEPTEMBER 8, 2016

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 **2016-0533** to Planned Unit Development.

Location: 8084 Normandy Boulevard, 1615 and 1623 Chateau Drive; on the south side of Normandy Boulevard just west of Lane Avenue

Real Estate Number: 009322-0000; 009208-0000; 009320-0000; 009321-0000

Current Zoning District: Residential Low Density-60 (RLD-60); Public Buildings and Facilities-2 (PBF-2); Commercial Community General-2 (CCG-2)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR) and Public Buildings and Facilities (PBF)

Proposed Land Use Category: Neighborhood Commercial (NC)

Planning District: Southwest, District 4

City Council District: The Honorable Doyle Carter, District 14

Applicant/Agent: Greg Kupperman
200 First Street, Suite B
Neptune Beach, Florida 32266

Owner: Presbytery of St Augustine
1937 University Boulevard
Jacksonville, Florida 32217

Gene Lyman
1615 Chateau Drive
Jacksonville, Florida 32221

Audrey Everett
1623 Chateau Drive
Jacksonville, Florida 32221

Staff Recommendation: **APPROVE WITH CONDITION**

GENERAL INFORMATION

Application for Planned Unit Development **2016-0533** seeks to rezone approximately 3.18+/- acres of land located on the south side of Normandy Boulevard and the east side of Chateau Drive from RLD-60, PBF-2 and CCG-2 to PUD. The rezoning to PUD is being sought to develop the site with neighborhood commercial uses to serve the surrounding residential uses to the south and to the north behind the commercial uses along Normandy Boulevard. Additionally, the site would provide infill development along this portion of Normandy Boulevard with an established pattern of commercial properties abutting both sides of the road. The property is currently developed with and was previously utilized as a church and single-family homes.

There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the 2030 Comprehensive Plan, **Ordinance 2016-0532 (Application 2016C-011)** requesting to change the functional land use category of the subject property from Low Density Residential (LDR) and Public Buildings and Facilities (PBF) to Neighborhood Commercial (NC). The Planning and Development Department has submitted its report on the companion Small-Scale Land Use Amendment 2016C-011 and recommends that the same be **approved**.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is currently located in the Low Density Residential (LDR) and Public Buildings and Facilities (PBF) functional land use categories as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2016C-011 (Ordinance 201-0532) that seeks to amend that portion of the site that within the LDR and PBF land use categories to Neighborhood Commercial (NC).

Staff is recommending that Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2016C-011 be approved. Therefore, the proposed rezoning is inconsistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

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

No. The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

Yes. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations for development within the NC land use category and further their intent by providing specific development standards.

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

(1) Consistency with the 2030 Comprehensive Plan

There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2016C-011 (Ordinance 2016-0532) that seeks to amend the portion of land that is within the LDR and PBF land use categories to NC. According to the Category Descriptions for the Urban Priority Development Areas of the FLUE, the Low Density Residential (LDR) land use category is intended to provide low density residential development. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations.

The Public Buildings and Facilities (PBF) land use category is intended to accommodate major public use or community service activities. Government activities, public buildings and grounds, schools, churches, hospitals and transportation facilities are the principal uses in this category however hotels, motels and restaurants are also allowed uses.

The Neighborhood Commercial (NC) Category is intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods and should be located within walking distance of these neighborhoods. NC designations are preferred on sites with full urban services that abut a road classified as a collector or higher. Uses permitted within the NC category include convenience goods, personal services, veterinarians, filling stations and other low intensity retail and office-professional commercial uses.

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

Comprehensive Land Use Policy Analysis

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.12 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.

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

FLUE Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

FLUE Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Transportation Element (TE)

Policy 1.4.7 The City shall require new development or redevelopment to support alternative modes of transportation. Such measures may include, but are not limited to, the provision of sidewalks, bikeways, transit stops, or other facilities to support alternative modes, such as parking management systems and park-and-ride facilities.

Policy 2.3.6 The City shall require access to new and redeveloped non-residential parcels with frontage along two or more roadways be limited to one access point per roadway. Access from the higher functional class roadway, or roadway with the higher average daily traffic inclusive of development traffic for roadways of the same functional class, shall be limited to right turn-in/right turn-out only, unless 1) it can be demonstrated in a traffic study, submitted for review and approval to the JPDD, that such access restrictions would present a safety hazard, would cause undue congestion or delay on adjacent road facilities, would cause environmental degradation, or would hinder adequate traffic circulation, 2) there already exists more than one full access point on the roadway, and at least one of the full access points is eliminated.

Policy 2.3.7 Access for corner lots or parcels shall be located the greatest distance from the corner commensurate with property dimensions. For roadways having a functional classification of collector or higher, access shall not be less than 150 feet from the geometric centerline of intersecting roadways, 100 feet from the outside through-lane, or commensurate with property dimensions, where the lot frontage is insufficient to meet these requirements, subject to the approval of the Traffic Engineering Division and the JPDD.

Policy 2.3.8 The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The subject site is a mostly vacant parcel that would be developed with neighborhood commercial uses to serve the surrounding residential uses to the south and to the north behind the commercial uses along Normandy Boulevard. Additionally, the site would provide infill development along this portion of Normandy Boulevard which includes an established pattern of commercial properties abutting both sides of the road. The rezoning and companion amendment to NC would result in compatible land use patterns while providing a scaled transition of commercial uses to the residential neighborhood area, fulfilling FLUE Goal 1, Objective 1.1, Policy 1.1.22, Objective 3.2, Policy 3.2.7, and Objective 6.3.

The project will use central water and sewer for the project. With the PUD rezoning application, the a JEA service availability letter was provided dated September 17, 2015, for the subject site regarding electric, potable water, sanitary sewer and reclaimed water services meeting the need of FLUE Policy 1.2.9.

The site is located approximately one tenth of a mile from Foraker Road, a collector roadway, and therefore meets the locational criteria of FLUE Policy 3.2.6. The PUD rezoning includes a 20-foot landscape buffer and a 6-foot fence between the subject site and the neighboring residential structures off of Chateau Drive. A stormwater pond will act as an additional buffer on the remaining PBF land use portion of the PUD abutting the rear of residential structures. Two full access driveways would be located off of Chateau Drive. This could encourage the potential for non-residential traffic on the local roadways of the residential neighborhood as vehicles look to reach the signalized intersection at Normandy Boulevard and Fouraker Road.

Therefore, proposed rezoning to Planned Unit Development, is inconsistent with the 2030 Comprehensive Plan, and does not further the following goals, objectives and policies contained therein.

(2) Consistency with the Concurrency and Mobility Management System

Pursuant to the provisions of Chapter 655 *Concurrency and Mobility Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals. The subject property has been assigned CDN 9186 and is subject of application for mobility Application No. 90197.0 which was approved for 17,352 square feet of enclosed area for retail shopping.

(3) Allocation of residential land use

This proposed Planned Unit Development does not intend to utilize lands for residential use.

(4) Internal compatibility

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

The use of existing and proposed landscaping: The project will meet the minimal standards set forth in Section 656, Part 12. The applicant proposes a landscape buffer along the western and northern property lines of at least 15 feet in depth except where to provide access. There will be a 20 wide foot buffer contiguous to the existing residential district and as depicted on the site plan. The buffer will include perimeter landscaping per the code and a six foot high vinyl fence behind the commercial building and a 6 foot high wood stockade fence along the retention pond.

Traffic and pedestrian circulation patterns: The PUD rezoning site plan identifies one full access point along Normandy Boulevard, a State road. This access point will include additional review from the FDOT before finalizing the location. The PUD should demonstrate consistency with Transportation Element Policy 2.3.7 regarding the access from Normandy Boulevard. The site plan also identifies two full access driveways along Chateau Drive, a local road, creating a conflict with Transportation Element Policy 2.3.6.

The access along Chateau Drive should be limited to one access point in order to fulfill Transportation Element Policies 2.3.6 and 2.3.8. The access point location and design to the property along Chateau Drive will be further reviewed in the 10-set by the City's Traffic Engineer.

Compatible relationship between land uses and the use and variety of building setback lines, separations, and buffering: The PUD proposes the concept of a development scaled for and complimentary to surrounding uses and pedestrians within the site. The proposed uses optimize the combined potential for economic benefit and employment and will result in a compact and efficient land use pattern without encouraging sprawl by providing for commercial uses in close proximity to a large residential area.

The applicant does not propose any additional setbacks for the uses listed in the PUD. There will be a 20 wide foot buffer contiguous to the existing residential district and as depicted on the site plan. The buffer will include perimeter landscaping per the code and a six foot high vinyl fence behind the commercial building and a 6 foot high wood stockade fence along the retention pond. The maximum height of all structures will be 35 feet.

The particular land uses proposed and the conditions and limitations thereon: The particular land uses proposed and the conditions and limitations thereon: This PUD facilitates the development of a small, low intensity commercial development to serve the surrounding residential developments. The commercial development will capture traffic trips that now travel on Normandy Boulevard for the same goods & services. The proposed PUD zoning will more appropriately define restrictions for the uses and the development on and for the site to more appropriately coexist with the surrounding residential development. The proposed PUD rezoning places further restrictions on the property than would normally encumber conventional zoning districts.

Signage: Applicant proposes one double faced monument sign two hundred (200) square feet in area and thirty (30) feet in height along Normandy Boulevard. The monument sign may be externally or internally illuminated and multiple establishments within the PUD may be identified on the monument sign. Wall signage will be permitted, as well as under the canopy and directional signage that meets the requirements for commercial development in the Zoning Code.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The proposed rezoning is located within the Southwest Jacksonville Vision Plan. In the Vision Plan, the area in which the subject property is located is considered a “suburban area” of the Southwest Planning District. The Vision Plan calls for the creation of a development that contains a mix of uses, instead of individual strip commercial developments or shopping malls. The applicant has indicated that the intent of the proposed development is to function as a commercial use that will support the daily needs of nearby residential development.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is not achieved by the following:

The type, number and location of surrounding external uses: The PUD site plan identifies two commercial retail service buildings with a stormwater facility located on the portion of the property that is remaining in the PBF land use category. The area surrounding the subject parcel is fully developed with a single family residential neighborhood to the south in the LDR land use category and commercial/retail services along Normandy Boulevard. Commercial uses abutting the property to the east consist of a bank building, a fast food restaurant and a Walgreens. Adjacent to the property on the southwest corner of Chateau Drive and Normandy Boulevard is a retail boutique and salon. . The proposed PUD is located in an environment that is conducive to the creation of new businesses.

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

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC/LDR	CCG-1/RLD-80/PUD	Commercial/retail
East	CGC	PUD/CCG-2	Commercial/retail
South	LDR	RLD-60	Single-family homes
West	CGC	PUD	Commercial/retail

The proposed rezoning will be compatible with the existing and proposed land uses and zoning of adjacent and nearby properties in the general area. The property provides a buffer to properties to the south and east, and will not have any adverse impacts upon property values of adjacent or nearby properties or in the general area more than the types of uses currently permitted. Approval of this rezoning will permit development that provides a logical and orderly development pattern and is consistent with the adjacent and nearby residential zoning districts.

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The written description contains permitted uses which are generally found in the CRO and CN zoning districts. The applicant/developer is requesting the use of the PUD ordinance in order to administer specific performance standards designed to ensure a proper mix of uses, designs and elevations. There will be a buffer on the south and east sides of the site to ensure protection for the existing residential dwellings. A stormwater pond will act as an additional buffer on the remaining PBF land use portion of the PUD abutting the rear of residential structures.

(6) Intensity of Development

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

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed development is consistent with the NC functional land use category as a commercial development. The proposed PUD provides for a gradual transition of densities and intensities with the surrounding area's current development trend of single-family residential homes and commercial/retail uses. The application proposes new infill development and redevelopment on vacant, bypassed and underutilized land within an area that has infrastructure, utilities, and public facilities, while addressing the needs of City residents. The proposed PUD primarily permits retail sales and commercial service establishments that offer a wide range of goods and services, professional, business and medical office uses, and restricts the retail uses. Development standards for setbacks and coverage ratios are dictated by the proposed site plan.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The site has frontage on Normandy Boulevard, a principal arterial roadway. Residential neighborhoods are located directly south of the subject property. The site would serve these neighborhoods and the pass-by traffic along Normandy Boulevard.

The availability and location of utility services and public facilities and services: The site is served by city sewer and water.

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 written description contains uses which are generally found in the CRO and CN zoning districts. The applicant/developer is requesting the use of the PUD ordinance in order to administer specific performance standards designed to ensure a proper mix of uses, designs and elevations.

(7) Usable open spaces plazas, recreation areas.

The open space requirement will be met through landscaping buffers and retention areas.

(8) Impact on wetlands

Surveying of a 2004 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

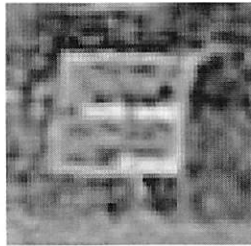
The site is required to be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The site plan does not identify the inclusion of sidewalks on the plan. This portion of Normandy Boulevard does not have sidewalks on either side of the road. The PUD should support alternative modes of transportation with sidewalks along Normandy Boulevard in order to fulfill Transportation Element Policy 1.4.7. The project will be required to contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 25, 2016, the required Notice of Public Hearing signs were posted.



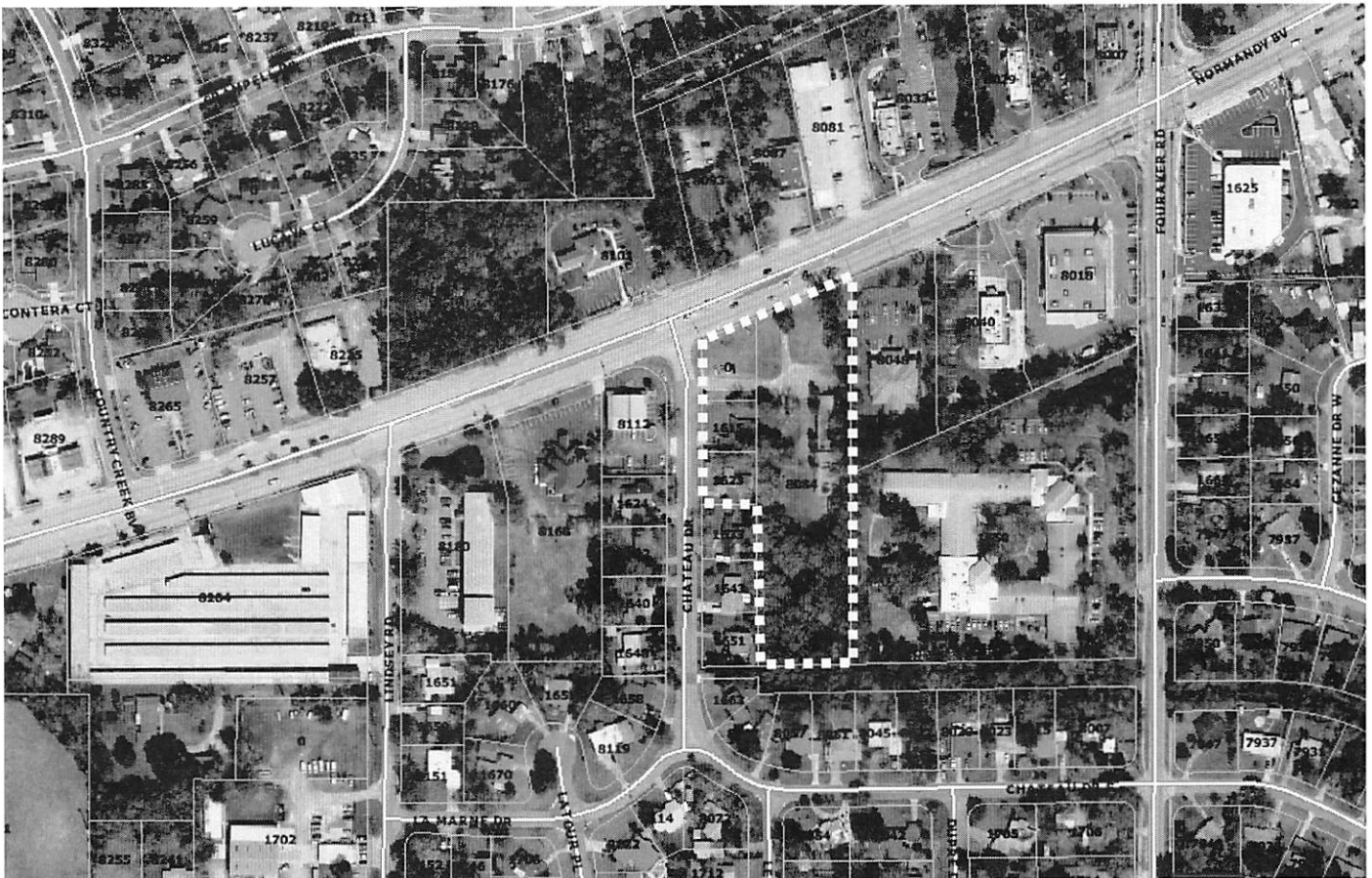
RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-0533** be **APPROVED** with the following exhibits:

1. **The legal description dated May 18, 2016.**
2. **The written description dated May 23, 2016.**
3. **The original site plan dated March 22, 2016.**
4. **The Development Services Memorandum dated August 16, 2016 or as otherwise approved by the Planning and Development Department.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2016-0533** be **APPROVED** subject to the following conditions, which may only be changed through a rezoning:

1. **The site shall be limited to one (1) access point on Chateau Drive.**



Aerial view of the subject site facing north



The subject site on the left facing south at the Normandy Blvd./Chateau Dr. intersection



Facing south along Chateau Dr. with the subject site on the left

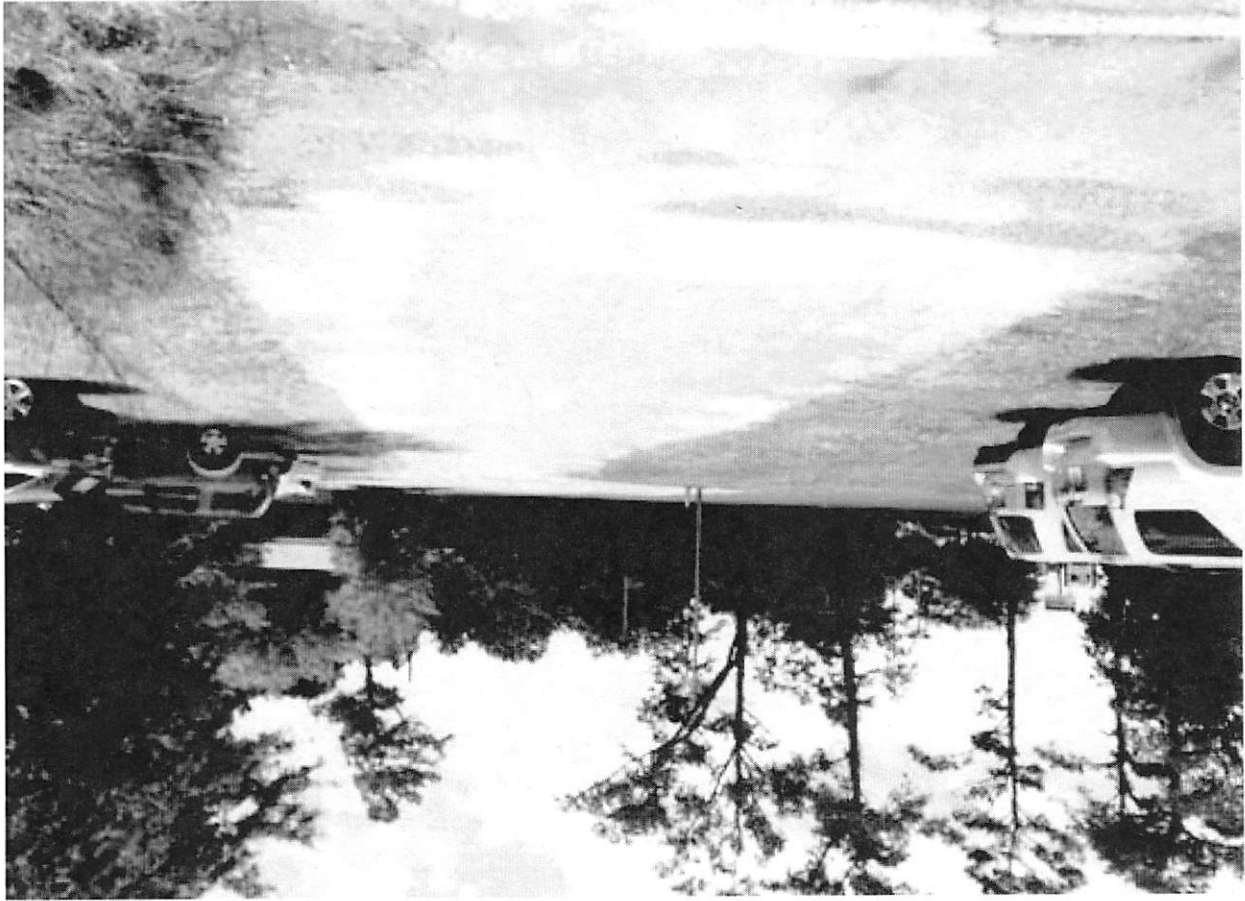


Facing north along Chateau Dr. with the subject site on the right

The subject site on the right facing east along Normandy Blvd.

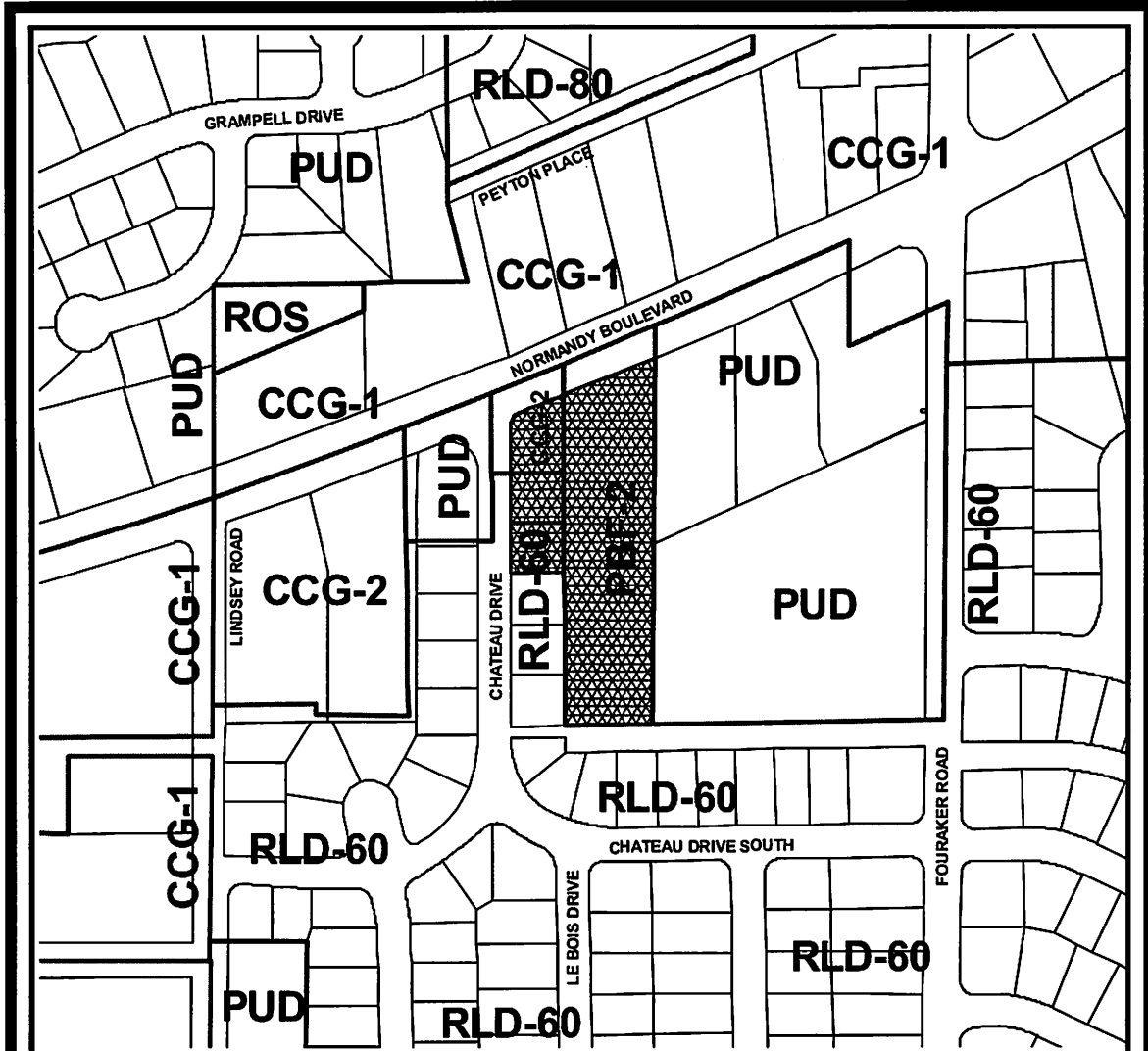


Facing east into the subject site from Chateau Dr.

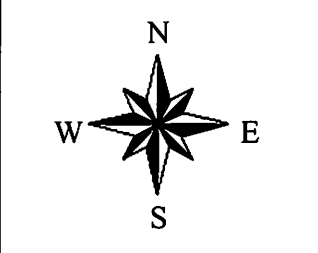
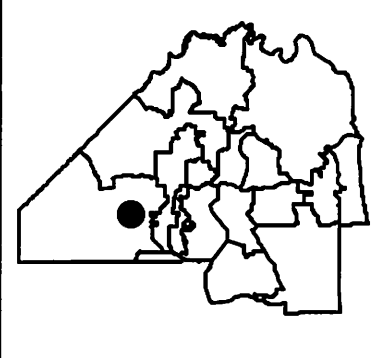




The subject site facing south from Normandy Blvd.



REQUEST:
 FROM: RLD-60, PBF-2
 & CCG-2
 TO: PUD



COUNCIL DISTRICT:
 12

ORDINANCE NUMBER:
 ORD-2016-0533

TRACKING NUMBER:
 T-2016-1093

Page 1 of 1

DEVELOPMENT SERVICES



August 16, 2016

MEMORANDUM

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

FROM: Lisa King
Traffic Technician Senior

Subject: **Shoppes at Normandy PUD
R-2016-533**

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

1. Normandy Boulevard is a FDOT maintained roadway. Number, design, location as well as any required offsite improvements to be determined by FDOT through their permit process.
2. Provide a left turn lane warrant analysis into site on Chateau Drive. Developer is responsible for all cost associated with analysis and construction of turn lane.
3. The first driveway access to Chateau Drive shall align with the existing driveway across the street at 8112 Chateau Drive RE# 009314 0010. The second access shall meet driveway separation requirements.
4. Signs, fences, walls and landscaping shall be located so that the horizontal line of sight is unobstructed at driveways and intersection.

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

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0533 Staff Sign-Off/Date AH / 05/11/2016

Filing Date 08/09/2016 Number of Signs to Post 3

Hearing Dates:

1st City Council 09/13/2016 Planning Commission 09/08/2016

Land Use & Zoning 09/20/2016 2nd City Council N/A

Neighborhood Association WEST JAX CIVIC ASSOC.

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1093

Application Status PENDING

Date Started 03/29/2016

Date Submitted 04/26/2016

General Information On Applicant

Last Name	First Name	Middle Name
KUPPERMAN	GREG	S

Company Name
GREEN & KUPPERMAN, INC.

Mailing Address
200 FIRST STREET, SUITE B

City	State	Zip Code
NEPTUNE BEACH	FL	32266

Phone	Fax	Email
9042416611	9042412950	GKUPPERMAN@200FIRSTSTREET.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BEARD	MURRAY	D.

Company/Trust Name
PRESBYTERY OF ST AUGUSTINE

Mailing Address
1937 UNIVERSITY BOULEVARD

City	State	Zip Code
JACKSONVILLE	FL	32217

Phone	Fax	Email

Last Name	First Name	Middle Name
LYMAN	GENE	CAROLE

Company/Trust Name

Mailing Address
1615 CHATEAU DRIVE

City JACKSONVILLE **State** FL **Zip Code** 32221
Phone **Fax** **Email**

Last Name EVERETT **First Name** AUDREY **Middle Name**

Company/Trust Name

Mailing Address
1623 CHATEAU DRIVE

City JACKSONVILLE **State** FL **Zip Code** 32221

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	009322 0000	12	4	RLD-60	PUD
Map	009208 0000	12	4	PBF-2	PUD
Map	009320 0000	12	4	CCG-2	PUD
Map	009321 0000	12	4	RLD-60	PUD

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #
5199

Total Land Area (Nearest 1/100th of an Acre) 3.18

Development Number

Proposed PUD Name SHOPPES AT NORMANDY

Justification For Rezoning Application

TO ALLOW FOR A CREATIVE APPROACH TO THE DEVELOPMENT; PROVIDE A MORE DESIRABLE DEVELOPMENT ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT CONVENTIONAL APPLICATION OF THE REQUIREMENTS OF THE ZONING CODE; FOR AN EFFICIENT USE OF LAND RESULTING IN LOWER DEVELOPMENT COSTS; PROVIDE AN ENVIRONMENT THAT WILL IMPROVE THE CHARACTERISTICS OF THE SURROUNDING AREA; ENHANCE THE APPEARANCE OF THE AREA THROUGH DEVELOPMENT CRITERIA; PROPOSE LAND USES AND INTENSITIES WHICH WILL MEET CERTAIN PLANNING GOALS AND

Location Of Property

General Location

SOUTHEAST CORNER OF NORMANDY BOULEVARD AND CHATEAU DRIVE

House #	Street Name, Type and Direction	Zip Code
0	NORMANDY BV	32221

Between Streets

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
3.18 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee**
48 Notifications @ \$7.00 /each: \$336.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,366.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

May 18, 2016

BEGIN AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2, NORMANDY VILLAGE, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 96, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 228 (100' RIGHT OF WAY) ALSO BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 11,509.20 FEET, A CENTRAL ANGLE OF 00°29'26" AND A CHORD WHICH BEARS NORTH 67°17'12" EAST, 98.57 FEET; THENCE NORTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 98.57 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 22°54'06" EAST, 15.06 FEET; THENCE NORTH 67°11'09" EAST, 15.01 FEET; THENCE NORTH 22°53'17" WEST, 15.10 FEET TO SAID SOUTH RIGHT OF WAY LINE OF STATE ROAD 228 AND BEING ON SAID CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 11,509.20 FEET, A CENTRAL ANGLE OF 00°10'51" AND A CHORD WHICH BEARS NORTH 66°52'34" EAST, 36.33 FEET; THENCE NORTHEAST ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE 36.33 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 9343, PAGE 1695 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE SOUTH 00°23'47" WEST, ALONG THE WEST LINE OF SAID PARCEL AND THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 9432, PAGE 1587 DESCRIBED IN SAID PUBLIC RECORDS 439.18 FEET; THENCE DEPARTING SAID WEST LINE NORTH 74°51'37" WEST, 142.43 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2 OF SAID SUBDIVISION; THENCE NORTH 89°51'37" WEST, ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 117.60 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 BEING ON THE EAST RIGHT OF WAY LINE OF CHATEAU DRIVE (60' RIGHT OF WAY); THENCE NORTH 00°08'05" EAST, ALONG THE WEST LINE OF SAID BLOCK 2 AND SAID EAST RIGHT OF WAY LINE 179.95 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK 2 OF SAID SUBDIVISION; THENCE SOUTH 89°41'17" EAST, ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 118.33 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE DEPARTING SAID NORTH LINE NORTH 00°25'51" EAST, ALONG THE EAST LINE OF LOT 1, BLOCK 2, NORMANDY VILLAGE, UNIT 1 SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 96, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 153.00 FEET; THENCE NORTH 00°25'32" EAST, ALONG THE SAID EAST LINE 10.85 FEET TO THE POINT OF BEGINNING, CONTAINING 1.72 ACRES, MORE OR LESS.

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK 2 NORMANDY VILLAGE, UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 96, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°25'51" WEST, ALONG THE EAST LINE OF SAID NORMANDY VILLAGE UNIT 1 A DISTANCE OF 343.88 FEET TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 2 OF SAID SUBDIVISION AND BEING THE POINT OF BEGINNING; THENCE SOUTH 74°51'37" EAST, 142.43 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 9432, PAGE 1587 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°23'47" WEST, ALONG SAID WEST LINE 240.35 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL BEING ON THE NORTH LINE OF NORMANDY VILLAGE, UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 5, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°21'52" WEST, ALONG SAID NORTH LINE 137.93 FEET TO THE AFORESAID EAST LINE OF NORMANDY VILLAGE UNIT 1; THENCE NORTH 00°25'51" EAST, ALONG SAID EAST LINE 279.08 FEET TO THE POINT OF BEGINNING. CONTAINING 0.82 OF AN ACRE, MORE OR LESS.

LOT 1, BLOCK 2, NORMANDY VILLAGE, UNIT 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 96, CURRENT PUBLIC RECORD, DUVAL COUNTY, FLORIDA.

LOT 2, BLOCK 2, NORMANDY VILLAGE, UNIT 1, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 96, CURRENT PUBLIC RECORD, DUVAL COUNTY, FLORIDA.

LOT 3, BLOCK 2, NORMANDY VILLAGE UNIT 1, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 96, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXHIBIT A - Property Ownership Affidavit

Date: April 4, 2016

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

Re: Property Owner Affidavit for the following site location:
009320-0000 & 009209-0000

To Whom it May Concern:

Presbytery of St Augustine, Inc. hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Small Scale Land Use Amendment and Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Presbytery of St. Augustine, INC

By _____

By Murray D. Beard

Print Name: _____

Print Name: MURRAY D. BEARD

Its: PRESIDENT

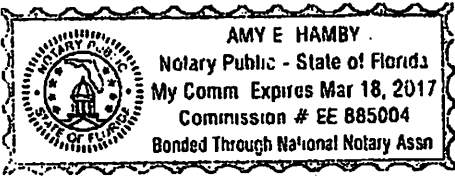
~~If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner. This may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.~~

STATE OF FLORIDA
COUNTY OF DUVAL St Johns Co.

Sworn to and subscribed and acknowledged before me this 4 day of April ~~2014~~ ²⁰¹⁶, by _____, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Amy E. Hamby
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3/18/17



Detail by Entity Name

Florida Not For Profit Corporation

PRESBYTERY OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N05922
FEI/EIN Number	59-6014964
Date Filed	10/30/1984
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	12/29/2014
Event Effective Date	NONE

Principal Address

1937 UNIVERSITY BLVD WEST
JACKSONVILLE, FL 32217

Changed: 01/22/2000

Mailing Address

1937 UNIVERSITY BLVD WEST
JACKSONVILLE, FL 32217

Changed: 01/22/2000

Registered Agent Name & Address

FLOWERS, WAYNE E
245 RIVERSIDE AVE., SUITE 1150
JACKSONVILLE, FL 32202

Name Changed: 12/29/2014

Address Changed: 03/18/2015

Officer/Director Detail

Name & Address

Title President, Director

BEARD, MURRAY
9456 PRESTON TRAIL WEST
PONTE VEDRA BEACH, FL 32082

Title VP, D

SICKELS, EARLE
1045 OAK ST
APT 302
JACKSONVILLE, FL 32204

Title Secretary

HEDRICK, ALEXANDRA K
1937 UNIVERSITY BLVD. W.
JACKSONVILLE, FL 32217

Title Treasurer

ATKINS, CHARLES R
4940 EMERSON STREET
SUITE 100
JACKSONVILLE, FL 32207

Title D

MICKEL, MARY
1951 RALEY CREEK DR, E
JACKSONVILLE, FL 32225

Title D

MONTGOMERY, CYNTHIA M
50 NORTH LAURA STREET
SUITE 1100
JACKSONVILLE, FL 32202

Title D

NEAL, LARRY D
310 PLANTATION ROAD
PERRY, FL 32348

Title D

HYATT, KIMBERLY
4063 SALISBURY ROAD
SUITE 107
JACKSONVILLE, FL 32216

Title D

HENDERSON, PEGGY
3611 SW 63RD LANE
GAINESVILLE, FL 32608

Title D

GOYER, STEPHEN
849 PARK STREET
JACKSONVILLE, FL 32204

Title D

TIDBALL, ALLEN
2276 LAUREL GROVE LN
ORANGE PARK, FL 32073

Annual Reports

Report Year	Filed Date
2014	04/30/2014
2015	03/18/2015
2016	04/28/2016

Document Images

04/28/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
12/29/2014 -- Amended and Restated Articles	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
03/08/2012 -- ANNUAL REPORT	View image in PDF format
03/02/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
07/08/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
01/24/2007 -- ANNUAL REPORT	View image in PDF format
06/05/2006 -- ANNUAL REPORT	View image in PDF format
03/18/2005 -- ANNUAL REPORT	View image in PDF format
03/01/2004 -- ANNUAL REPORT	View image in PDF format
01/31/2003 -- ANNUAL REPORT	View image in PDF format
08/27/2002 -- ANNUAL REPORT	View image in PDF format
02/20/2001 -- ANNUAL REPORT	View image in PDF format
01/22/2000 -- ANNUAL REPORT	View image in PDF format
03/16/1999 -- ANNUAL REPORT	View image in PDF format
03/31/1998 -- ANNUAL REPORT	View image in PDF format
03/11/1997 -- ANNUAL REPORT	View image in PDF format
03/06/1996 -- ANNUAL REPORT	View image in PDF format
03/31/1995 -- ANNUAL REPORT	View image in PDF format

EXHIBIT A - Property Ownership Affidavit

Date: 11/13/15

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

Re: Property Owner Affidavit for the following site location:
009321-0000

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By *Gene Lyman*
Print Name: Gene Lyman

By _____
Print Name: _____
Its: _____

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of November 2015, by Gene Lyman, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

Dale J. Swain
(Signature of NOTARY PUBLIC)



DALE J. SWAIN
Notary Public, State of Florida
My Comm. Expires Jan. 28, 2018
Commission No. FF 066504

Dale J. Swain
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 1/26/18

EXHIBIT A - Property Ownership Affidavit

Date: 10/13/15

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

Re: Property Owner Affidavit for the following site location:
009322-0000

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Audrey Everett
Print Name: Audrey Everett

By _____
Print Name: _____
Its: _____

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of November 2015, by Audrey Everett, who is personally known to me or who has produced Florida Drivers License as identification and who took an oath.

Sharon Crain
(Signature of NOTARY PUBLIC)

Sharon Crain
State of Florida

Sharon Crain
(Printed name of NOTARY PUBLIC)



MY COMMISSION # FF 60724

Expires: October 7, 2017

State of Florida at Large.

My commission expires: October 7, 2017

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: April 4, 2016

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

Re: Agent Authorization for the following site location: #009320-0000 & 009208-0000

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 Greg S. Kupperman/Green & Kupperman, Inc.

Small Scale Land Use Amendment and Rezonning to act as agent to file application(s) for Small Scale Land Use Amendment and Rezonning 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:

PRESBYTERY of ST. AUGUSTINE, INC

By _____

By Murray P. Beard

Print Name: _____

Print Name: MURRAY P. BEARD

Its: PRESIDENT

*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~~ St. Johns Ave

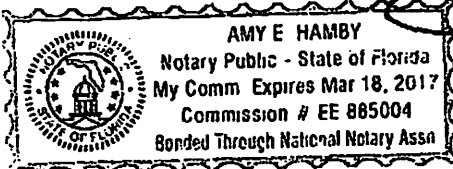
~~2016~~ 001-2016 Sworn to and subscribed and acknowledged before me this 4 day of April ~~2016~~, by Murray P. Beard, who is personally known to me or who has produced _____ as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Amy E. Hamby

(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 3/18/17

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 11/13/15

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

Re: Agent Authorization for the following site location: #009321-0000

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 _____
Greg S. Kupperman/Green & Kupperman, Inc. _____
Small Scale Land Use Amendment and Rezoning _____ to act as agent to file application(s) for 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:

By Gene Lyman
Print Name: Gene Lyman

By _____
Print Name: _____
Its: _____

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

STATE OF FLORIDA
COUNTY OF DUVAL

dip 2015 Sworn to and subscribed and acknowledged before me this 13th day of November
2015 by Gene Lyman, who is personally known to me or who has produced FL Drivers License as identification and who took an oath.

Dale J. Swain

(Signature of NOTARY PUBLIC)

Dale J. Swain
(Printed name of NOTARY PUBLIC)



DALE J. SWAIN
Notary Public, State of Florida
My Comm. Expires Jan. 26, 2018
Commission No. FF 086504

State of Florida at Large.
My commission expires: 1/26/18

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 10/13/15

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

Re: Agent Authorization for the following site location: #009322-0000

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 _____
Greg S. Kupperman/Green & Kupperman, Inc.

Small Scale Land Use Amendment and Rezoning _____ to act as agent to file application(s) for 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:

By Audrey Everett
Print Name: Audrey Everett

By _____
Print Name: _____
Its: _____

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

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 13th day of November 2015 by Audrey Everett, who is personally known to me or who has produced Florida Drivers License as identification and who took an oath.

Shaun Crow

(Signature of NOTARY PUBLIC)

Shaun Crow
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: October 7, 2017

EXHIBIT C

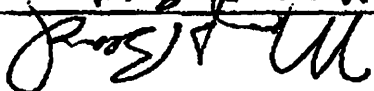
Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202
RE: #009321-0000 & 009209-0000

Ladies and Gentlemen;

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

Sincerely,
Researcher of St. Augustine, Inc.

By: 
Murray B. Beard

Its: Resident

EXHIBIT C

Binding Letter

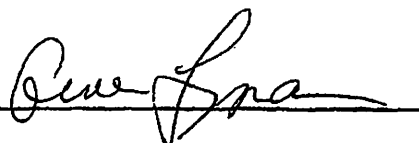
City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: #009321-0000

Ladies and Gentleman;

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

Sincerely,

By: 


Its: 

EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: #009322-0000

Ladies and Gentleman;

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

Sincerely,

By: Anthony Everett

Its: AD

EXHIBIT D

PUD Written Description

SHOPPES AT NORMANDY

May 23, 2016

I. PURPOSE AND INTENT

It is the purpose and intent of this PUD to provide flexibility in planning, design and development; to provide an environment compatible with surrounding land use; to encourage the preservation of the natural site features; thereby promoting the public health, safety, morals, order, comfort, convenience, appearance, prosperity, and the general welfare of the community. The PUD will create a unified development plan potentially incorporating shared access, utilities, stormwater treatment and other development criteria as may be necessary. The creation of a master planned development affords an efficient use of the land. This PUD will also provide the needed facilities for businesses and all the positive economic impacts to the community it creates.

The site consists of 3.18+/- acres of land located on the South side of Normandy Boulevard the east side of Chateau Drive and west of Fouraker Road.

Project Agent/Planner:

Greg Kupperman
Green & Kupperman, Inc.
200 First Street, Suite B
Neptune Beach, FL 32266

Project Engineer:

LeCraw Engineering
3475 Corporate Way, Suite A
Duluth, GA 30096

Project Developer:

Eric Leineweber
Blue Current Development, LLC.
222 West Coleman Blvd
Mount Pleasant, SC 29464

Current Land Use Category:

CGC (Community General Commercial), PBF (Public Buildings and Facilities), and LDR (Low Density Residential).

Current Zoning District:

CCG-2 (Community General-2), PBF-2 (Public Buildings Facilities-2), and RLD-60 (Low Density Residential-60).

Requested Land Use Category:	NC (Neighborhood Commercial)
Requested Zoning District:	PUD (Planned Unit Development)
Real Estate Numbers(s):	009208-0000/009320-0000/009321-0000/ 009322-0000
Total Acreage:	3.18+/- acres
Total number of dwelling units by each type:	Not Applicable
Total amount of non-residential floor area:	20,000+/- sq. ft.
Total amount of recreation/ or open space:	Not Applicable
Total amount of public/private rights of way:	Not Applicable
Maximum coverage of all buildings and structures:	20,000+/- sq. ft.
Phase schedule of construction.	Two phases

How does the proposed PUD differ from the usual application of the Zoning Code? This PUD district will differ from conventional zoning districts by excluding the less desirable uses found in the conventional districts. This PUD district will be specifically limited to the commercial uses provided herein. Excluding the less desirable uses will make this PUD district more compatible with existing and proposed surrounding uses.

The PUD district also provides a site plan and is specific as to other design criteria unique to the subject property.

The property owners will maintain the parking areas, landscaping areas, retention pond and the interior and exterior of the buildings. The continued operation of these facilities will be provided by the owners.

II. USES AND RESTRICTIONS

A. Permitted Uses:

1. Medical and dental or chiropractor offices and clinics (but not hospital).
2. Professional and business offices.
3. Commercial retail sales and service establishments with drive thru facilities.
4. Service establishments such as barber or beauty shops, day spas, shoe repair shops, and travel agencies and similar uses.
5. Restaurants with outdoor sales and service of food and drinks, also included are retail sales and service of all alcoholic beverages including liquor, beer or wine for on premises consumption only. Drive-in or drive-through facilities are also permitted.
6. Banks and financial institutions with drive-thru tellers.
7. An establishment or facility which includes the retail sale of beer or wine in sealed containers for off-premises consumption only.
8. Veterinarians 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. Retail sales of automotive parts and accessories.
11. Retail outlets for sale of used wearing apparel, toys, books, luggage, jewelry, cameras and sporting goods.
12. Liquor package store. No service on site.
13. Churches, including a rectory or similar use.

B. Permitted accessory uses and structures. See Section 656.403.

C. Restrictions on Uses:

1. Dumpsters, propane tanks and similar appurtenances must be screened from any roadways by landscaping or opaque fencing which is aesthetically compatible with other structures located, or to be located, on the Property.

2. Any request to deviate from these restrictions shall be evaluated through the PUD minor modification process with a revised Site Plan to evaluate the internal and external compatibility of such proposed uses.

III. DESIGN GUIDELINES

A. Lot requirements:

1. Minimum lot area: None

2. Minimum lot width: None

3. Maximum lot coverage: None

4. Minimum front yard: None

5. Minimum side yard: None

6. Minimum rear yard: 10 feet

7. Maximum height of structure: 35 feet

8. Additional: Storm water retention/detention, signs, or similar uses may be allowed in the minimum yards subject to the review and approval of the Planning and Development Department. In the event that the Property is partitioned or that individual units are sold (as office or retail condos, for example), the individual lots will be exempt from the minimum yard requirements except along the periphery of the PUD site.

B. Ingress, Egress and Circulation:

1. Parking Requirements:

- a. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.
- b. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

2. Vehicular Access:

- a. Vehicular access to the Property shall be by way of Normandy Boulevard and Chateau Drive as shown in the Site Plan. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City's Traffic Engineer.

3. Pedestrian Access:

- a. Sidewalks installed in accordance with the 2030 Comprehensive Plan shall provide pedestrian access.

C. Signs:

- 1. One (1) double-faced, monument sign two hundred (200) square feet in area and thirty (30) feet in height is permitted along Normandy Boulevard. The monument sign may be externally or internally illuminated and multiple establishments within the PUD may be identified on the monument sign.
- 2. Wall signs are also permitted and shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or internal parking lot. One under the canopy sign per occupancy not exceeding a maximum of eight (8) square feet in area is permitted; provided, however, any square footage utilized for an under the canopy sign shall be subtracted from the allowable square footage that can be utilized for wall signs.
- 3. Because the signs discussed are architectural elements of this PUD, intended to be compatible with and complementary of the buildings in the PUD, the area of such signs shall be computed on the basis of the smallest regular geometric

shape encompassing the outermost individual letter, words, and/or numbers on the sign and shall not include the frame or surrounding mount.

4. Directional signs subject to the review and approval of the Planning and Development Department.

D. Landscaping:

1. The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code; provided, however, that the required perimeter landscaping may be relocated elsewhere within the Property when ownership or occupancy of the Property is subdivided into separate parcels and reciprocal easements for access, ownership and maintenance are created among the separate parcels of the Property.

2. There will be a 20 wide foot buffer contiguous to the existing residential district and as depicted on the site plan. The buffer will include perimeter landscaping per the code and a six foot high vinyl fence behind the commercial building and a 6 foot high wood stockade fence along the retention pond.

E. Recreation and Open Space:

1. Open spaces consisting of landscaping and retention will be provided as per the goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

F. Utilities:

1. Water, electric and sanitary sewer will be provided by Jacksonville Electric Authority (JEA).

G. Wetlands:

1. There are no wetlands on the site.

H. Existing Uses:

1. Notwithstanding any other provision of this written description or of the site plan, the existing church uses, structures, access and circulation, parking, landscaping, and signage on RE Parcels #009208-0000 and 009320-0000 may continue without modification until redevelopment of the site.

IV. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with 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.

The PUD rezoning site plan is a conceptual PUD rezoning site plan for the purpose of rezoning to the PUD Zoning District. Final design is subject to change through final site planning, engineering, architectural design and market demands. All development improvements are subject to the criteria and approval of the appropriate permitting agencies.

V. JUSTIFICATION FOR PUD CLASSIFICATION FOR THIS PROJECT

The justification for the PUD zoning district which provides for a written description of the intended plan of development and site plan is as follows:

- To allow for a creative approach to the development;
- Provide a more desirable development environment than would be possible through the strict conventional application of the requirements of the Zoning Code;
- For an efficient use of land resulting in lower development costs;
- Provide an environment that will improve the characteristics of the surrounding area;
- Enhance the appearance of the area through development criteria;
- Propose land uses and intensities which will meet certain planning goals and create a balance for the community; and
- This plan and design will create a sustainable development plan.

VI. PUD REVIEW CRITERIA

A. Consistency with Comprehensive Plan. According to the Future Land Use Map series (FLUMs) of the 2030 Comprehensive Plan, the designated land use category is PBF (Public Buildings and Facilities), LDR (Low Density Residential) and CGC (Community General Commercial), the proposed category is NC (Neighborhood Commercial), which allows for the above listed uses. If the PUD is approved, the site will be consistent with the NC land use category and the Comprehensive Plan.

B. Consistency with the Concurrency/Mobility Management System. The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency/Mobility Management System Office.

C. Allocation of Residential Land Use. There is no residential component to this PUD.

D. Internal Compatibility/Vehicular Access. The proposed PUD contains limitations on the commercial uses permitted on the subject property as well as a common development scheme which contains provisions for signage, landscaping, sidewalks, and other issues relating to common areas and vehicular and pedestrian traffic. In the event of partitioning, cross-access easements will be provided between properties. The site will have access from Normandy Boulevard and Chateau Drive. The location of access points and driveway connections may vary and the final location shall be subject to the review and approval of the City of Jacksonville Traffic Engineer.

E. External Compatibility/Intensity of Development. The Property is located in an established commercial area along Normandy Boulevard. The development will serve nearby existing and future residential communities. There is no residential component to this PUD.

F. Recreation/Open Space. Open spaces consisting of landscaping and retention will be provided meeting goals and objectives of the Comprehensive Plan or as otherwise approved by the Planning and Development Department.

G. Impact on Wetlands. There are no wetlands on the subject property.

H. Listed Species Regulations. The site contains less than 50 acres and therefore a listed species survey is not required.

I. Off-Street Parking and Loading Requirements. The site will comply with Part 6 Off-Street Parking and Loading Regulations of the Zoning Code. In the event of partitioning, shared parking may be utilized between parcels to achieve parking requirements provided that the required number of spaces shall be met on the overall site within the PUD.

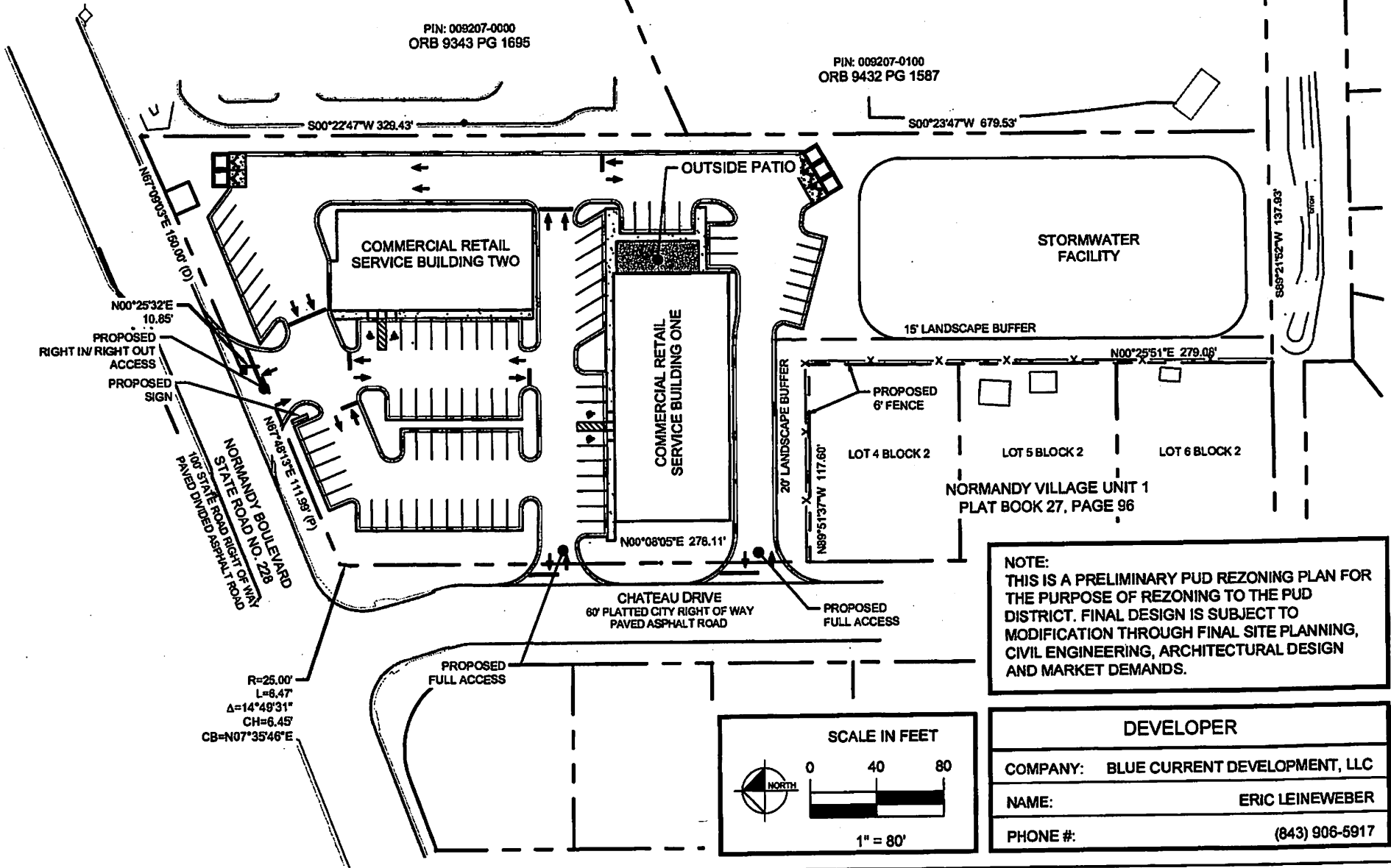
J. Sidewalks, Trails, and Bikeways. Sidewalks will be constructed as per the goals and objectives of the Comprehensive Plan.

K. Stormwater Retention. Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District and the Florida Department of Transportation.

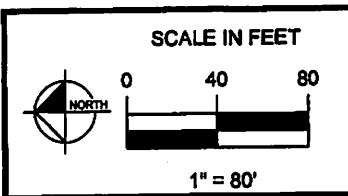
L. Utilities. The Jacksonville Electric Authority (JEA) will provide potable water service and sewer service.

PIN: 009207-0000
ORB 9343 PG 1695

PIN: 009207-0100
ORB 9432 PG 1587



NOTE:
THIS IS A PRELIMINARY PUD REZONING PLAN FOR THE PURPOSE OF REZONING TO THE PUD DISTRICT. FINAL DESIGN IS SUBJECT TO MODIFICATION THROUGH FINAL SITE PLANNING, CIVIL ENGINEERING, ARCHITECTURAL DESIGN AND MARKET DEMANDS.



DEVELOPER	
COMPANY:	BLUE CURRENT DEVELOPMENT, LLC
NAME:	ERIC LEINEWEBER
PHONE #:	(843) 906-5917

PREPARED IN THE OFFICE OF:



LECRAW ENGINEERING, INC.
3475 CORPORATE WAY
SUITE A
DULUTH, GA 30096
PHONE - 678.546.8100
FAX - 770.441.0298
WWW.LECRAWENGINEERING.COM
F13000001141

CLIENT: **BLUE CURRENT DEVELOPMENT**
222 WEST COLEMAN BLVD - MOUNT PLEASANT, SC 29464

TITLE: **PUD REZONING SITE PLAN**

PROPOSED SCALE	1"=80'
ORIGINAL SCALE	N/A
DRAWN BY	GCL
CHECKED BY	GCL
DATE	03/22/2016

RETAIL SHOPPING CENTER
JACKSONVILLE, FLORIDA

DATE	03/22/2016	JOB NUMBER	180001	PROJECT NO.	EX1
------	------------	------------	--------	-------------	-----

EXHIBIT F

PUD Name

Shoppes at Normandy

Land Use Table

Total gross acreage	3.18 Acres	100 %
Amount of each different land use by acreage		
Single family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Multiple family	0 Acres	0 %
Total number of dwelling units	0 D.U.	
Commercial	3.18 Acres	100 %
Industrial	0 Acres	0 %
Other land use	0 Acres	0 %
Active recreation and/or open space	0 Acres	0 %
Passive open space	0 Acres	0 %
Public and private right-of-way	0 Acres	0 %
Maximum coverage of buildings and structures	20,000 Sq. Ft.	17 %

Property Appraiser's L.D. No. 9320-000 & 9208-0000

PREPARED BY, RECORD AND RETURN TO:
 Edward L. Kelly, Esquire
 Rogers, Towers, Bailey, Jones & Gay
 1301 Riverplace Boulevard, Suite 1500
 Jacksonville, Florida 32207

Doc# 2001233553
 Book: 10151
 Pages: 254 - 256
 Filed & Recorded
 09/18/2001 01:54:03 PM
 JIM FULLER
 CLERK CIRCUIT COURT
 DUVAL COUNTY
 TRUST FUND \$ 2.00
 DEED DOC STAMP \$ 0.70
 RECORDING \$ 13.00

QUIT-CLAIM DEED

This Quit-Claim Deed is made, executed and delivered this 16th day of September, 2001, between **COVENANT PRESBYTERIAN CHURCH, INC.**, a Florida corporation not-for-profit ("Grantor"), and **PRESBYTERY OF ST. AUGUSTINE, INC.**, a Florida not-for-profit corporation ("Grantee"), whose address is 1937 University Boulevard, Jacksonville, Florida 32217. 3

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto Grantee, and its heirs, legal representatives, successors and assigns forever, all right, title and interest of the Grantor in and to the following described land, situate, lying and being in Duval County, Florida, to-wit:

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

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit, and behoof of Grantee, its heirs, legal representatives, successors and assigns forever.

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges that in giving this Quit-Claim Deed, Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer all as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

**COVENANT PRESBYTERIAN CHURCH,
INC.,** a Florida corporation not-for-profit

Nancy R. Panson
Name: NANCY R. PANSON

Helen K. Miller
Name: HELEN K. MILLER

By: Roger E. Barr
Name: Roger E. Barr
Title: Vice President

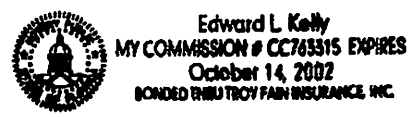
Address: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of September, 2001, by Roger E. Barr, the Vice President of Covenant Presbyterian Church, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He [CHECK ONE] is personally known to me or I ~~has~~ provided me with [insert type of identification] ~~as satisfactory evidence~~ that he is the person who executed this instrument.

Edward L. Kelly
(Print Name) EDWARD L. KELLY
Notary Public, State of Florida
My Commission expires:

C:\nrPortb\Nax\UAM\449185_1.DOC



PARCEL "A"

Lot 1 Block 2 NORMANDY VILLAGE Unit 1
 according to plat thereof as recorded in Plat Book 27 Pages 96
 of the current public records of Duval County, Florida, excepting the northerly Ten feet
 of said Lot 1, as measured at right angles to Normandy Boulevard.
 Subject to restrictive covenants and easements as recorded. This reference to
 said restrictions shall not operate to reimpose the same.

PARCEL "B"

That certain piece, parcel or tract of land situate, lying and being
 in the County of Duval and State of Florida, described as:

Parts of the Southeast 1/4 of the Southeast 1/4 of Section 27 and of
 the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section
 34 in Township 2 South, Range 25 East, Duval County, Florida, and
 more particularly described as follows: Begin at the Northeast
 corner of Lot 1, Block 2, Normandy Village, Unit 1, as recorded in
 Plat Book 27, page 96 of the public records of Duval County, Florida;
 thence South 0 degrees 28 minutes 50 seconds West along the East line
 of said Normandy Village, Unit 1, a distance of 622.45 feet to the
 South line of the said Northeast 1/4 of the Northeast 1/4 of the
 Northeast 1/4 of Section 34; thence North 89 degrees 35 minutes 20
 seconds East along the said Southerly line of the Northeast 1/4 of
 the Northeast 1/4 of the Northeast 1/4, a distance of 137.75 feet;
 thence North 0 degrees 28 minutes 50 seconds East parallel with the
 aforementioned East line of Normandy Village, Unit 1, a distance of
 679.71 feet to a point in the Southerly right of way line of Normandy
 Boulevard (State Road No. 204) that is North 67 degrees 09 minutes
 03 seconds East, a distance of 150 feet from the point of beginning;
 thence Southwesterly along the Southerly right of way line of Norman-
 dy Boulevard to the point of beginning.

LESS AND EXCEPTING FROM THE ABOVE PARCEL THE FOLLOWING DESCRIBED
LANDS CONVEYED IN O/R 3108-654 of the current public records of
 Duval County, Florida:

Lying southerly of and within 65 feet of the survey line of State
 Road 228, Section 72120-2507 between survey line Station 809+36.5 and
 Station 809+51.5, said survey line and survey line Stations being
 described as follows:

Commence on the West line of Section 27, Township 2 South, Range 25
 East at a point 701 feet northerly from the SW corner thereof said
 point being on the arc of a curve concave to the northwesterly having
 a radius of 11459.16 feet, thence from a tangent bearing of N. 67°06'54"
 E., run thence northeasterly along said curve through an angle of 00°
 35'53" a distance of 119.62 feet, run thence S. 23°28'59" E. 50 feet
 to the point of beginning of the parcel of land hereinafter described,
 continue thence S. 23°28'59" E. 15 feet, run thence northeasterly parallel
 to and 15 feet southerly from the southerly 50 foot right of way line of
 Normandy Blvd. a distance of 15 feet, run thence northwesterly 15 feet
 to the southerly right of way line of Normandy Blvd. at a point 15
 feet northeasterly from the point of beginning, run thence southwesterly
 along the southerly right of way line of Normandy Blvd. 15 feet to the
 point of beginning.

QUIT - CLAIM DEED

Book 8484 Pg 942

This Quit-Claim Deed, executed this 11 day of November, 1996, by **VALARIA LINARDI**, also known as **VAL LYMAN** grantor, whose address is: **2625 Myra Street, Jacksonville, FL 32204** Unmarried to **CAROLE LYMAN** grantee, whose address is: **1615 Chateau Drive, S., Jacksonville, FL 32204**

5 MIN. RETURN
PHONE # 389-1062

WITNESSETH, That the grantor, for and in consideration of the sum of \$10.00, does hereby remise, release and quitclaim unto the grantee forever, all the right, title, interest, claim and demand which the grantor has in and to the following described land in Duval County, Florida, to-wit:

Lot 2, Block 2, Normandy Village, Unit 1, according to plat thereof as recorded in Plat Book 27, Pages 96, current public records, Duval County, Florida.

Subject to mortgages of record which the grantee herein assumes and agrees to pay in accordance with the terms thereof. Subject to covenants, restrictions and easements of record, but this provision shall not serve to reimpose the same.

This deed was prepared without title examination or title opinion.

Subject to taxes accruing subsequent to December 31, 1995.

Parcel # 9321-0000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

Catherine J. Jmet
Witness 1 Signature

CATHERINE J. Jmet
Witness 1 Printed Name

Edwin Presser
Witness 2 Signature

Edwin Presser
Witness 2 Printed Name

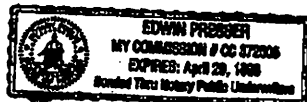
Valaria Linardi
VALARIA LINARDI

Bk: 8484
Pg: 942
Doc# 96244166
Filed & Recorded
11/15/96
03:24:40 P.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 6.00

STATE OF FLORIDA
COUNTY OF DUVAL

On this 11 day of Nov, 1996, the foregoing instrument was acknowledged before me by VALARIA LINARDI, also known as VAL LYMAN, unmarried, who is personally known to me.

Edwin Presser
Notary Public (Signature)



(PRINTED NAME OF NOTARY)
My commission expires:

Commission No.:

Prepared By
Edwin Presser
4417 Beach Boulevard
Suite 310 Broward Building
Jacksonville, Florida 32207-0410
RETURN TO

Prepared by:

ACCU TITLE AGENCY
9485 REGENCY SQUARE BOULEVARD, #330
JACKSONVILLE, Florida 32225

File Number: 06-061177

General Warranty Deed

Made this June 23, 2006 A.D. By DOROTHY K. BORDEN, AN UNMARRIED WOMAN, whose address is: 1623 Chateau Dr Jax, FL 32221 hereinafter called the grantor, to DOROTHY K. BORDEN, AN UNMARRIED WOMAN AND AUDREY EVERETT, AN UNMARRIED WOMAN, as joint tenants with rights of survivorship, whose post office address is: 1623 Chateau Drive, Jacksonville, Florida 32221, hereinafter called the grantee;

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

LOT 3, BLOCK 2, NORMANDY VILLAGE UNIT I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGE 96, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

Parcel ID Number: 009322-0000

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Michael R. Robertson
Witness Printed Name Michael R Robertson

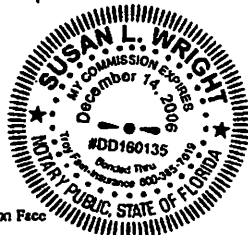
Dorothy K. Borden (Seal)
DOROTHY K. BORDEN
Address:

Susan Wright
Witness Printed Name Susan Wright

Address: _____ (Seal)

State of Florida
County of Duval

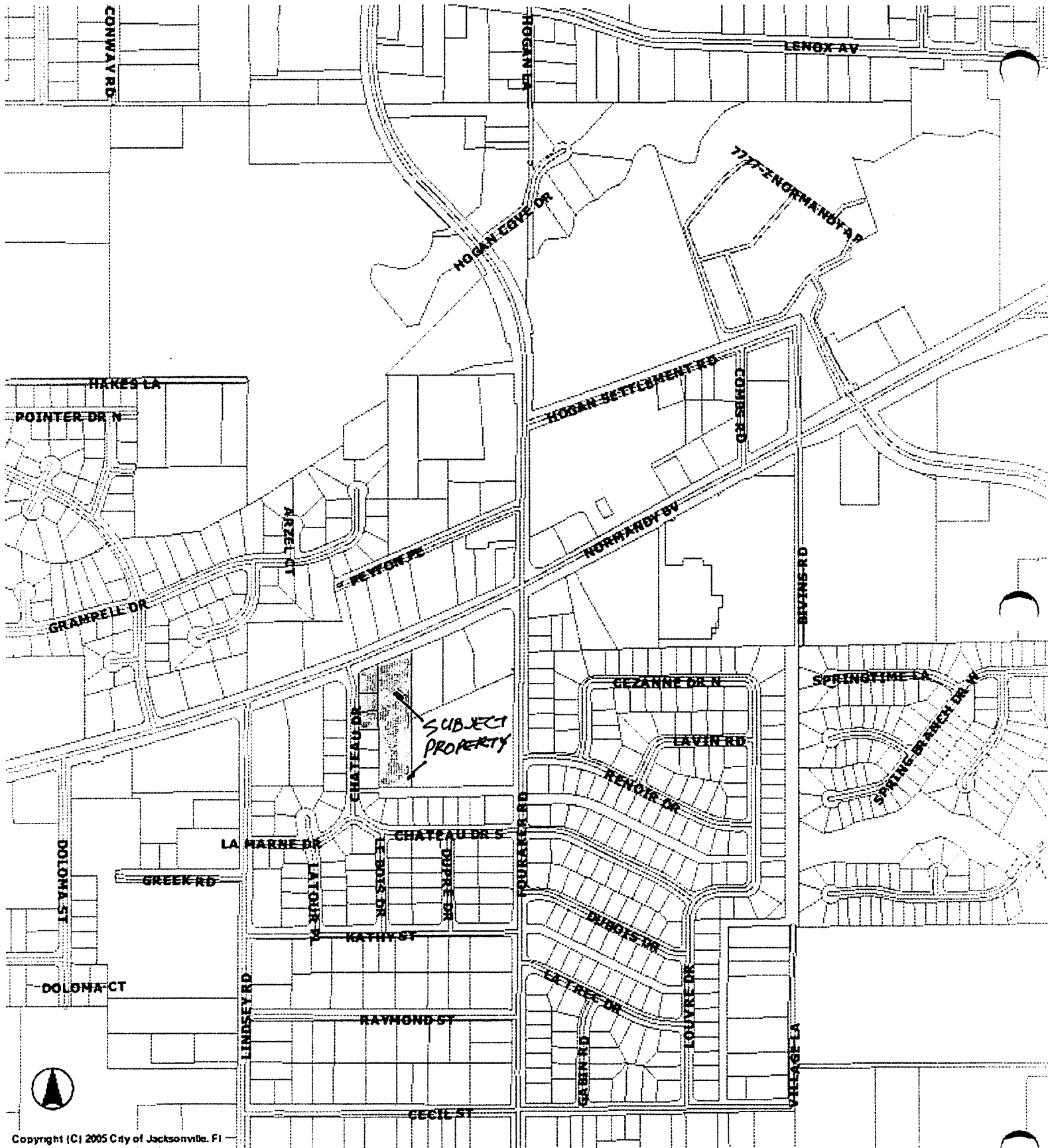
The foregoing instrument was acknowledged before me this 23rd day of June, 2006, by DOROTHY K. BORDEN, who is/are personally known to me or who has produced FL ID as identification:



Notary Public
Print Name: Susan Wright
My Commission Expires: _____



EXHIBIT K





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Victoria A. Latham
Blue Current Development
222 W. Coleman Blvd.
Charleston, South_Carolina, 29464

September 17, 2015

Project Name: 8084 Normandy Blvd.
Availability#: 2015-1065

Dear Mr/Mrs Victoria A. Latham ,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on jea.com.

Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at JEA.com. This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ⇒ Visit www.jea.com
- ↳ Select Working with JEA
- ↳ Select Stages of a Project

Sincerely,

Mollie Price
Water/Wastewater System Planning
(904) 904-665-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2015-1065
 Request Received On: 9/15/2015
 Availability Response: 9/17/2015
 Prepared by: Mollie Price

Project Information

Name: 8084 Normandy Blvd.
 Type: Commercial
 Requested Flow: 1,350 gpd
 Location: 8084 Normandy Blvd. Jacksonville, FL 32221
 Parcel ID No.: 009208-0000
 Description: This project is for a potential general commercial development

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 12-in water line on the southeast corner of Normandy and Fouracker
 Connection Point #2: Existing 8-in water line 130-ft north of Normandy Blvd on the west side of Peyton
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Sewer Connection

Sewer Treatment Plant: SOUTHWEST
 Connection Point #1: Existing 8-in gravity sanitary sewer line on the southwest corner of Normandy and Fouracker
 Connection Point #2: Existing 4-in forcemain 150-ft north of Normandy Blvd on the west side of Peyton
 Special Conditions: For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

Sewer Region/Plant: North Grid
 Connection Point #1: No reclaim in the foreseeable future
 Connection Point #2: NA
 Special Conditions: No reclaim in the foreseeable future.

General Comments:

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.