

CURRENT PLANNING DIVISION



October 20, 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.: 2016-639

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairman 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.

Table with 5 columns: Name, Aye, Nay, Abstain, Absent. Rows include Daniel Blanchard, Abel Harding, Nicole Padgett, Marshall Adkison, Ben Davis, Jerry Friley, Chris Hagan, and Dawn Motes.

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

Sincerely,

[Handwritten signature of Bruce E. Lewis]

Bruce E. Lewis, City Planner Supervisor
Current Planning Division

PLANNING & DEVELOPMENT DEPARTMENT

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2016-0639

October 20, 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 Ordinance 2016-0639.

Location: 0 Bridier Street,
between Martin Luther King Jr Parkway &
Oakley Street

Real Estate Numbers: 122678-0000 & 122669-0000

Current Zoning District: Residential Medium Density -A (RMD-A)

Proposed Zoning District: Industrial Light (IL)

Current Land Use Category: Medium Density Residential (MDR)

Proposed Land Use Category: Light Industrial (LI)

Planning District: Urban Core, District 1

Planning Commissioner: Abel Harding, Vice Chair

City Council District: The Honorable Reggie Gaffney, District 7

Owner: Michael Porter
Sunshine State Plumbing
1340 Trailwood Drive
Neptune Beach, FL 32266

Agent: Steve Diebenow, Esq.
One Independent Drive
Jacksonville, FL 32202

Staff Recommendation: DENY

GENERAL INFORMATION

Application for Rezoning Ordinance 2016-0639 seeks to rezone .90 Acres from Residential Medium Density (RMD-A) to Industrial Light (IL) for the purpose of a allowing an office for a

plumbing business, and the storage of parts inventory and vehicles. The subject site is comprised of two parcels, which are separated by RMD-A zoned properties. The site is located within the Urban Priority Development Area, and within both the East Jacksonville Neighborhood Action Plan (EJNAP) and within the scope of the Urban Code Vision Plan. The site is accessed from Bridier Street, and is part of a gridded street system, with roads on three sides of each parcel. The area is mostly comprised of single family homes.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. 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, with the approval of 2016-0638 (application 2016C-026) the subject property will be located in the LI functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LI Future Land Use Category is intended to provide for location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Generally, light assembly, manufacturing, packing, processing, and storage/warehousing are principal uses in this category. The IL Zoning District is a primary district within the LI land use category.

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

No. The proposed rezoning does not further the goals of the 2030 Comprehensive Plan, based on the following Goals and Objectives, as summarized below:

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 the 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 1.1.22: 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.

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

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. Plan and have an adverse impact on adjoining or nearby uses. Consider office and high density residential development as a viable alternative in land use reviews.

Policy 3.2.1: The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

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.

Policy 3.2.30: The area shown on the Industrial Preservation Map (Map L-23) as "Industrial Sanctuary" or "Areas of Situational Compatibility" are presumed to be appropriate for land use map amendments to industrial categories, subject to a case-by-case review of consistency with State and regional plans and the Comprehensive Plan.

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.

The proposed rezoning would place two parcels into the IL zoning district. The surrounding area is dominated by residential single family uses, although there is one industrially zoned property adjacent to one of the two parcels. Generally, this type of rezoning could be considered spot zoning. Additionally, there is a lack of transition of zoning between the residential districts and the proposed industrial districts. Typically,

there would be some less intense commercial to act as a buffer between the two uncomplimentary uses. The EJNAP notes that incompatible adjacent residential zoning districts, a lack of transition, and spot zoning are issues in the NAP area. The Urban Core Vision Plan states that negative encroachment of industrial uses into the residential neighborhoods should be mitigated with transitional zoning districts as well. Based on the above, the proposed rezoning does not meet policy 1.1.10 due to the lack of “gradual transition of densities and intensities between land uses...” Additionally, the proposed rezoning would be inconsistent with policies 3.2.1 & 3.2.7, based on the lack of corridor or node development of the industrial districts, and the inconsistencies with the overall character of the surrounding area.

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

No. The proposed rezoning to IL would not be in conflict with any portion of the City's land use regulations. The subject property will be rezoned from RMD-A to IL Zoning District as set forth in Section 656.313 of the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south of Sunbeam Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	MDR/ LI	RMD-A/ IL	Single Family / Industrial Warehouse
East	MDR/ LI	RMD-A / IL	Single Family / Office
South	MDR/ LI	RMD-A/ IL	Single Family / Industrial Warehouse
West	MDR	RMD-A	Single Family / Vacant Residential

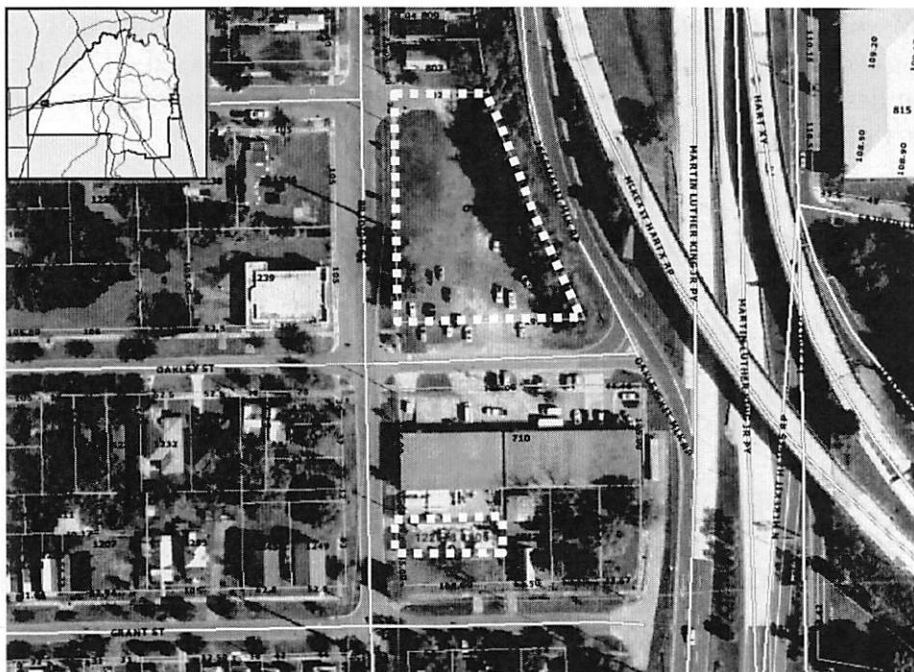
SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 11, 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 Application for Rezoning Ordinance 2016-0639 be DENIED.



Aerial

*Source: Staff, Planning and Development Department
Date: October 11, 2016*



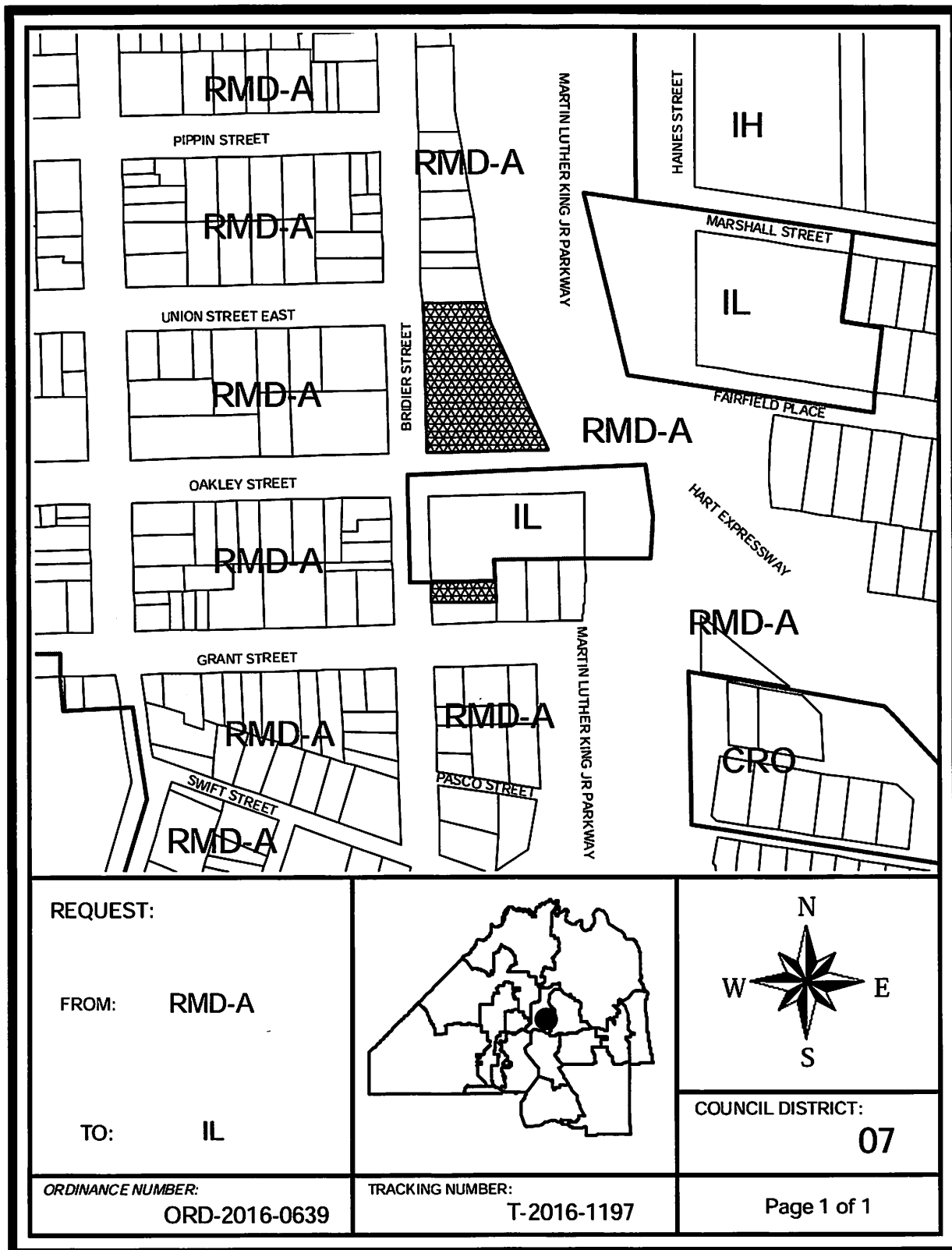
Subject property

Source: Staff, Planning and Development Department
Date: October 11, 2016



Subject property

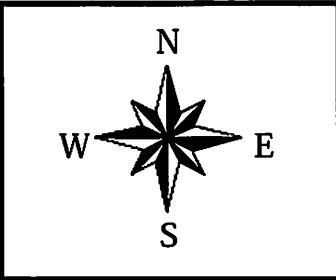
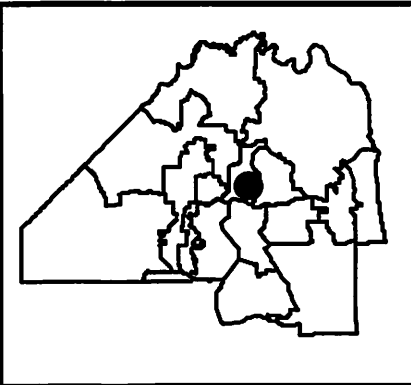
Source: Staff, Planning and Development Department
Date: October 11, 2016



REQUEST:

FROM: RMD-A

TO: IL



COUNCIL DISTRICT:
07

ORDINANCE NUMBER:
ORD-2016-0639

TRACKING NUMBER:
T-2016-1197

Page 1 of 1

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2016-0639 **Staff Sign-Off/Date** CAP / 09/09/2016
Filing Date 09/21/2016 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 10/25/2016 **Planning Commission** 10/20/2016
Land Use & Zoning 11/01/2016 **2nd City Council** 11/08/2016
Neighborhood Association EASTSIDE ENVIRONMENTAL COUNCIL /EASTSIDE NEIGHBORHOOD ASSOCIATION / OAKLAND TRACE COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study EAST JAX NEIGHBORHOOD ACTION PLAN

Application Info

Tracking # 1197 **Application Status** PAID
Date Started 07/27/2016 **Date Submitted** 07/27/2016

General Information On Applicant

Last Name DIEBENOW **First Name** STEVE **Middle Name**
Company Name
Mailing Address
 ONE INDEPENDENT DRIVE, STE. 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name PORTER **First Name** MICHAEL **Middle Name** T.
Company/Trust Name
 SUNSHINE STATE PLUMBING
Mailing Address
 1340 TRAILWOOD DRIVE
City NEPTUNE BEACH **State** FL **Zip Code** 32266
Phone **Fax** **Email**

Last Name PORTER **First Name** SHARON **Middle Name** T.
Company/Trust Name
Mailing Address
 1340 TRAILWOOD DRIVE
City NEPTUNE BEACH **State** FL **Zip Code** 32266

Phone	Fax	Email
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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 122678 0000	7	1	RMD-A	IL
Map 122669 0000	7	1	RMD-A	IL

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

Existing Land Use Category
MDR

Land Use Category Proposed? ✓

If Yes, State Land Use Application #
5220

Total Land Area (Nearest 1/100th of an Acre) 0.90

Justification For Rezoning Application

TO PERMIT REDEVELOPMENT OF THE PROPERTY.

Location Of Property

General Location
MARTIN LUTHER KING JR PARKWAY AND OAKLEY STREET

House #	Street Name, Type and Direction	Zip Code
0	BRIDIER ST	32202

Between Streets
MARTIN LUTHER KING JR PARKWAY and BRIDIER STREET

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

✓ Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
0.90 Acres @ \$10.00 /acre: \$10.00
- 3) Plus Notification Costs Per Addressee
70 Notifications @ \$7.00 /each: \$490.00
- 4) Total Rezoning Application Cost: \$2,500.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

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

General Collection Receipt

Account No: CR381848
 User: Popoli, Christian

Date: 8/24/2016
 Email: CPopoli@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Steve Diebenow
 Address: One Independednt Drive, Suite 1200, Jacksonville, FL 32202
 Description: Invoice for the rezoning of property at 0 Bridier Street, RE#'s 122678-0000 & 122669-0000 from RMD-A to IL

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2500.00

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
www.coj.net/tc
 Date: 08/25/2016 Time: 14:30:10
 Location: P08 Clerk: ZSP
 Transaction 0541805

Miscellaneous
 Item: CR - CR381848
 Receipt 0541805.0001-0001 2,500.00
Total Paid 2,500.00
 CHECK 039309 2,500.00
Total Tendered 2,500.00

Paid By: SUNSHINE STATE PLUMBIN
 Thank You



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Brad Wester
Driver, McAfee, Peek & Hawthorne, P.L.
1 Independent Drive, Suite 1200
Jacksonville, Florida, 32202

August 15, 2016

Project Name: SUNSHINE STATE PLUMBING
Availability#: 2016-1258

Dear Mr/Mrs Brad Wester,

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#: 2016-1258
Request Received On: 8/9/2016
Availability Response: 8/15/2016
Prepared by: Mollie Price

Project Information

Name: SUNSHINE STATE PLUMBING
Type: Warehouse
Requested Flow: 750 gpd
Location: 0 BRIDIER STREET (122678-0000)0 BRIDIER STREET (122669-0000)710 HAINES STREET (122670-0000)
Parcel ID No.: 122678-0000 & 122669-0000 & 122670-0000
Description: WAREHOUSE AND PARKING 10,000SF WAREHOUSE AND 3,000SF OFFICE.

Potable Water Connection

Water Treatment Grid: NORTH GRID
Connection Point #1: Existing 6-in water line on west side of Bridier St
Connection Point #2: Existing 2-in water line on the south side of Oakley St
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: BUCKMAN
Connection Point #1: Existing 10-in gravity sanitary sewer line on the west side of Bridier Street
Connection Point #2: Existing 8-in gravity sanitary sewer line on Oakley St
Special Conditions: 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.

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.

ORDINANCE _____

Legal Description

A part of Lots 266, 267, 268, and 269, Block 41, Oakland and a part of Union Street East (as closed and abandoned by Ordinance 2007-528-E), as recorded in Plat Book Q, Page 443, of the former public records of Duval County, Florida, being more particularly described as follows: Begin at the intersection of the Easterly right of way line of Bridier Street with the Northerly right of way line of Oakley Street (both a 70 foot right of way as now established), thence along the said Easterly right of way line North 00° 54' 00" West, a distance of 245.00 feet to the North line of the South 1/2 of Union Street East closed by Ordinance #2007-528-E, thence North 89 ° 01' 18" East along said North line a distance of 102.50 feet to the Westerly line of Martin Luther King Jr., Parkway, thence South 07° 44' 30" East along said Westerly line a distance of 25.18 feet thence continue along said Westerly line South 24° 04' 47" East, a distance of 239.18 feet to the said Northerly right of way line of Oakley Street; thence along said Northerly right of way line, South 89° 01' 18" West, a distance of 199.65 feet to the point of beginning.

The North 35 feet of Lot 274, Block 42, Oakland according to plat thereof as recorded in Deed Book "Q", page 443, of the former public records of Duval County, Florida

9/28/16

EXHIBIT 2

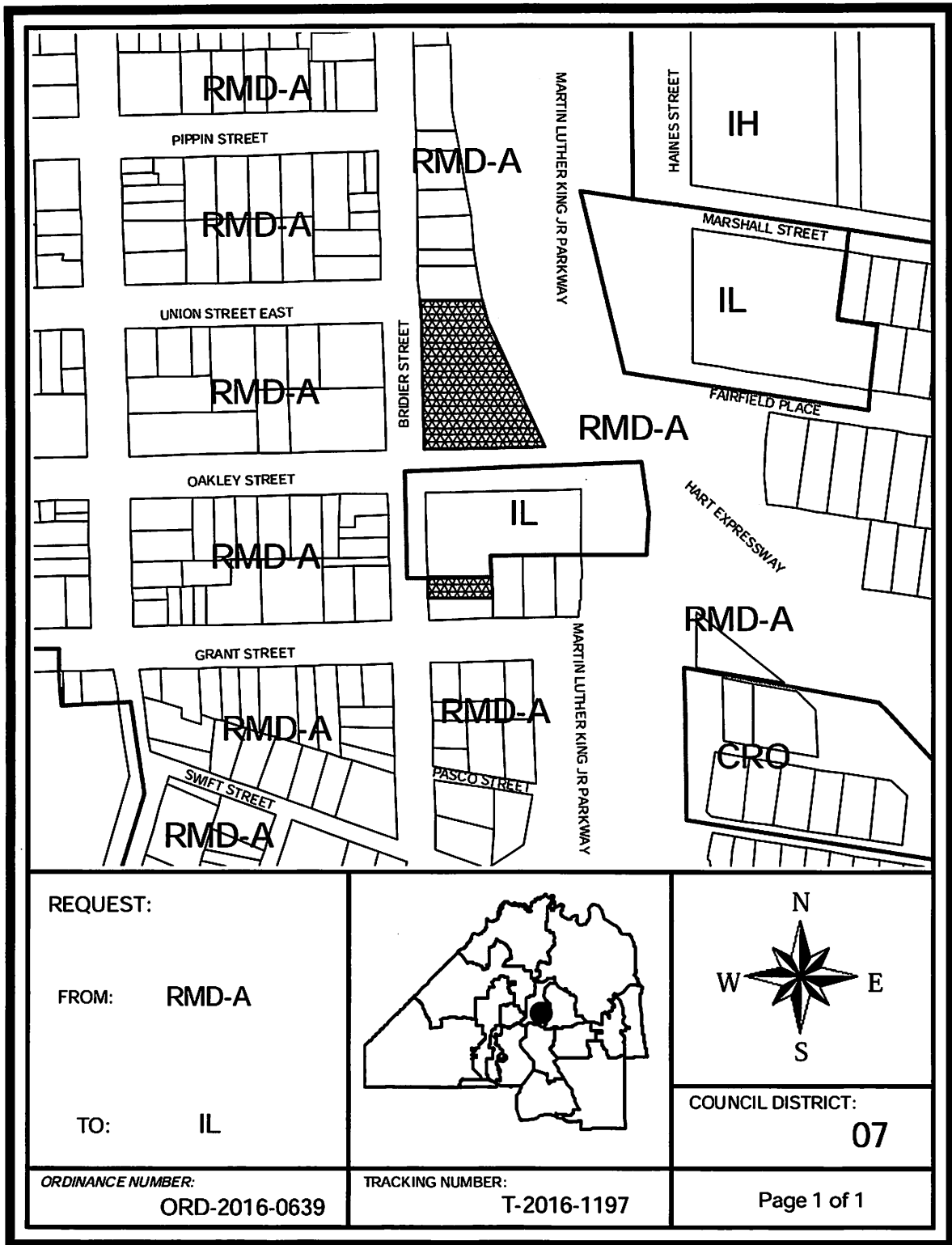


EXHIBIT A

Property Ownership Affidavit

Date: 7/26/16

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Property Ownership Affidavit - 0 Bridier Street, Jacksonville, FL 32202 (RE #s 122669-0000 & 122678-0000) (the "Property")


Ladies and Gentlemen:

You are hereby advised that the undersigned is the owner of the Property, which is described in the legal description attached hereto as Exhibit 1, filed in connection with application(s) for land use amendment and rezoning, submitted to the Jacksonville Planning and Development Department.


Michael Porter

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 26 day of July, 2016 by Michael Porter who is personally known to me or has produced _____ as identification.



(Notary Signature)



DAVINA R. DICKERSON
MY COMMISSION # FF 061369
EXPIRES: October 22, 2017
Bonded Thru Budget History Services

EXHIBIT B

Agent Authorization

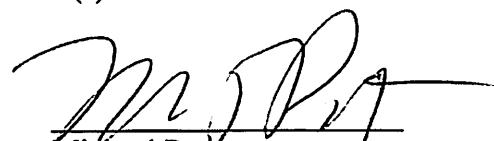
Date: 7/26/16

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Agent Authorization - 0 Bridier Street, Jacksonville, FL 32202 (RE #s 122669-0000 & 122678-0000) (the "Property")

Ladies and Gentlemen:

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 DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L. to act as agent to file application(s) for land use amendment and rezoning for the Property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such application(s).

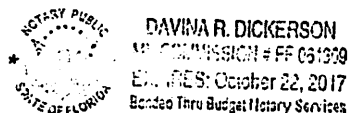

Michael Porter

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 26 day of July, 2016 by Michael Porter who is personally known to me or has produced _____ as identification.



(Notary Signature)



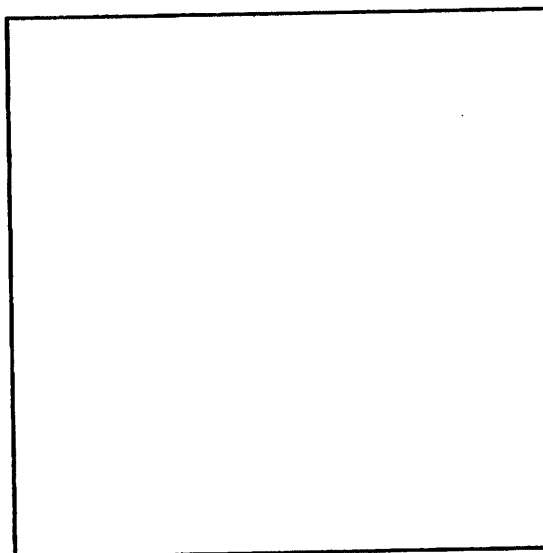
THIS INSTRUMENT PREPARED BY:

William H. Maness
Attorney at Law
500 North Ocean Street
Jacksonville, FL 32202

RECORD AND RETURN TO:

William H. Maness
Attorney at Law
500 North Ocean Street
Jacksonville, FL 32202

Property Appraisers
I.D. No. 122670-0000



QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF DUVAL

KNOW ALL MEN BY THESE PRESENTS: That William H. Maness, a married man, GRANTOR, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto Michael T. Porter and Sharon T. Porter, his wife, whose address is 1340 Trailwood Drive, Neptune Beach, FL 32266, GRANTEE'S heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Duval, State of Florida, to-wit:

The North 35 feet of Lot 274, Block 42, Oakland according to plat thereof as recorded in Deed Book "Q", page 443, of the former public records of Duval County, Florida

The above described real property is not the homestead property of the GRANTOR.

SUBJECT TO 2007 real property taxes, covenants, easements and restrictions of record, however, this reference shall not operate to reimpose same.

This Quit Claim Deed was prepared by William H. Maness, Attorney for GRANTOR, 500 North Ocean Street, Jacksonville, FL 32202, who expresses no opinion of the title of the subject real property nor of the marketability of such title nor expresses any opinion of any environmental, ecological or occupational safety hazards concerning the subject real property.

** Wherever used herein, the term "GRANTOR/GRANTEE" shall include the heirs, personal representative, successors and/or assigns of the respective parties hereto; the use of singular number shall include the plural, and the plural the

singular; the use of any gender shall include all genders).

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

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal on the 7th day of March, 2007.

Signed and sealed and delivered in the presence of:

Roy E. DeZern

ROY E. DEZERN
Print Name

William H. Maness (SEAL)
William H. Maness

Jessica Lepper

Jessica Lepper
Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of March, 2007, by William H. Maness, a married man, who did/did not take an oath and who:

- is personally known to me
- produced current Florida Drivers License as identification
- produced _____ as identification

Connie DeZern
Notary Public



THIS INSTRUMENT PREPARED BY:
Crabtree Law Group, P.A.
R. R. Crabtree
8777 San Jose Boulevard
Jacksonville, FL 32217

RECORD AND RETURN TO:
Crabtree Law Group, P.A.
8777 San Jose Boulevard
Jacksonville, FL 32217

RE PARCEL ID #: 122669-0000
CONTRACT SALES PRICE: \$82,000.00

CORPORATE WARRANTY DEED

THIS INDENTURE made this 5th day of December, 2012 by Operation New Hope, Inc., hereinafter referred to as Grantor, whether one or more, and whose address is 1830 N. Main Street, Jacksonville, FL 32206, to Michael Porter and Sharon Porter, husband and wife, hereinafter referred to as Grantee, whether one or more, and whose address is 1340 Trailwood Drive, Neptune Beach, FL 32266

(Wherever 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 Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee the following described land situate, lying and being in the County of Duval, State of Florida to wit:

More particularly described on Exhibit "A" attached hereto and by reference made a part hereof.

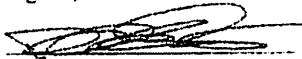

SUBJECT TO taxes accruing subsequent to December 31, 2011.

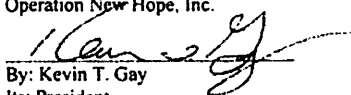
SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

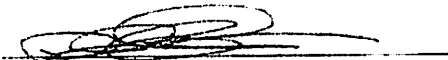
Signed, sealed and delivered in our presence:


R. R. Crabtree
Witness

Phyllis D. Vaccaro
Witness

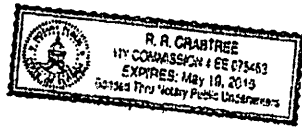
Operation New Hope, Inc.

By: Kevin T. Gay
Its: President
By: _____
Its: _____

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 5th day of December, 2012 by Kevin T. Gay, President of Operation New Hope, Inc.. He has produced Driver's License as identification.


Notary Public, County and State Aforesaid

Notary Printed Signature
My commission expires: _____



Documentary Stamps in the amount of \$574.00 have been paid.

EXHIBIT "A"

A part of Lots 266, 267, 268, and 269, Block 41, Oakland and a part of Union Street East (as closed and abandoned by Ordinance 2007-528-E), as recorded in Plat Book Q, Page 443, of the former public records of Duval County, Florida, being more particularly described as follows: Begin at the intersection of the Easterly right of way line of Bridier Street with the Northerly right of way line of Oakley Street (both a 70 foot right of way as now established), thence along the said Easterly right of way line North $00^{\circ} 54' 00''$ West, a distance of 245.00 feet to the North line of the South 1/2 of Union Street East closed by Ordinance #2007-528-E, thence North $89^{\circ} 01' 18''$ East along said North line a distance of 102.50 feet to the Westerly line of Martin Luther King Jr., Parkway, thence South $07^{\circ} 44' 30''$ East along said Westerly line a distance of 25.18 feet thence continue along said Westerly line South $24^{\circ} 04' 47''$ East, a distance of 239.18 feet to the said Northerly right of way line of Oakley Street; thence along said Northerly right of way line, South $89^{\circ} 01' 18''$ West, a distance of 199.65 feet to the point of beginning.