

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR SIGN WAIVER SW-16-06

NOVEMBER 1, 2016

Location: 10939 Atlantic Boulevard between General
Doolittle Drive and Mindanoa Drive

Real Estate Number: 162228-0000

Waiver Sought: Increase sign height from 14 feet-6 inches to 29 feet
-9 inches.
Reduce distance between signs from 200 feet to 120
feet.

Current Zoning: Planned Unit Development (PUD 2014-196)

Current Land Use Category: Commercial General / Community (CGC)

Planning District: District 2, Greater Arlington / Beaches

Planning Commissioner: Vacant

City Council Representative: The Honorable Al Ferraro, District 2

Owner: Arlington Realty, LLC
Jacksonville, Florida 32207

Agent: Howell Ruehl
Harbinger Signs
Jacksonville, Florida 322

Staff Recommendation: APPROVE

GENERAL INFORMATION

Application for Sign Waiver Ordinance 2014-0727 (SW-16-06) seeks to increase the height of a sign from 25 feet to 29 feet, 9 inches and reduce the minimum distance between signs from 200 feet to 120 feet. The subject property is an existing Toyota automobile dealership and Toyota is updating its branding with new signage. The property recently expanded in 2014 to the east and west through a PUD which indicated that signs shall comply with Part 13 Sign Regulations in the

Zoning Code. The PUD did not take into account the non-conforming aspects of the existing signs, which necessitates this sign waiver application.

NOTICE TO OWNER / AGENT

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as "a painting, structure, projected image, or device which is placed, erected, or constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction..."

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.1310(a) and Section 656.133(c), Ordinance Code, an Application for Sign Waiver shall be evaluated in relation to the spirit and intent of the Zoning Code, considering the following criteria as applicable:

1. *The effect of the sign waiver is compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area;*

Yes. The subject property is zoned PUD, but this section along Atlantic Boulevard has CCG-1, CCG-2 zoning districts and other automobile dealerships in PUD zoning districts. There are legal signs in the area that are taller than the proposed sign. Allowing the increased height would be consistent with the character of other signs in the area and the surrounding commercial uses.

2. *The result will not detract from the specific intent of the Zoning Code by promoting the continued existence of nonconforming signs that exist in the vicinity;*

No. The intent of the zoning ordinance as it relates to this request is to promote signage that is consistent with the character of the adjoining community. In this instance all of surrounding properties are commercial uses, and approval of this application will not result in the proliferation of excess signage or set a precedent for any new signs.

3. *The effect of the proposed waiver will not diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and will not substantially interfere with or injure the rights of others whose property would be affected by the same;*

No. The proposed sign will not interfere with the vision of motorists as they enter or exit the dealership on Atlantic Boulevard. There will also be no effect on the property values in the surrounding property, as the sign has been on site for many years, and this approval will simply allow the sign to now be a legal sign, as opposed to a nonconforming sign.

4. *The waiver will not have a detrimental effect on vehicular or pedestrian traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity;*

No. The sign is located outside the clear line of sight for roadway intersections and access ways. The surrounding properties are developed for commercial uses that will not be negatively impacted by this request.

5. *The proposed waiver will not be detrimental to the public health, safety or welfare, and will not result in additional public expense, creation of nuisances, or cause conflict with any other applicable law;*

No. The sign design, size, illumination and location will not cause any detrimental impact on the public health. The surrounding properties are all commercially zoned, and have large internally illuminated signs. There should be no impact on the visibility of motorists as they enter or exit the dealership.

6. *The subject property exhibits specific physical limitations or characteristics, which are unique to the site, and would make imposition of the strict letter of the regulation unduly burdensome;*

No. The subject property has no limitations or characteristics which would make it difficult to relocate the sign without the sign interfering with the internal movement of vehicles inside the vehicle use area.

7. *The request is not based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message.*

No. Although the cost to relocate the existing sign itself would be substantial, the relocation of the sign would impact the overall design of the site and the internal traffic flow of cars as they enter and leave the parcel. Forcing the applicant to relocate this sign would be an undue burden on their facility.

8. *If the request is the result of a violation that has existed for a considerable length of time without receiving a citation, whether the violation that exists a result of construction that occurred prior to the applicant's acquisition of the property, and not being a direct result of the actions of the current owner.*

No. The request is not a result of an existing violation. This is for a sign branding upgrade from Toyota.

9. *The request accomplishes a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.*

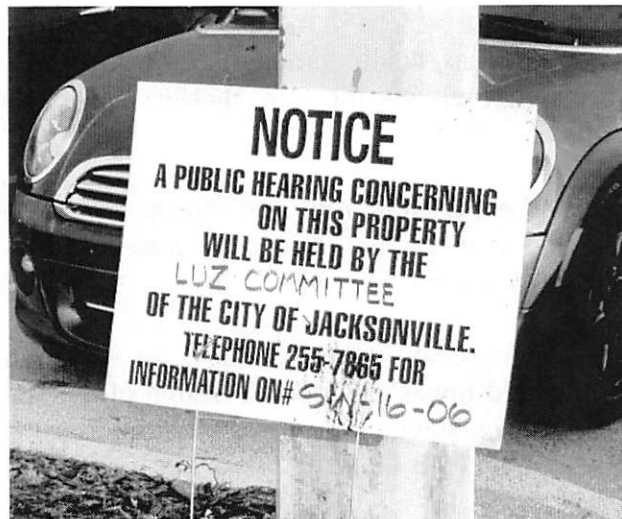
Yes. It is in the public interest to offer relief from certain standards to help promote the continued viability for an existing commercial site, as opposed to strict adherence to the code, which could lead to a hardship for the existing business that may result in their relocation.

10. *Strict compliance with the regulation will create a substantial financial burden when considering the cost of compliance.*

Yes. Strict compliance with the regulation would place the sign in the existing vehicle use area, which could impair traffic flow on this site. It would also require the dismantling, and reconstruction of the sign. This would be a significant financial burden to meet the required setback.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on October 21, 2016 by the Planning and Development Department the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application Sign Waiver SW-16-06 be APPROVED.



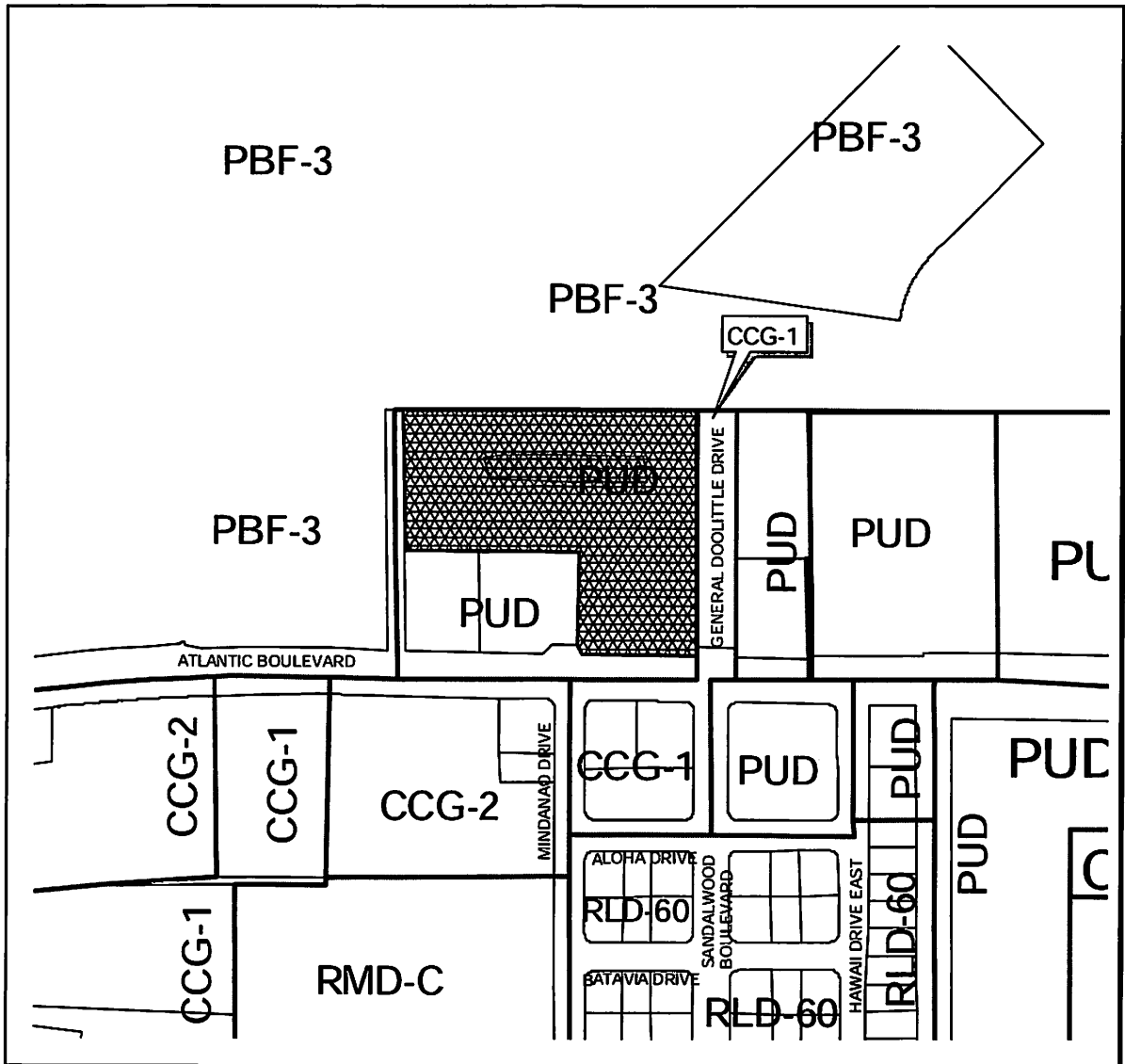
Existing sign to be replaced with a sign that will be 29 feet, 9 inches high.

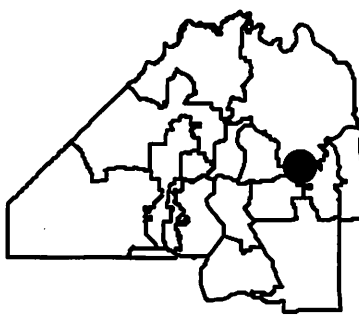


Signs that are closer than 200 feet.



Signs that are closer than 200 feet.



<p>REQUEST SOUGHT:</p> <p>INCREASE HEIGHT OF SIGN FROM 25 FT. TO 29 FT 8 INCHES AND REDUCE DISTANCE BETWEEN SIGNS FROM 200 FT. TO 120 FT.</p>		<p>N W E S</p> <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 02</p>
	<p>APPLICATION NUMBER: SW-2016-0006</p>	<p>Exhibit 2</p>

APPLICATION FOR SIGN WAIVER

This application must be typed or printed in black and submitted in person with three (3) other copies for a total of four (4) copies.

Ordinance Number:
Application Number: SW- 16-06
Notice of Violation:

CR 375246

Planning and Development Department,
Zoning Section
Ed Ball Building
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202

FOR INFORMATION REGARDING THIS FORM, CALL: (904) 255-7865.
TO BE COMPLETED BY PLANNING AND DEVELOPMENT DEPARTMENT ONLY

1. Date Submitted: 6/17/16	2. Date Filed:	3. Current Zoning District(s): PUD 14-196	4. Future Land Use Ma Category (FLUMs): C6C	5. Applicable Section of Ordinance Code:
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6. LUZ Public Hearing Date: _____	7. City Council Public Hearing Date: _____
8. Neighborhood Association (If Applicable): COMMUNITIES OF EAST ARLINGTON	
9. Number of Signs To Be Posted: 3 PD. 2 / CD. 2	

TO BE COMPLETED BY APPLICANT

10. Complete Property Address: 10939 Atlantic Blvd Jacksonville, FL 32225	13. Between Streets: General Doolittle Dr and Mindanao Dr
11. Real Estate Number: 162228-0000	
12. Date lot was recorded: 1996	
14. Application being sought:	
<input checked="" type="checkbox"/> Increase maximum height of sign from 25'-0" to 29'-8" ft. (Not to Exceed 20% or 5 ft. in height, whichever is less.).	
<input type="checkbox"/> Increase maximum size of sign from _____ SF to _____ SF (Maximum request 25% or 10 Sq. Ft., whichever is less).	
<input type="checkbox"/> Increase number of signs from _____ to _____ (Not to exceed maximum square feet allowed).	
<input type="checkbox"/> Allow for illumination or change from _____ external to _____ internal lighting:	
<input checked="" type="checkbox"/> Reduce minimum set back from 200' ft. to 120' ft. (Less than 1 ft. may be granted administratively). (Distance between signs)	

Page 2

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;
 THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD, FROM SAID POINT OF COMMENCEMENT; THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 471 FEET TO A POINT FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°29' EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY AS NOW ESTABLISHED), THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID GENERAL DOOLITTLE ROAD, 25 FEET; THENCE NORTH 89°29' WEST, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 317.64 FEET; THENCE NORTH 24°19'46" WEST, 27.55 FEET; THENCE DUE SOUTH 50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED "LESS AND EXCEPT" PARCEL BEING THE SAME LANDS AS THOSE DESCRIBED IN "AMENDED ORDER OF TAKING" CASE NO. 95-4849-CA, DIVISION CV-E, DATED 11-16-95, FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 72100-2501, STATE ROAD NO. 10, PARCEL NO. 109.

RESERVING AN EASEMENT FOR DRAINAGE OVER THE ABOVE DESCRIBED PARCEL AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF COMMENCEMENT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF COMMENCEMENT; THENCE DUE NORTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET; THENCE SOUTH 89°29' EAST, 436.35 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°29' EAST, 21.65 FEET; THENCE NORTH 23°00'

APPLICATION FOR SIGN WAIVER

1. Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?

Yes, the contiguous properties have signs on their properties.

2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?

No, the sign will not detract from the general area. The contiguous properties have ground signage.

3. Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same.

No, because it is consistent with the general area.

4. Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?

No. The proposed sign will not have any effect on traffic. The new sign will be raised from 25'-0" to 29'-9"

5. Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?

No, it will help the public find the client's location.

6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?

Yes, there are no physical limitations.

7. Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?

No, The new sign will be raised from 25'-0" to 29'-9"

8. Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?

No violations have been issued.

APPLICATION FOR SIGN WAIVER

9. Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?

Yes, it does accomplish public interest. The new taller sign will help customers identify Arlington Toyota better.

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?

No financial burden will be created. The new taller sign replaces the existing 25'-0" sign.

15. In whose name will the waiver be granted? <u>Rick Doran with Arlington Toyota</u>	
Is transferability being requested? Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>	
16. Land Area(1/100 Acres): <u>9.55 Acres</u>	17. Utility Services Provider Well: _____ City Water: <u>JEA</u> Septic Tank: _____ City Sewer: <u>JEA</u>
** NOTICE TO OWNER/AGENT/APPLICANT **	
<p>Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1310 of the Ordinance Code defines a sign as <i>"a painting, structure or device which is placed, erected, constructed or maintained on or in the ground, or on or outside of an enclosed building or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of displaying, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."</i></p> <p>Section 656.1310(a)(i) through (x), Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:</p> <p>18. Provide answers to the following questions pertaining to the standards and criteria. You may attach a separate sheet if necessary. (Please note that failure by the applicant to adequately substantiate the need for the waiver and to meet the criteria set forth below may result in a denial).</p> <ol style="list-style-type: none">1. Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?2. Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?3. Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same.4. Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?	

5. Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?

6. Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?

7. Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?

8. Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicants acquiring the property, not being a direct result of the actions of the current owner?

9. Does the request accomplish a compelling public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees?

10. Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?

19. Attachments - One of each of the following should be included in each copy of the application, providing for four (4) complete copies. All copies, with the exception of the 2 required large site plans, should be on 8 1/2" x 11" paper.

Survey

Site Plan as required per instructions. (All copies on 8 1/2" x 11" and 2 copies on 11 x 17 or larger)

Letter of Authorization for Agent is required if any person other than the property owner makes the application.

Legal description may be either lot and block, including book and page numbers, or metes and bounds descriptions; and either shall include real estate assessment number(s) of the subject property.

Photographs of sign structure showing nonconforming nature and physical impediments to compliance

If waiver is based on economic hardship, applicant must submit the following:

- Two estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
- Any other information the applicant wished to have considered in connection to the waiver request.

Proof of Ownership

(Note: the Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City's sign regulations.)

***** NOTICE TO OWNER / AGENT *****

Please review your application. All spaces noted as "TO BE COMPLETED BY APPLICANT" must be filled in for the application to be accepted.

No application will be accepted as "Complete and filed" until all the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. You (or your agent) must be present at the public hearing.

The required signs must be posted on the property within five (5) working days after the filing of this application. The sign(s) must remain posted and maintained until a final determination has been made on the application. Proof of notice publication must be submitted to the Current Planning Division of the Planning and Development Department, Ed Ball Building, 214 North Hogan Street, Suite 300, Jacksonville, Florida 32202, (904) 255-7865, PRIOR TO THE HEARING.

Also, an agent's letter of authorization must be attached if the application is not signed by the owner of record and also if someone attends the meeting on the applicant's behalf without prior authorization.

FILING FEES	
RESIDENTIAL DISTRICTS..... \$1,073.00	NOTIFICATION COSTS: 10 x \$7 = 70 \$7.00 PER ADDRESSEE
NON-RESIDENTIAL DISTRICTS..... \$1,091.00	ADVERTISING COSTS: BILLED TO OWNER / AGENT
<i>\$ 1161.00</i>	
*** Applications filed to correct existing zoning violations are subject to a double fee. ***	

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

PLEASE PRINT:

Name and address of Owner(s)

Name: Rick Doran

Address: 10939 Atlantic Blvd

City: Jacksonville

State: FL Zip: 32225

Email: rdoran@arlingtontoyota.com

Daytime Telephone: 904-721-3000

Name and address of Authorized Agent(s)

Name: Howell Ruehl

Address: 3633 St Augustine Rd

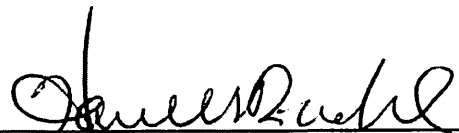
City: Jacksonville

State: FL Zip: 32207

Email: howell@britelitesigns.com

Daytime Telephone: 904-398-5305


SIGNATURE OF OWNER(S)


SIGNATURE OF AUTHORIZED AGENT(S)
The Agent's letter of authorization must be attached if application is not signed by the owner of record

Property Ownership Affidavit - Individual

Date: Sep 2, 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 in Jacksonville, Florida:

Address: 10939 Atlantic Blvd RE#(s): 162228-0000

To Whom it May Concern:

I Kay T. Brooks hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Sign Waiver submitted to the Jacksonville Planning and Development Department.

By *Kay T. Brooks*
Print Name: Kay T. Brooks

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 2 day of September 2016 by Kay T. Brooks, who is personally known to me or who has produced _____ as identification and who took an oath.

Christie L. Hammer
(Signature of NOTARY PUBLIC)

CHRISTIE L. HAMMER

(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: Oct. 7, 2020

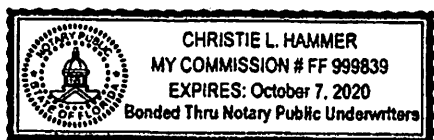


EXHIBIT B
Agent Authorization

Date: Sep 2, 2016

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

Re: Agent Authorization for the following site location:

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers

 Howell Ruehl with Brite Lite Service Co., Inc. to act as

agent to file application(s) for Sign Waiver for Arlington Toyota

for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

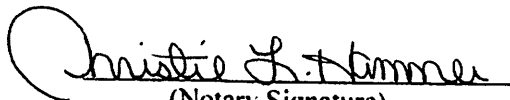


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 2 day of September (month), 2016 (year) by Kay T. Brooks .

who is personally known to me or has produced _____ as identification.



(Notary Signature)
CHRISTIE L. HAMMER

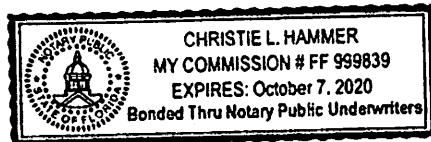


EXHIBIT A

Property Ownership Affidavit

Date: May 25, 2016

City of Jacksonville

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

Re: Ownership Certification

Gentleman:

I, Rick Dorian hereby certify that I am

the Owner of the property described in the attached legal description, **Exhibit 1** in

connection with filing application(s) for 10939 Atlantic Blvd

Jacksonville, FL 32225, submitted to the Jacksonville Planning and

Development Department.

Rick Dorian
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 25th day of

May (month), 2016 (year) by

Rick Dorian who is personally known to me or has

produced DH as identification.

Anita F Mayse
(Notary Signature)



EXHIBIT B
Agent Authorization

Date: May 25, 2016

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

Re: Agent Authorization for the following site location:

Arlington Toyota 10939 Atlantic Blvd Jacksonville, FL 32225

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in

Exhibit 1 attached hereto. Said owner hereby authorizes and empowers

Rick Doran to act as agent to file application(s) for 10939 Atlantic Blvd. Jacksonville, FL 32225

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.

Rick Doran
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 25th day of May (month), 2016 (year) by Rick Doran, who is personally known to me or has produced Dh as identification.

Antia F. Maize
(Notary Signature)
ANTIA F MAIZE
MY COMMISSION #FF170203
EXPIRES October 21, 2018
FloridaNotaryService.com
1-800-739-0153

ORDINANCE

Legal Description

17-2S-28E 9.55 PT GOVT LOTS 13,14 RECD O/R 13728-685
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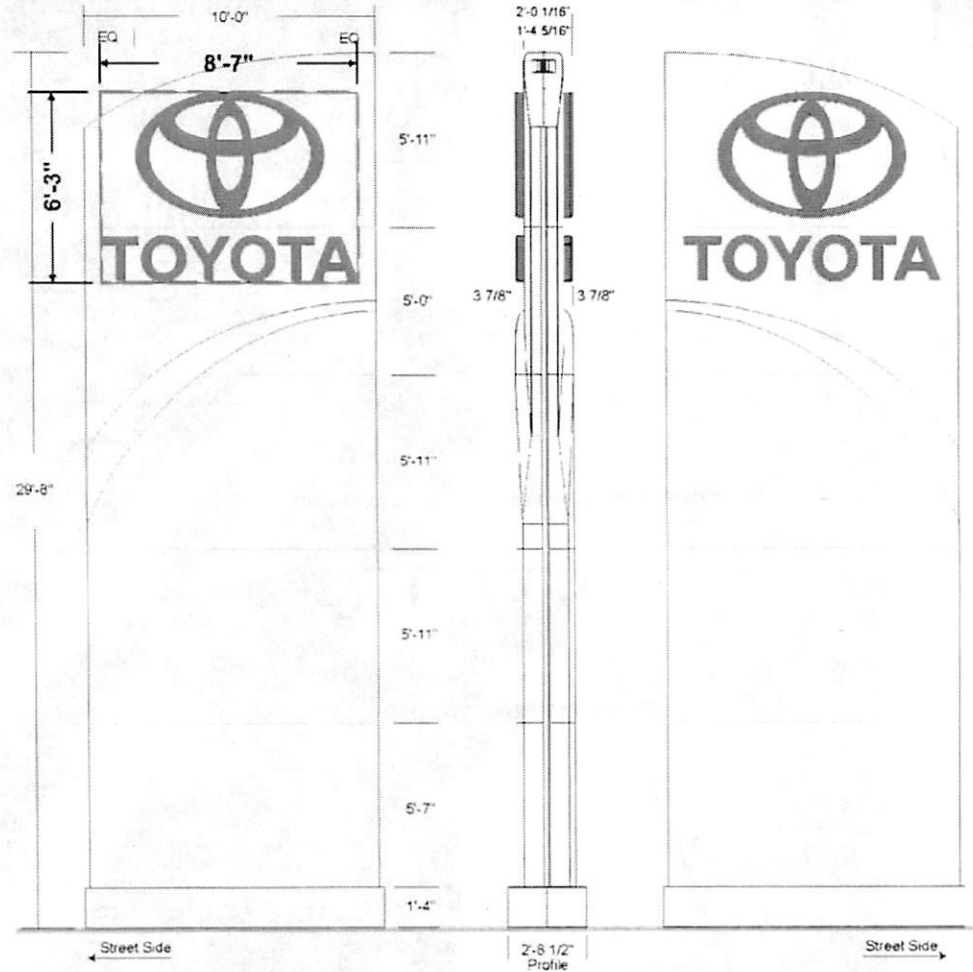
FACING WEST



FACING EAST



NOTICE: SIGN INSTALLATION ONLY NO ELECTRICAL SERVICE OR FINAL HOOK UP INCLUDED. ACRYLIC FACE FIRE RATING. MODEL BUILDING CODE REGULATIONS FOR LIGHT TRANSMITTING PLASTIC HORIZONTAL BURN LENGTH (ASTM D-635) IMPLEX IMPACT ACRYLIC SHEET IS LISTED IN THE FOLLOWING MODEL BUILDING COMPLIANCE REPORTS: ICBO ER-1084; SBCCI RR # 9501 & BOCA RR # 95-25 IMPLEX IMPACT ACRYLIC HAS A HORIZONTAL BURN LENGTH OF 2.5 IN/MM, & IS CLASSIFIED AS A CC-2 LIGHT TRANSMITTING MATERIAL. FOR ADDITIONAL INFORMATION ON IMPLEX IMPACT ACRYLIC SHEET, CONTACT: POLYMER TECHNOLOGY CENTER (800) 217-3258. ALL SIGNS ARE DESIGNED TO COMPLY WITH FLORIDA BUILDING CODE 5TH EDITION (2014) & AS PER ASCE 7-10 FOR 140 MPH FASTEST WIND VELOCITY, IMPORTANCE FACTOR OF 1.0 AND A C1 FACTOR 1.2 WITH WIND EXPOSURE C. ALL COMPONENTS ARE MET LISTED. ALL WIRING IS IN ACCORDANCE TO THE 2008 NEC CHAPTER 6 ARTICLE 600. GROUNDING AS PER NEC ARTICLE 250-43(g). 48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL



PERMIT #: S-16-762301 SIGN WAIVER REQUIRED

REMOVING PREVIOUSLY PERMITTED GROUND SIGN (S-05-3855)
EXISTING SIGN FOOTER TO REMAIN
REPLACING WITH NEW LIKE SIGN USING EXISTING FOOTING

Allowed Sq. Ft. (Frontage): 329.00
Proposed Sq. Ft.: 6'-3" x 8'-7" = 53.64 Sq. Ft.



1030 - D/F Illuminated Pylon Sign

1/8" aluminum fabricated panels
Painted Toyota white

Toy-S Panned & embossed molded Toyota logo
(4'-3" h x 8'-6 13/16" w) 71.99 sq ft
Clamshell trim
Lexan polycarbonate - Bayer Red D59
3M 3635-20B block out vinyl applied second surface
Aluminum coil pre-painted red
Illuminated with red LED

Panned & embossed molded Toyota letters
(1'-5 13/16" h x 8'-10 15/16" w) 13.72 sq ft
Clamshell trim
Lexan polycarbonate - Bayer Red D59
Aluminum coil pre-painted red
Illuminated with red LED

1/8" aluminum 3D "Swoosh"
Painted 31 Medium Gray

Electrical hook-up by others

JOB NAME: Arlington Toyota
ADDRESS: 10939 Atlantic Blvd Jacksonville, FL 32225
DESIGNER: Howell Rushl
SCALE: NTS
DATE: 03/09/2016

ACTIVE MEMBER OF:



This drawing was created to help you in visualizing our proposed. The original design is property of Brita Lite Signs Company, Inc. and is protected by Federal Copyright Laws. Reproduction or construction of a sign similar to the one embodied herein, is forbidden.
Please be specific:
Excessive revisions will be charged at \$25.00 each.

THIS SIGN WILL BE LABELED AS MET THE INSTALLATION WILL MEET NATIONAL ELECTRICAL CODE REQUIREMENTS



3633 St. Augustine Rd
Jacksonville, FL 32207
904-398-5305 (ofc)
904-396-9594 (fax)
britalitesigns.com
facebook.com/blsignsjacksonville

- APPROVED AS SUBMITTED
 APPROVED WITH CHANGES
 NOT APPROVED

SIGNED: _____

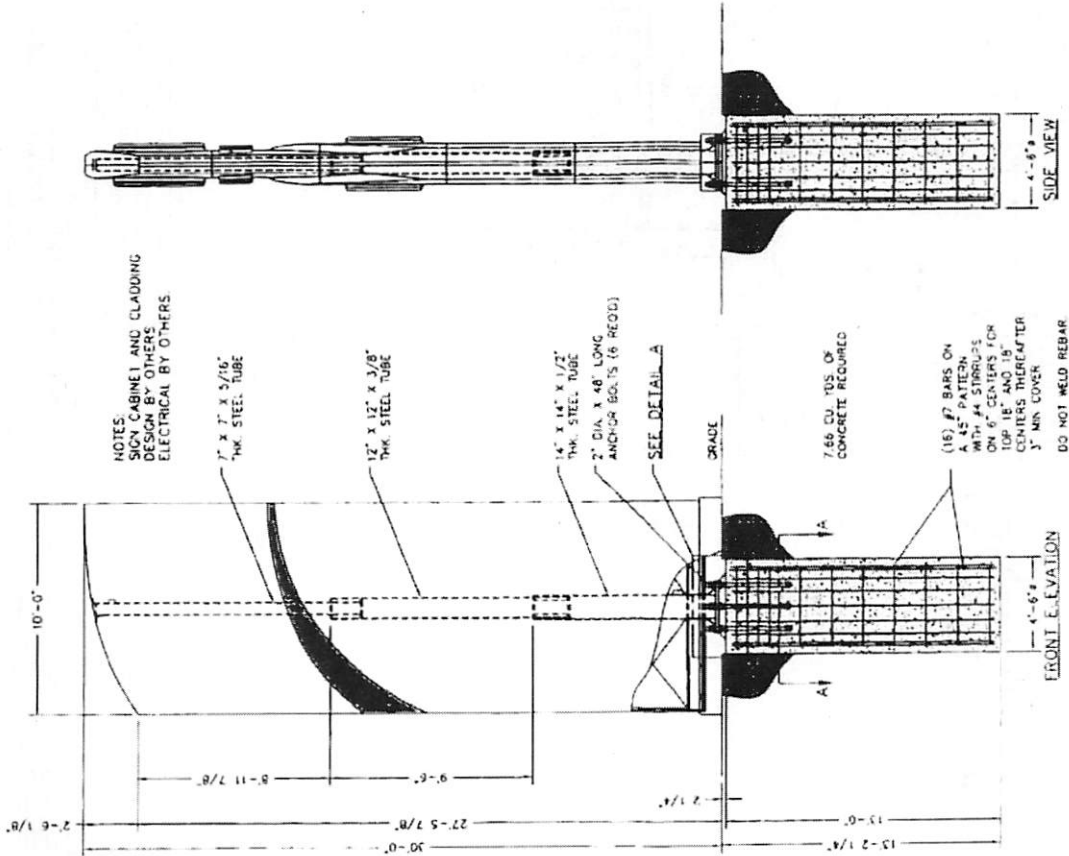
ENGINEER INFO.

ENGINEER INFORMATION:
CLAUDE E. BAZWELL, P.E.
3948 PARK STREET
JACKSONVILLE, FLORIDA 32208
PHONE: (904) 388-8094
FAX: (904) 388-8770
FLORIDA LICENSE #: 39889
STRUCTURAL SPECIALTY

DATE: _____

NOTICE: SIGN INSTALLATION ONLY NO ELECTRICAL SERVICE OR FINAL HOOK UP INCLUDED. ACRYLIC FACE FIRE RATING. MODEL BUILDING CODE REGULATIONS FOR LIGHT TRANSMITTING PLASTIC HORIZONTAL BURN LENGTH (ASTM D-635) IMPLEX IMPACT ACRYLIC SHEET IS LISTED IN THE FOLLOWING MODEL BUILDING COMPLIANCE REPORTS: ICBO ER-1084; SBCCI RR # 9501 & BOCA RR # 95-25 IMPLEX IMPACT ACRYLIC HAS A HORIZONTAL BURN LENGTH OF 2.5 IN/MM, & IS CLASSIFIED AS A CC-2 LIGHT TRANSMITTING MATERIAL. FOR ADDITIONAL INFORMATION ON IMPLEX IMPACT ACRYLIC SHEET, CONTACT: POLYMER TECHNOLOGY CENTER (800) 217-3258. ALL SIGNS ARE DESIGNED TO COMPLY WITH FLORIDA BUILDING CODE 5TH EDITION (2014) & AS PER ASCE 7-10 FOR 140 MPH FASTEST WIND VELOCITY, IMPORTANCE FACTOR OF 1.0 AND A C1 FACTOR 1.2 WITH WIND EXPOSURE C. ALL COMPONENTS ARE MET LISTED. ALL WIRING IS IN ACCORDANCE TO THE 2008 NEC CHAPTER 6 ARTICLE 600. GROUNDING AS PER NEC ARTICLE 250-43(g). 48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL

PERMIT #: S-16-762301



PERMIT #: S-16-762301
SIGN WAIVER REQUIRED

REMOVING PREVIOUSLY PERMITTED GROUND SIGN (S-05-3855)
EXISTING SIGN FOOTER TO REMAIN
REPLACING WITH NEW LIKE SIGN USING EXISTING FOOTING

Allowed Sq. Ft. (Frontage): 329.00
Proposed Sq. Ft.: 6'-3" x 8'-7" = 53.64 Sq. Ft.

ENGINEER INFO:
ENGINEER INFORMATION
CLAUDE E. BOWWELL, P.E.
JACKSONVILLE, FLORIDA 32205
PHONE: (904) 386-6084
FAX: (904) 386-9709
FLORIDA LICENSE # 10189
STRUCTURAL SPECIALTY
DATE: _____

APPROVED AS SUBMITTED
 APPROVED WITH CHANGES
 NOT APPROVED

SIGNED: _____

3833 St. Augustine Rd
Jacksonville, FL 32207
904-386-5305 (Fax)
904-386-6594 (Tel)
bruce@esigns.com
facebook.com/bruceesigns

BRITE LITE SIGNS
YOUR SIGNING SOLUTIONS

This drawing was prepared to help you in obtaining the permit. The engineer does not warrant the accuracy of the information provided. The engineer is not responsible for any errors or omissions in this drawing. The engineer is not responsible for any construction or installation of the sign. The engineer is not responsible for any damage to property or persons. The engineer is not responsible for any other matters. Please be specific. Expenses mentioned will be charged at \$25.00 each.

THIS SIGN SHALL BE LABELED AS MET
THE INSTALLATION SHALL MEET NATIONAL
ELECTRICAL CODE REQUIREMENTS

MET

ACTIVE MEMBER OF:

WISA
MET
NFA
NFA

JOB NAME: Arlington Toyota
ADDRESS: 10939 Avenida Blvd Jacksonville, FL 32225
DESIGNER: Howell Ruelhl
SCALE: NTS
DATE: 03/08/2016

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JOB NAME Arlington Toyota
ADDRESS 10939 Atlantic Blvd Jacksonville, FL 32225
DESIGNER Howard Ruel
SCALE NTS
DATE 03/08/2016



ACTIVE MEMBER OF

THIS DRAWING WAS CREATED BY THE FIRM IN CONSULTING OR PROFESSIONAL SERVICE TO THE CLIENT. THE CLIENT SHALL BE LABELED AS SET. THE INSTALLATION SHALL MEET NATIONAL ELECTRICAL CODE REQUIREMENTS.

Please be specific. Excessive revisions will be charged at \$25.00 each.

BRITE LITE SIGNS
 DON ORVILLE - DON PARRSON
 3633 St. Augustine Rd
 Jacksonville, FL 32207
 904-986-8594 (tel)
 904-986-8594 (fax)
 facebook.com/brightlightsigns
 brightlightsigns.com

SIGNED

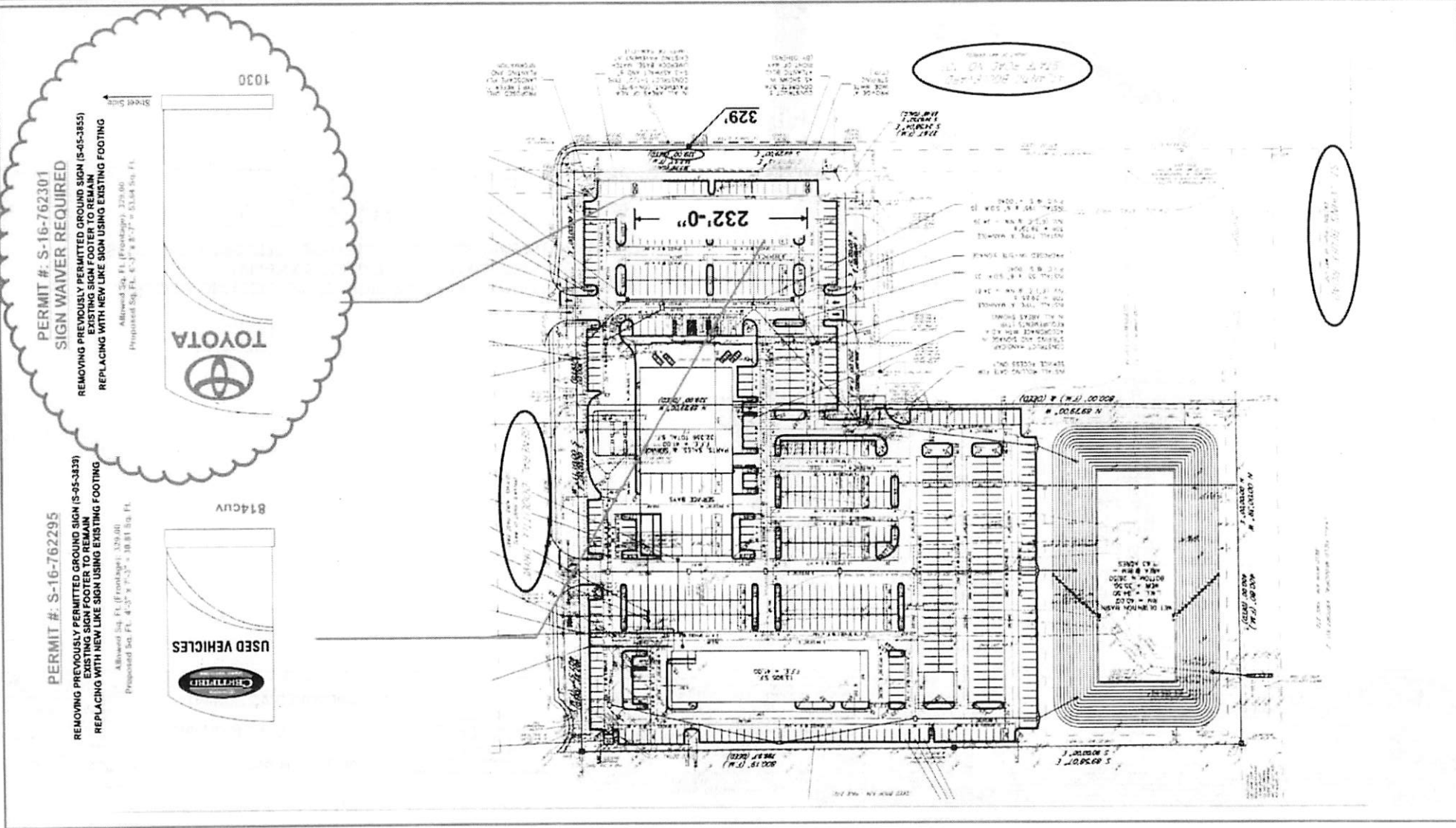
APPROVED AS SUBMITTED

APPROVED WITH CHANGES

NOT APPROVED

ENGINEER INFO

ENGINEER INFORMATION
 ERNEST BUCHHEITMAN
 3948 PARK STREET
 JACKSONVILLE, FLORIDA 32209
 PHONE (904) 784-8094
 FAX (904) 784-8770
 FLORIDA LICENSE # 9869
 STRUCTURAL SPECIALTY



PREPARED BY AND RETURN TO:
TIMOTHY L. FLANAGAN, ESQUIRE
Post Office Box 40749
Jacksonville, FL 32203

FOR RECORDER

WARRANTY DEED

THIS WARRANTY DEED is made as of December 18, 2006, between **KAY TURNER BROOKS**, as Trustee of the **LIONEL EYRIE BROOKS, JR. REVOCABLE TRUST** created January 14, 1999, as amended, conveying nonhomestead property, herein the "Grantor," and **ARLINGTON REALTY, LLC**, a Florida limited liability company, herein the "Grantee," whose address is 6200 San Jose Boulevard West, Jacksonville, Florida 32217, and whose taxpayer identification number is _____. (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the Grantor in consideration of Ten Dollars and other valuable considerations paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the Grantee forever all of those certain properties in Duval County, Florida, described as follows:

See Exhibit A which is attached hereto and made a part hereof by reference.

The foregoing legal description was provided to the preparer without the benefit of a survey or a title search and the preparer accepts no liability or responsibility whatsoever for any inaccuracies or improprieties contained therein or relating thereto.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the Grantee in fee simple. And the Grantor does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

THIS WARRANTY DEED IS MADE PURSUANT TO FLORIDA STATUTES SECTION 689.071 AND GRANTS UNTO GRANTEE ALL OF THE POWERS SET FORTH THEREIN INCLUDING, BUT NOT LIMITED TO, THOSE POWERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This conveyance is subject to covenants, easements and restrictions of record and ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

NOTE TO CLERK AND REVENUE DEPARTMENT: THIS INSTRUMENT IS A DEED TO OR BY A TRUSTEE NOT PURSUANT TO A SALE AND IS THEREFORE NOT SUBJECT TO DOCUMENTARY STAMP TAX PURSUANT TO THE PROVISIONS OF SECTION 12B-4.014(2)(b) AND 12B-4.013(32)(a) OF THE FLORIDA ADMINISTRATIVE CODE.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Brian Horshorn

[Signature: Kay Turner Brooks]
KAY TURNER BROOKS, as Trustee of the
LIONEL EYRIE BROOKS, JR.
REVOCABLE TRUST
created January 14, 1999, as amended
6200 San Jose Boulevard West
Jacksonville, Florida 32217

KA [Signature]
Print Name: Lydia A. List

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 18th day of
December, 2006, by KAY TURNER BROOKS, who is personally well known to me
or who has produced _____ as identification.



STEPHANIE PHIPPS
NOTARY PUBLIC - STATE OF FLORIDA
DUVAL COUNTY
COMMISSION #DD 445814
MY COMMISSION EXPIRES JUNE 28, 2009

[Signature: Stephanie Phipps]
Signature of Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL "B"

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF COMMENCEMENT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD, FROM SAID POINT OF COMMENCEMENT; THENCE DUE NORTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE DUE NORTH, ALONG SAID EAST BOUNDARY 400.60 FEET TO A CONCRETE MONUMENT AT AN ANGLE POINT IN THE BOUNDARY OF SAID CRAIG FIELD; THENCE SOUTH $89^{\circ}57'27''$ EAST ALONG THE SOUTH BOUNDARY OF CRAIG FIELD, 799.97 FEET TO A CONCRETE MONUMENT AT AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY, AS NOW ESTABLISHED); THENCE DUE SOUTH, ALONG WESTERLY LINE OF GENERAL DOOLITTLE ROAD, 407.22 FEET; THENCE NORTH $89^{\circ}29'$ WEST PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 800 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED LANDS BEING THE SAME AS THOSE DESCRIBED AS PARCEL "B" IN FUND COMMITMENT FILE NO. 62670.001, DATED 4-4-95.

PARCEL "C"

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF COMMENCEMENT THENCE SOUTH $89^{\circ}29'$ EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 471 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $89^{\circ}29'$ EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY AS NOW ESTABLISHED); THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID GENERAL DOOLITTLE ROAD, 300 FEET; THENCE NORTH $89^{\circ}29'$ WEST, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET; THENCE DUE SOUTH 300 FEET TO THE POINT OF BEGINNING.

Page 2

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL;
 THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD, FROM SAID POINT OF COMMENCEMENT; THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY OF ATLANTIC BOULEVARD, 471 FEET TO A POINT FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°29' EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 329 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF GENERAL DOOLITTLE ROAD (A PRIVATE ROADWAY AS NOW ESTABLISHED), THENCE DUE NORTH ALONG THE WESTERLY LINE OF SAID GENERAL DOOLITTLE ROAD, 25 FEET; THENCE NORTH 89°29' WEST, PARALLEL WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 317.64 FEET; THENCE NORTH 24°19'46" WEST, 27.55 FEET; THENCE DUE SOUTH 50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED "LESS AND EXCEPT" PARCEL BEING THE SAME LANDS AS THOSE DESCRIBED IN "AMENDED ORDER OF TAKING" CASE NO. 95-4849-CA, DIVISION CV-3, DATED 11-16-95, FLORIDA DEPARTMENT OF TRANSPORTATION SECTION 72100-2501, STATE ROAD NO. 10, PARCEL NO. 109.

RESERVING AN EASEMENT FOR DRAINAGE OVER THE ABOVE DESCRIBED PARCEL AS FOLLOWS:

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT OF COMMENCEMENT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF COMMENCEMENT; THENCE DUE NORTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET; THENCE SOUTH 89°29' EAST, 436.35 FEET TO A POINT FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°29' EAST, 21.65 FEET; THENCE NORTH 23°00'

Page 3

EAST, 38.00 FEET; THENCE NORTH 4°00' EAST, 109.42 FEET; THENCE DUE EAST 165.54 FEET; THENCE DUE NORTH 130.00 FEET THENCE DUE WEST 493.89 FEET; THENCE NORTH 40°00' WEST, 62.07 FEET; THENCE NORTH 85°00' WEST, 112.64 FEET TO A POINT IN THE AFOREMENTIONED EAST BOUNDARY OF SAID CRAIG FIELD; THENCE DUE SOUTH ALONG SAID EAST BOUNDARY 20.08 FEET; THENCE SOUTH 85°00' EAST 102.61 FEET; THENCE SOUTH 40°00' EAST, 37.00 FEET; THENCE DUE SOUTH 130.00 FEET; THENCE DUE EAST 334.41 FEET; THENCE SOUTH 4°00' WEST, 104.67 FEET; THENCE SOUTH 23°00' WEST, 42.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE EASTERLY 70 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A 100 FOOT RIGHT-OF-WAY), SAID POINT BEING 1200 FEET EASTERLY AS MEASURED ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD FROM THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD WITH THE EASTERLY RIGHT-OF-WAY LINE OF ST. JOHNS BLUFF ROAD, SAID POINT BEING MARKED BY AN IRON PIPE AND BEING THE SOUTHEAST CORNER ON ATLANTIC BOULEVARD OF A TRACT OF LAND CONVEYED TO THE CITY OF JACKSONVILLE, A MUNICIPAL CORPORATION, BY DEED RECORDED IN DEED BOOK 934, PAGE 272, OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME TRACT SO CONVEYED, BEING KNOWN AS MUNICIPAL AIRPORT NO. 2 OR CRAIG FIELD. FROM SAID POINT OF BEGINNING; THENCE SOUTH 89°29' EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 471 FEET; THENCE DUE NORTH 300 FEET; THENCE NORTH 89°29' WEST PARALLEL TO SAID NORTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, 471 FEET; THENCE DUE SOUTH, ALONG THE EAST BOUNDARY OF SAID CRAIG FIELD, 300 FEET TO THE POINT OF BEGINNING.

I CERTIFY THE PARCEL "B" LEGAL DESCRIPTION AND PARCEL "C" LEGAL DESCRIPTION ARE CONTIGUOUS TO EACH OTHER ALONG THE SOUTH LINE OF PARCEL "B" AND THE NORTH LINE OF PARCEL "C" AND TAKEN AS A TRACT, CONSTITUTE ONE PARCEL OF LAND.

EXHIBIT B

Whenever used on this Exhibit B, the term "Trust" shall mean the **LIONEL EYRIE BROOKS, JR. REVOCABLE TRUST** dated January 14, 1999, as amended. Furthermore, whenever used on this Exhibit B, the terms "Grantee" and "Trustee" shall mean **KAY TURNER BROOKS**, whose address is 6200 San Jose Boulevard West, Jacksonville, Florida 32217, or any successor trustee for the Trust at later date.

Full power and authority is hereby granted to Grantee to deal in and with the property or any interests therein or any part thereof, to protect, conserve, and to sell, lease, encumber, or otherwise manage and dispose of the property, it being intended that the Grantee shall have full rights of ownership over the property in accordance with Florida Statute 689.071.

In no case shall any party dealing with the Grantee in relation to the property, or to whom the property or any part hereof shall be conveyed, contracted to be sold, leased or mortgaged by the Grantee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the property, or be obliged to see that the conditions and terms of the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Grantee, or be obliged or privileged to inquire into any of the conditions or terms of the Trust. Every deed, trust deed, mortgage, lease or other instrument executed by the Grantee in relation to the property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument that:

- a. At the time of the delivery thereof the Trust was in full force and effect;
- b. Such conveyance or other instrument was executed in accordance with the Trust agreement, its conditions, terms and limitations contained therein, and any amendments thereof and such is binding upon all Trust beneficiaries;
- c. Grantee named herein as Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and
- d. If a conveyance was made to a successor or successors in Trust, that such successor or successors in Trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Notwithstanding anything herein or in any other instrument relating hereto to the contrary, Grantee named herein as a Trustee received this instrument in its capacity as Trustee only and it is agreed that no person will look to the Trustee individually or personally or to the Trustee's individual assets but only to the Trust of which it is Trustee and the assets of that trust for any liability under any such instrument.

ARLINGTON REALTY LLC
 6200 SAN JOSE BV
 JACKSONVILLE, FL 32217-2335

Primary Site Address
 10939 ATLANTIC BLVD
 Jacksonville FL 32225

Official Record Book/Page
 13728-00685

Tile #
 8417

10939 ATLANTIC BLVD

Property Detail

RE #	162228-0000
Tax District	GS
Property Use	2791 Vehicle Show Sale/New
# of Buildings	7
Legal Desc.	17-2S-28E 9.55 PT GOVT LOTS 13,14 RECD
Subdivision	00000 SECTION LAND
Total Area	404442

Value Summary

	<u>2015 Certified</u>	<u>2016 In Progress</u>
Value Method	CAMA	CAMA
Total Building Value	\$1,854,952.00	\$2,016,026.00
Extra Feature Value	\$179,349.00	\$175,107.00
Land Value (Market)	\$3,743,982.00	\$3,743,982.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$5,778,283.00	\$5,935,115.00
Assessed Value	\$5,778,283.00	\$5,935,115.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$5,778,283.00	See below

The sale of this property may result in higher property taxes. For more information go to [Save Our Homes](#) and our [Property Tax Estimator](#). 'In Progress' property values, exemptions and other supporting information on this page are part of the working tax roll and are subject to change. Certified values listed in the Value Summary are those certified in October, but may include any official changes made after certification. [Learn how the Property Appraiser's Office values property.](#)

Taxable Values and Exemptions – In Progress

If there are no exemptions applicable to a taxing authority, the Taxable Value is the same as the Assessed Value listed above in the Value Summary box.

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

<u>Book/Page</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Deed Instrument Type Code</u>	<u>Qualified/Unqualified</u>	<u>Vacant/Improved</u>
13728-00685	12/18/2006	\$100.00	WD - Warranty Deed	Unqualified	Improved
13047-01732	1/26/2006	\$100.00	WD - Warranty Deed	Unqualified	Improved
08274-00325	1/26/1996	\$1,200,000.00	WD - Warranty Deed	Qualified	Vacant
08220-01913	11/15/1995	\$100.00	RW - Right of Way	Unqualified	Improved
06733-00677	7/3/1987	\$100.00	QC - Quit Claim	Unqualified	Improved
06733-00675	7/3/1987	\$100.00	QC - Quit Claim	Unqualified	Vacant
05976-00838	6/20/1985	\$510,000.00	WD - Warranty Deed	Unqualified	Improved
04421-01088	6/21/1977	\$100.00	MS - Miscellaneous	Unqualified	Vacant
03817-00287	12/12/1974	\$9,900.00	WD - Warranty Deed	Unqualified	Improved
03235-01032	6/28/1971	\$49,866.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

<u>LN</u>	<u>Feature Code</u>	<u>Feature Description</u>	<u>Bldg.</u>	<u>Length</u>	<u>Width</u>	<u>Total Units</u>	<u>Value</u>
1	LITC1	Lighting Fixtures	1	0	0	108.00	\$24,676.00
2	LPCC1	Light Pole Concrct	1	0	0	58.00	\$13,114.00
3	PVAC1	Paving Asphalt	1	0	0	257,238.00	\$104,439.00
4	SWSC6	Sprinkler Wet System	1	0	0	17,340.00	\$9,130.00
5	PVCC1	Paving Concrete	1	0	0	1,150.00	\$1,477.00
6	FWDC1	Fence Wood	1	0	0	45.00	\$109.00
7	FCLC1	Fence Chain Link	1	0	0	620.00	\$2,930.00
8	SWSC6	Sprinkler Wet System	2	0	0	14,354.00	\$8,677.00
9	SWSC6	Sprinkler Wet System	3	0	0	17,460.00	\$10,555.00

Land & Legal

Land

<u>LN</u>	<u>Code</u>	<u>Use Description</u>	<u>Zoning</u>	<u>Front</u>	<u>Depth</u>	<u>Category</u>	<u>Land Units</u>	<u>Land Type</u>	<u>Land Value</u>
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	415,998.00	Square Footage	\$3,743,982.00

Legal

<u>LN</u>	<u>Legal Description</u>
1	17-2S-28E 9.55
2	PT GOVT LOTS 13,14 RECD
3	O/R 13728-685

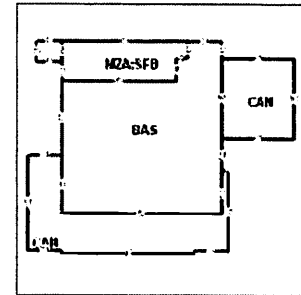
Buildings

Building 1
 Building 1 Site Address
 10939 ATLANTIC BLVD Unit
 Jacksonville FL 32225

Building Type	2701 - VEHIC SHOW/SALE
Year Built	1999
Building Value	\$1,200,763.00

Type	Gross Area	Heated Area	Effective Area
Canopy	270	0	68
Canopy	2856	0	714
Base Area	11216	11216	11216
Mezzanine A	2336	2336	234
Semi-Finished Base	2336	2336	1869
Canopy	4981	0	1245
Total	23995	15888	15346

Element	Code	Detail
Exterior Wall	15	15 Concrete Blk
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel



Element	Code
Stories	1.000
Baths	21.000
Rooms / Units	20.000
Avg Story Height	20.000

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$5,935,115.00	\$0.00	\$5,935,115.00	\$66,114.54	\$67,908.99	\$65,646.53
Public Schools: By State Law	\$5,935,115.00	\$0.00	\$5,935,115.00	\$28,134.46	\$27,028.51	\$27,883.17
By Local Board	\$5,935,115.00	\$0.00	\$5,935,115.00	\$12,989.58	\$13,342.14	\$12,873.26
FL Inland Navigation Dist.	\$5,935,115.00	\$0.00	\$5,935,115.00	\$184.91	\$189.92	\$177.46
Water Mgmt Dist. SJRWMD	\$5,935,115.00	\$0.00	\$5,935,115.00	\$1,746.77	\$1,712.28	\$1,712.28
Gen Gov Voted	\$5,935,115.00	\$0.00	\$5,935,115.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$5,935,115.00	\$0.00	\$5,935,115.00	\$0.00	\$0.00	\$0.00
			Totals	\$109,170.26	\$110,181.84	\$108,292.70

	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$5,778,283.00	\$5,778,283.00	\$0.00	\$5,778,283.00
Current Year	\$5,935,115.00	\$5,935,115.00	\$0.00	\$5,935,115.00

2016 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: [Request PRC](#)

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS****Detail by Entity Name****Florida Limited Liability Company**

ARLINGTON REALTY, LLC

Filing Information

Document Number	L06000121133
FEI/EIN Number	20-8080134
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State	FL
Status	ACTIVE

Principal Address6200 SAN JOSE BLVD. WEST
JACKSONVILLE, FL 32217**Mailing Address**6200 SAN JOSE BLVD. WEST
JACKSONVILLE, FL 32217**Registered Agent Name & Address**BROOKS, KAY T
6200 SAN JOSE BLVD. WEST
JACKSONVILLE, FL 32217**Authorized Person(s) Detail****Name & Address**

Title P

BROOKS, KAY T
6200 SAN JOSE BLVD WEST
JACKSONVILLE, FL 32217**Annual Reports**

Report Year	Filed Date
2014	02/14/2014
2015	01/14/2015
2016	02/08/2016

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