

CURRENT PLANNING DIVISION



March 9, 2017

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.: 2017-96**

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 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

• Recommendation by JPDD: Approve Deny

• Recommendation by PC to LUZ: Approve Deny

• PC Commentary: There were two speakers in opposition. The first speaker indicated she is requesting a deferral due to a scrivener's error on the sellers. She thinks part of her land is included in the proposed rezoning. The other speaker says another subdivision is not needed. Traffic is backing up on local roads and it will lower tax values.

The agent indicated there are existing covenants on the rezoning, no mobile homes and a minimum of 1200 sq. ft. for house sizes.

Commissioners indicated the title error is not part of their review. There are similar lot sizes in the area.

• PC Vote: 7-0

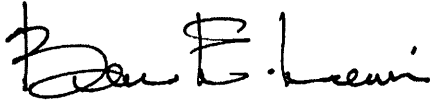
	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Abel Harding, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nicole Padgett, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PLANNING & DEVELOPMENT DEPARTMENT

Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes	<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
Current Planning Division

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**APPLICATION FOR REZONING ORDINANCE 2017-0096****MARCH 9, 2017**

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 2017-0096.

Location: 6771 Shindler Drive and 4 adjacent properties
between Marlee Road and Huntington Woods
Circle North

Real Estate Numbers: 015707-0010, 015707-0060, 015707-0070, 015707-
2010, 015707-0100

Current Zoning District: Residential Rural-Acre (RR-Acre) and Residential
Low Density-60 (RLD-60)

Proposed Zoning District: Residential Low Density-60 (RLD-60)

Current Land Use Category: Low Density Residential

Planning District: Southwest, District 4

Planning Commissioner: Chris Hagan

City Council District: The Honorable Doyle Carter, District 12

Owner: Alma Investments, Inc.
5711 Richard Street, Suite 1
Jacksonville, FL 32216

CKF Investment Properties, LLC
5711 Richard Street, Suite 1
Jacksonville, FL 32216

Agent: Wyman Duggan, Esq.
Rogers Towers, PA
1301 Riverplace Blvd, Suite 1500
Jacksonville, FL 32207

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning 2017-0096 seeks to rezone approximately 43.83 acres of land from the Residential Rural-Acre (RR-Acre) and Residential Low Density-60 (RLD-60) to the Residential Low Density-60 (RLD-60) zoning district. The site is within the LDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the applicant, the request for the rezoning is to develop a new subdivision consisting of 60 foot lots within a zoning district of RLD-60 similar to those directly south and west of proposed subject site area.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. The subject property is located in the Low Density Residential (LDR) functional land use category in a Suburban Area according to the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. Single-family residences are a primary use in this land use category. New LDR subdivisions should meet a standard of connectivity as defined in the FLUE and cul-de-sacs should be avoided.

The maximum gross density in the Suburban Area shall be 7 units/acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be ½ an acre when both centralized potable water and wastewater are not available.
- The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ an acre if either one of the centralized potable water or wastewater services are not available.

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

Yes. The proposed rezoning furthers the goals, objectives and policies of the 2030 Comprehensive Plan, including the following:

FLUE Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posted by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Objective 3.1

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

FLUE Policy 3.1.6

The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs and characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

FLUE Policy 3.1.20

The City shall recognized and maintain neighborhoods through the development and implementation of district plans and/or neighborhood plans, which identify the needs of the City's neighborhoods and the opportunities to improve and maintain those neighborhoods in light of continued growth and development pressures within and surrounding them.

The site is located within the 300 and 500 foot Height and Hazard Zones for the Cecil Airport and Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 300', unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards for safe navigation of aircraft as required by Section 656.10051(d).

FLUE Objective 2.5

Support and strengthen the role of the Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

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

Potentially. The proposed rezoning is not currently in conflict with any portion of the City's land use regulations. The subject property meets the minimum lot requirements of the RLD-60 zoning district as set forth in Section 656.305 of the Zoning Code. Furthermore, the subject properties identified appear to contain adequate acreage to support new residential development on the subject property that will comply with current land use regulations of the City of Jacksonville. However, a large portion of the subject site is determined to be within the 100 year flood zone associated with the Ortega River. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA is defined as the area that will be inundated by the flood event, having a 1% change of being equaled or exceeded in any given year. The 1% annual change flood is also referred to as the base flood or 100-year flood. SFHA's are labeled as "AE." There are also some areas located within the zone for a 0.2% annual chance (or 500 year) flood. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Additionally, the *Conservation/Coastal Management Element (CCME)* recommends avoiding wetlands if possible unless no other on site alternative exists. This site contains wetlands that are classified as wetland forest mixed. A wetland survey may be needed for further evaluation. Development should be further reviewed at Site Plan Review for consistency with the policies under *Goal 4* of the CCME and as more particularly specified in the following CCME policies

CCME Policy 1.4.4

The City shall require all development within the 100 year flood plain to be in strict conformance with all applicable federal, State, regional, and local development regulations.

CCME Policy 2.7.1

The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

CCME Policy 2.7.3

The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

CCME Goal 4

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

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment

Encroachment in Category I, II, and III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss

Development is designated and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those that are threatened or endangered,
- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetlands; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect the water quality:

- i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42 F.A.C., provides assurances necessary for compliance with sections (i) – (iv) above and provided the stormwater management system is constructed in accordance with the permit; and
- ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems.

(e) Septic tanks

Septic tanks, drain field and/or greywater systems are located outside the Category I, II, and III wetlands area and not within 75 feet of the mean high water line of tidal bodies or within 75 of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065 F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:
Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:
Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44 F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

CCME Policy 4.1.9

The City of Jacksonville shall modify the Land Development Regulations as follows in order to protect water quality and preserve natural wetland functions:

- The City shall require new development to provide a 15 foot minimum upland buffer between developed areas contiguous to Category I and II wetlands;
- The City of Jacksonville shall require a Low Maintenance Zone (LMZ) to be established between developed areas continuous to any pond, stream, water course, lake, wetland or seawall in accordance with Chapter 366, Part 6, Ordinance Code;
- All buffers shall be measured from the St Johns Water Management District (SJWMD) or Florida Department of Environmental Protection Wetland jurisdictional line;
- Buffers shall consist of Florida Friendly Landscape plants or ground cover which is planted and managed in order to minimize the need for fertilization, watering and mowing;
- The aforementioned minimum buffers are required, except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall upland buffer width;
- Buffers are not required for wetlands permitted for filling; and
- In all cases, the applicable buffer shall be depicted on all site plans, development plans, and other documents submitted to authorize the review for development.

The City shall allow administrative approval by the Director of Planning for the purposes of unavailable wetlands impacts upon finding that all of the following criteria are met:

- a. All required valid and unexpired permits from state and federal regulating agencies have been issued and are provided with the Development application or will be made a contingency for approval.
- b. The request is limited to one of the following:
 1. A road crossing;
 2. Public infrastructure and utility crossings or rights-of-way that are related to transmission or conveyance of a legal service;
 3. A driveway on a Legal Lot of Record to a single-family residence;
 4. Reasonable access to waterways; and
 5. Circumstances where there could be no reasonable use for the property.
- c. Administrative approval shall be allowed for self-created hardships such as, but not limited to:
 1. Placing a road crossing, utility crossing, rights-of-way, driveways, or other features in wetlands instead of uplands for the sole purpose of providing additional upland area for Development.

Marinas, public access including riverwalks and boardwalks, and structures necessary for the public health and safety are exempt from the buffer requirements and administrative approval procedure.

CCME Policy 4.1.10

In determining whether an encroachment in the wetland is the least damaging to the wetland and that no practicable on-site alternative exists, the City shall evaluate the following prior to the issuance of a final development order:

- (a) The land use category according to the Future Land Use Map series (FLUMs) and existing zoning of the site and the surrounding parcels; and
- (b) Alternative designs which could accomplish the purposes of the development including the encroachment on the wetland of such alternative designs; and
- (c) The wetland functions being served by the area proposed to be encroached upon.

CCME Policy 4.1.11

Mitigation shall be considered only as a last resort, and only if it is determined that encroachment in the wetland is the least damaging alternative and no practicable on-site alternative exists. Such mitigation activities should replace similar habitat and function, and shall result in no net loss of wetland functions and shall be subject to all applicable local, State, and federal permitting and regulations.

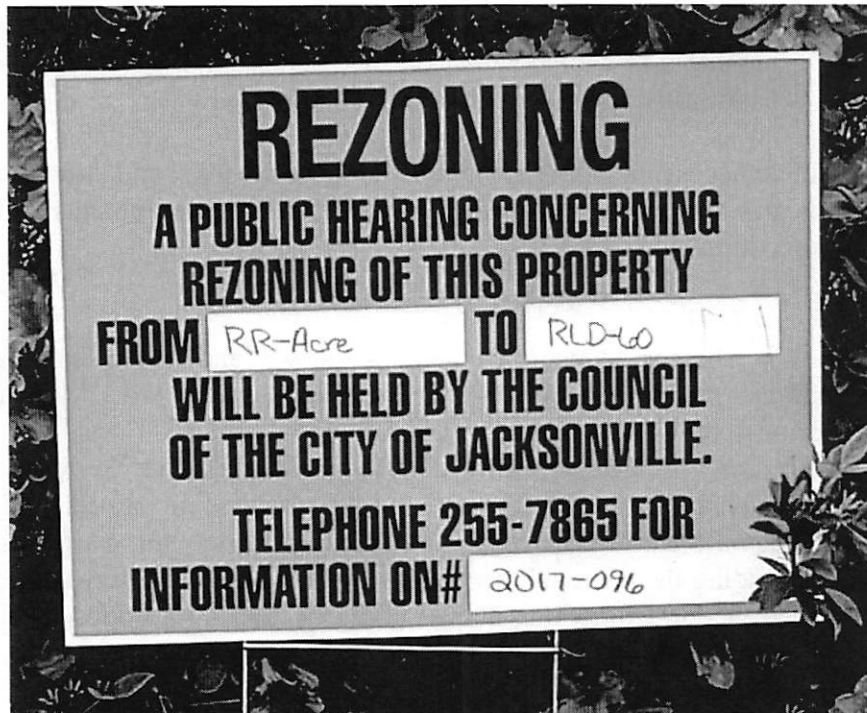
SURROUNDING LAND USE AND ZONING

The subject property is located at 6771 Shindler Drive and includes four adjoining parcels that are addressed as either 0 Schindler Drive or 0 Kaye Lane. The surrounding land uses and zoning districts adjacent to the subject parcels are as follows:

<u>Adjacent Properties</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	LDR	RLD-90/RR-Acre	Single-family
East	CSV	CSV	Conservation Land
South	LDR	RR-Acre/RLD-60	Single-family
West	LDR	RLD-60	Single-family

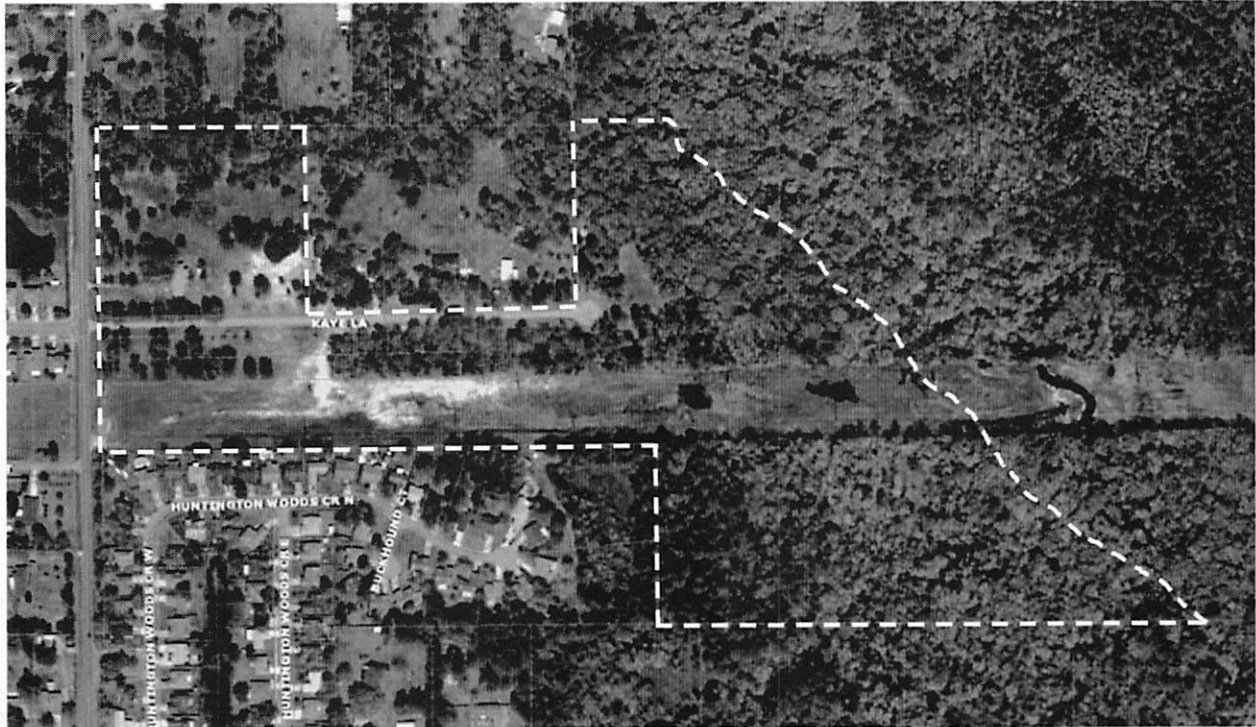
SUPPLEMENTARY INFORMATION

Staff acknowledges receipt of posted public notice sign by applicant on the subject property on was posted February 24, 2017:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2017-0096 be APPROVED.



Aerial

*Source: Staff, Planning and Development Department
Date 01.31.17*



Subject site along Schindler Drive

*Source: Staff, Planning and Development Department
Date 02.24.17*



Subject site along Schindler Drive
Source: Staff, Planning and Development Department
Date 02.24.17



Subject site along Schindler Drive
Source: Staff, Planning and Development Department
Date 02.24.17



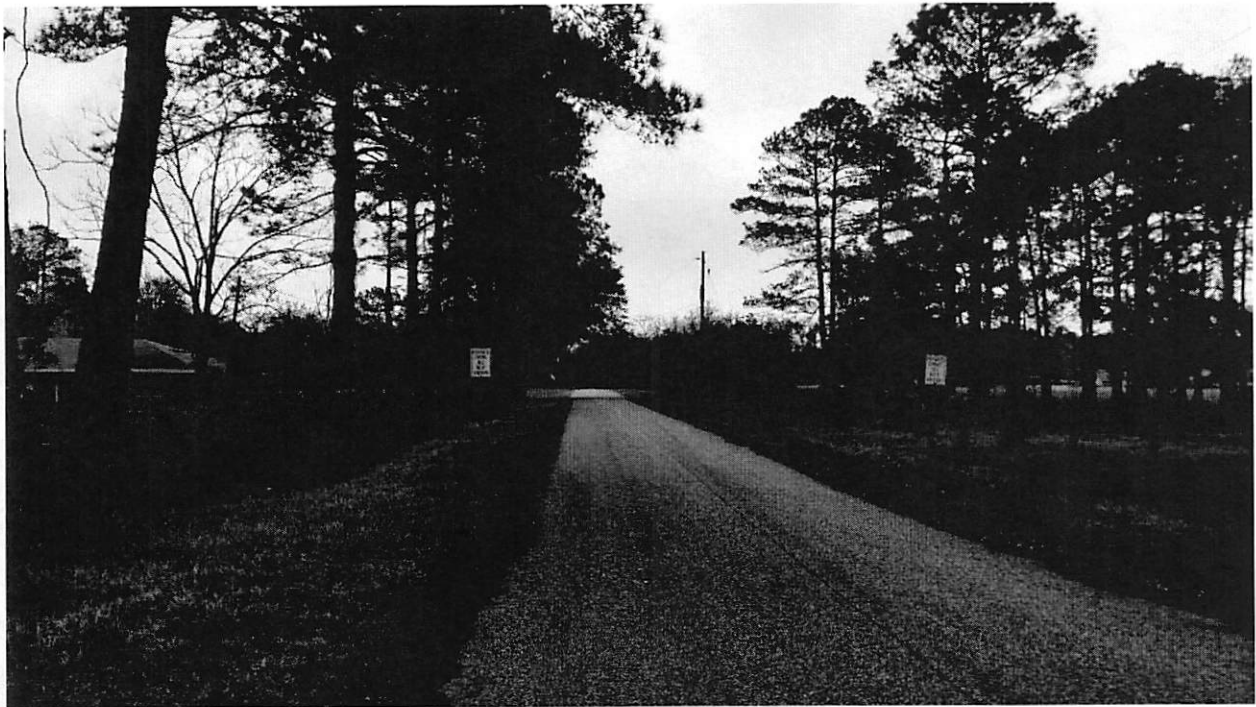
Subject site along Schindler Drive
Source: Staff, Planning and Development Department
Date 02.24.17



Subject site along Schindler Drive
Source: Staff, Planning and Development Department
Date 02.24.17



Private road entrance for subject property
Source: Staff, Planning and Development Department
Date: 02.24.17



Private road
Source: Staff, Planning and Development Department
Date: 02.24.17



Private road cul-de-sac for subject property
Source: Staff, Planning and Development Department
Date: 08.12.15



Single-family subdivision west of subject site
Source: Staff, Planning and Development Department
Date: 02.24.17



Utilities Easement west of subject site
Source: Staff, Planning and Development Department
Date: 02.24.17



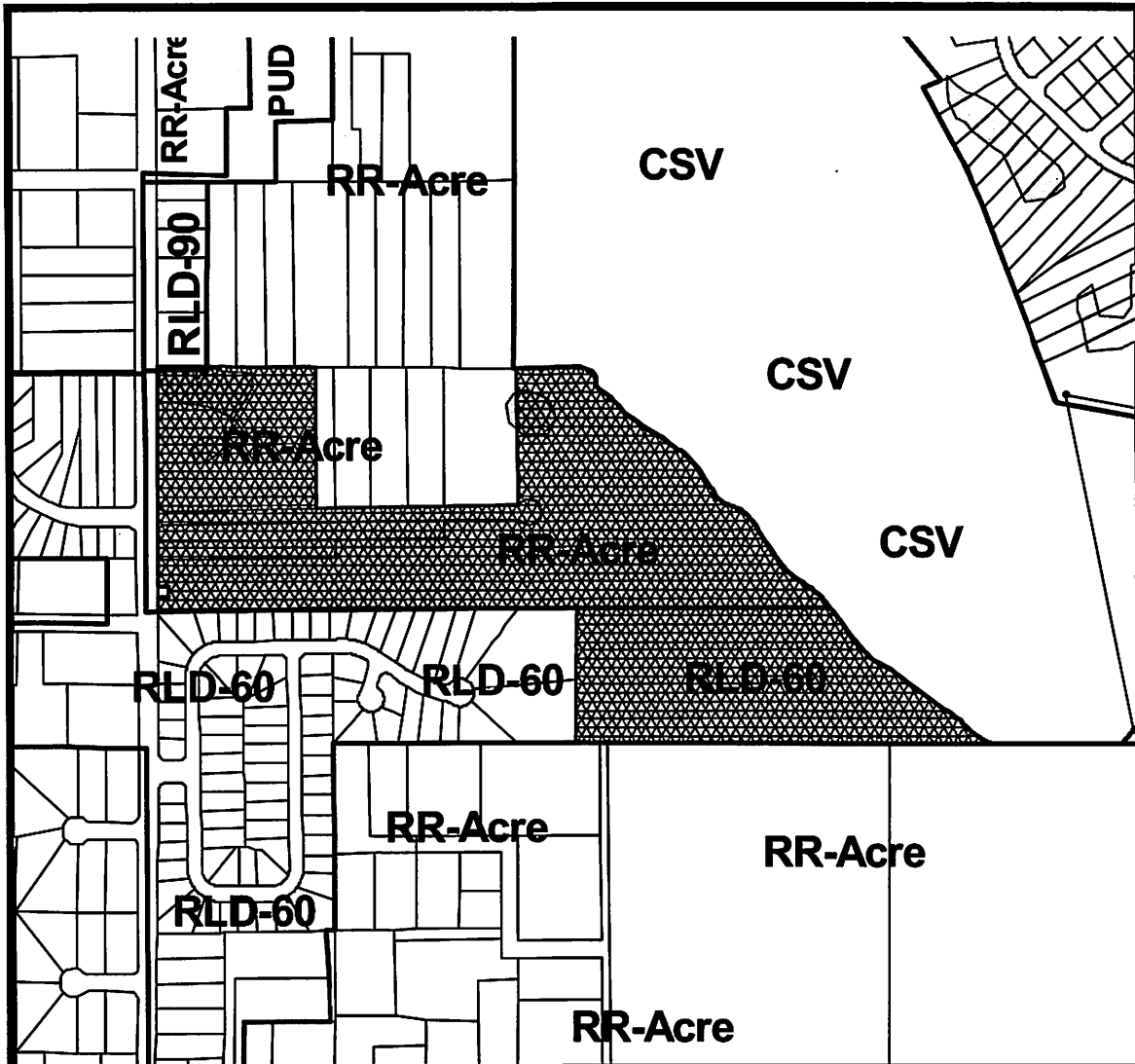
Subject site along Kaye Lane
Source: Staff, Planning and Development Department
Date 02.24.17



Adjoining residential properties to the north along Kaye Lane
Source: Staff, Planning and Development Department
Date 02.24.17



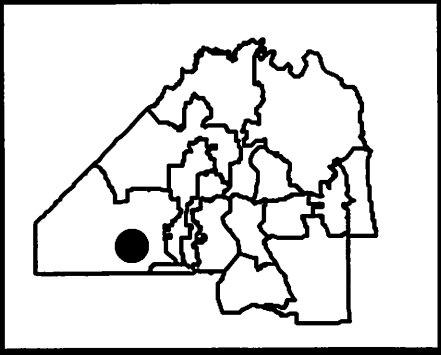
Adjoining residential properties to the north along Kaye Lane
Source: Staff, Planning and Development Department
Date 02.24.17



REQUEST SOUGHT:

FROM: RR-Acre & RLD-60

TO: RLD-60



N
W E
S

0 100 Feet

COUNCIL DISTRICT:
12

TRACKING NUMBER:
T-2017-1286

Page 1 of 1

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0096 **Staff Sign-Off/Date** / N/A
Filing Date 02/14/2017 **Number of Signs to Post** 5
Hearing Dates:
1st City Council 03/14/2017 **Planning Commission** 03/09/2017
Land Use & Zoning 03/21/2017 **2nd City Council** N/A
Neighborhood Association ARGYLE AREA CIVIC COUNCIL
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1286 **Application Status** PENDING
Date Started 10/28/2016 **Date Submitted** 10/28/2016

General Information On Applicant

Last Name DUGGAN **First Name** WYMAN **Middle Name** R
Company Name
 ROGERS TOWERS, P.A.
Mailing Address
 1301 RIVERPLACE BOULEVARD, SUITE 1500
City JACKSONVILLE **State** FL **Zip Code** 32207
Phone 9043983911 **Fax** 9043960663 **Email** WDUGGAN@RTLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
 ALMA INVESTMENT PROPERTIES, LLC
Mailing Address
 5711 RICHARD STREET, SUITE 1
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone **Fax** **Email**

Last Name SEE **First Name** BELOW **Middle Name**
Company/Trust Name
 CKF INVESTMENT PROPERTIES, LLC
Mailing Address
 5711 RICHARD STREET, SUITE 1
City JACKSONVILLE **State** FL **Zip Code** 32216
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	015707 0010	12	4	RR-ACRE	RLD-60
Map	015707 0060	12	4	RR-ACRE	RLD-60
Map	015707 0070	12	4	RR-ACRE	RLD-60
Map	015707 0100	12	4	RR-ACRE	RLD-60
Map	015707 2010	12	4	RR-ACRE	RLD-60

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

Existing Land Use Category

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 43.83

Justification For Rezoning Application

TO PERMIT THE DEVELOPMENT OF A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH MINIMUM 60 FOOT WIDE LOTS.

Location Of Property

General Location

WESTSIDE

House #	Street Name, Type and Direction	Zip Code
0	KAYE LA	32222

Between Streets

HUNTINGTON WOODS CIRCLE N and MARLEE ROAD

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
43.83 Acres @ \$10.00 /acre: \$440.00
- 3) Plus Notification Costs Per Addressee
80 Notifications @ \$7.00 /each: \$560.00
- 4) Total Rezoning Application Cost: \$3,000.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT A - Property Ownership Affidavit

Date: _____

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:
015707-0100

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

CKF Investment Properties, LLC

By _____

By Chris Funk

Print Name: _____

Print Name: Chris Funk

Its: Member/Manager

*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 29 day of September 20 16, by Chris Funk, who is personally known to me or who has produced known as identification and who took an oath.

Wendy A Williams
(Signature of NOTARY PUBLIC)

Wendy A Williams
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 10/7/2018

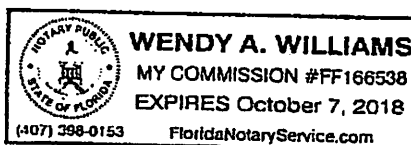


EXHIBIT A - Property Ownership Affidavit

Date: _____

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:
015707-0000, 015707-0060, 015707-0070, 015707-2010

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Alma Investment Properties, LLC

By _____

By Chris Funk

Print Name: _____

Print Name: Chris Funk

Its: Manager

*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 29 day of September 20 16, by Chris Funk, who is personally known to me or who has produced known as identification and who took an oath.

Wendy A Williams
(Signature of NOTARY PUBLIC)

Wendy A Williams
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 10/7/2018

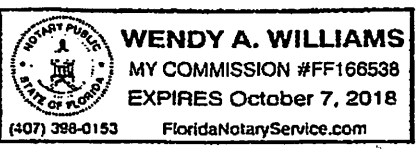


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

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

Re: Agent Authorization for the following site location: 015707-0100

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agent to file application(s) for rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

CKF Investment Properties, LLC

By _____

By Chris Funk

Print Name: _____

Print Name: Chris Funk

Its: Manager/Member

*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 29 day of September 2016, by Chris Funk, who is personally known to me or who has produced Known as identification and who took an oath.

Wendy A Williams

(Signature of NOTARY PUBLIC)

Wendy A Williams
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 10/7/2018

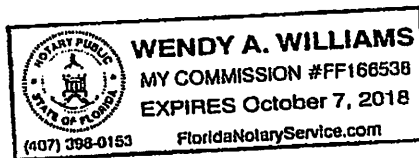


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: _____

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

Re: Agent Authorization for the following site location: 015707-0000, 015707-0060, 015707-0070, 015707-2010

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agent to file application(s) for rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

By _____

Print Corporate Name:

Alma Investment Properties, LLC

Print Name: _____

By Chris Funk

Print Name: Chris Funk

Its: Manager

*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 29 day of September 2016, by Chris Funk, who is personally known to me or who has produced Known as identification and who took an oath.

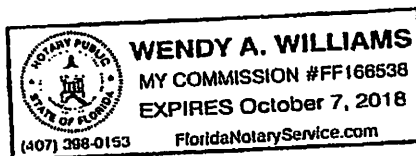
Wendy A Williams

(Signature of NOTARY PUBLIC)

Wendy A Williams
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 10/7/2018



LEGAL DESCRIPTION

PARCEL "A"

A PARCEL OF LAND, BEING A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ALSO BEING A PORTION OF "KAYE LANE", A 50 FOOT PRIVATE ROAD RIGHT OF WAY, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGES 100 AND 100A, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED NORTHWEST CORNER OF THE PLAT OF "HUNTINGTON WOODS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGES 1, 1A THROUGH 1F OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE, (A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED AND MONUMENTED), AND RUN THENCE, NORTH 00°46'20" WEST, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE, A DISTANCE OF 55.00 FEET, TO THE SOUTHWEST CORNER OF THAT "JEA LIFT STATION", AS RECORDED IN OFFICIAL RECORDS VOLUME 6595, PAGE 727 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG AND AROUND THE BOUNDARIES OF THE AFORESAID "JEA LIFT STATION" THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE NORTH 88°37'20" EAST, A DISTANCE OF 35.00 FEET, TO A POINT;

COURSE No. 2: RUN THENCE NORTH 00°46'20" WEST, A DISTANCE OF 40.00 FEET, TO A POINT;

COURSE No. 3: RUN THENCE SOUTH 88°37'20" WEST, A DISTANCE OF 35.00 FEET, TO A POINT, ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE; RUN THENCE, NORTH 00°46'20" WEST, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE, A DISTANCE OF 759.97 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 22, (AND ALSO BEING THE SOUTH LINE OF TRACTS 10, 11 AND 12, BLOCK 2, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE NORTH 88°42'52" EAST, ALONG THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 22, A DISTANCE OF 558.59 FEET, TO A POINT; RUN THENCE SOUTH 01°21'32" EAST, A DISTANCE OF 854.03 FEET, TO A POINT ON THE NORTH LINE OF AFORESAID "HUNTINGTON WOODS"; RUN THENCE SOUTH 88°37'20" WEST, ALONG THE NORTH LINE OF SAID "HUNTINGTON WOODS", A DISTANCE OF 567.34, TO THE MONUMENTED NORTHWEST CORNER OF SAID PLAT, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 479,645 SQUARE FEET, OR 11.01 ACRES, MORE OR LESS IN AREA.

PARCEL "B"

A PARCEL OF LAND, BEING A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, AND ALSO BEING A PORTION OF "KAYE LANE", A 50 FOOT

PRIVATE ROAD RIGHT OF WAY, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGES 100 AND 100A, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MONUMENTED NORTHWEST CORNER OF THE PLAT OF "HUNTINGTON WOODS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGES 1, 1A THROUGH 1F OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE, (A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED AND MONUMENTED), AND RUN THENCE, NORTH 88°37'20" EAST, ALONG THE NORTH LINE OF AFORESAID "HUNTINGTON WOODS", A DISTANCE OF 567.37 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, NORTH 01°21'32" WEST, A DISTANCE OF 365.15 FEET, TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID "KAYE LANE", A 50 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER PLAT BOOK 51, PAGES 100 AND 100A OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTH RIGHT OF WAY LINE OF "KAYE LANE", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 88°35'41" EAST, A DISTANCE OF 705.31 FEET, TO THE POINT OF CURVATURE, OF A CURVE, LEADING NORTHEASTERLY;

COURSE No. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 21°48'44" TO THE LEFT, AN ARC DISTANCE OF 9.51 FEET, TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14385, PAGE 1771 OF THE PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 77°41'19" EAST, 9.46 FEET; RUN THENCE, NORTH 00°56'33" WEST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14385, PAGE 1771, OF SAID PUBLIC RECORDS, A DISTANCE OF 485.61 FEET, TO A POINT ON THE NORTH LINE OF THE NORTH 1/2, OF THE SOUTHWEST 1/4, OF SAID SECTION 22, (AND ALSO BEING THE SOUTH LINE OF BLOCK 2, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE NORTH 88°42'52" EAST, ALONG THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 22, A DISTANCE OF 193.63 FEET, TO A POINT; RUN THENCE, SOUTH 16°05'15" EAST, A DISTANCE OF 1,379.93 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 22; RUN THENCE, SOUTH 89°01'37" WEST, ALONG LAST SAID LINE, A DISTANCE OF 335.13 FEET, TO A POINT ON THE EAST BOUNDARY OF AFORESAID PLAT OF "HUNTINGTON WOODS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGES 1, 1A THROUGH 1F OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; RUN THENCE, ALONG THE BOUNDARIES OF THE AFORESAID PLAT OF "HUNTINGTON WOODS", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE NORTH 00°44'28" WEST, ALONG THE EAST LINE OF SAID "HUNTINGTON WOODS", A DISTANCE OF 479.78 FEET, TO THE NORTHEAST CORNER OF THE AFORESAID PLAT; COURSE No. 2: RUN THENCE SOUTH 88°37'20" WEST, ALONG THE NORTH LINE OF SAID "HUNTINGTON WOODS", A DISTANCE OF 932.69 FEET, TO THE MONUMENTED NORTHWEST CORNER OF SAID PLAT, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 653,271 SQUARE FEET, OR 14.99 ACRES, MORE OR LESS IN AREA.

PARCEL "C"

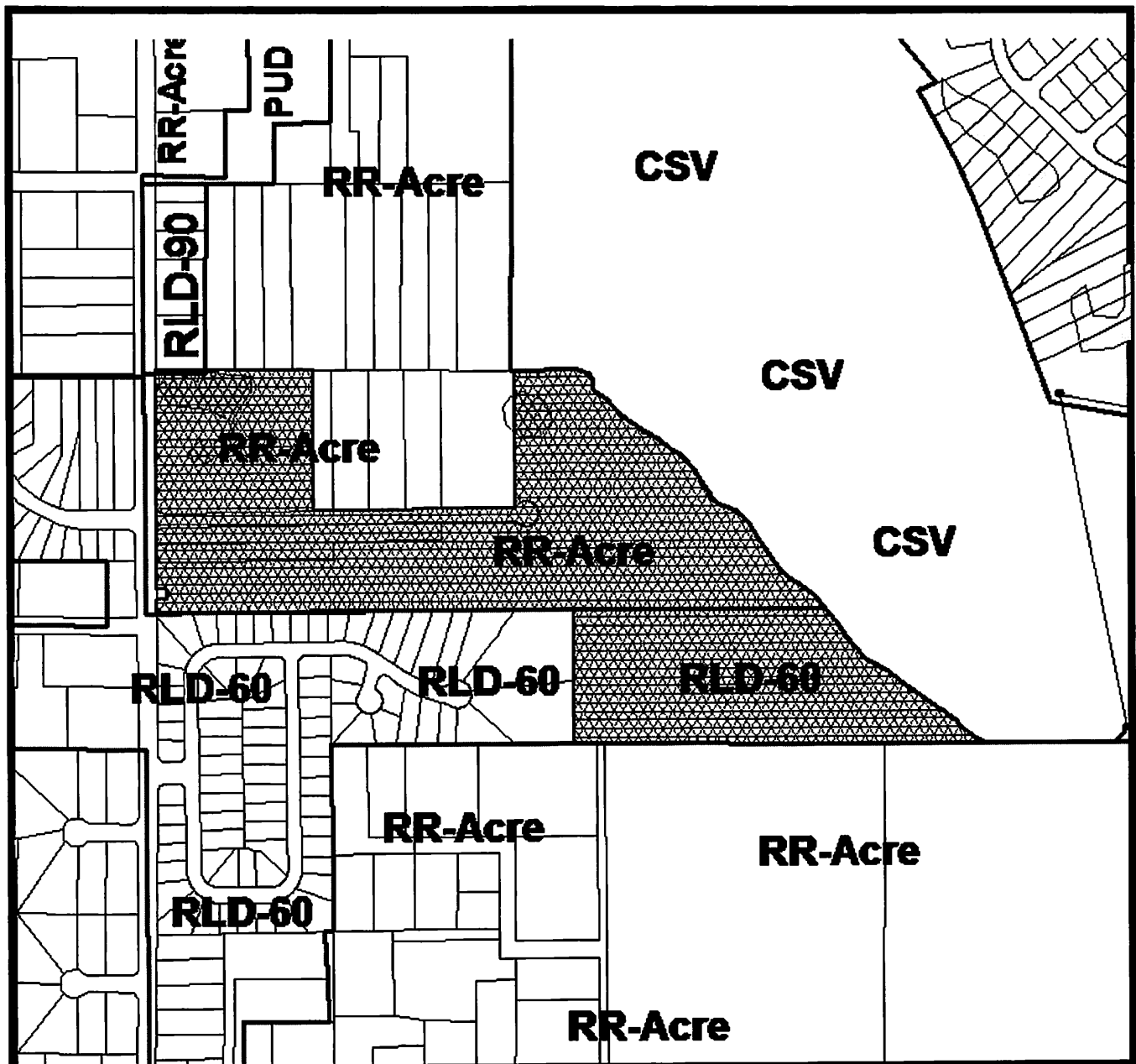
A PARCEL OF LAND, BEING A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE MOST SOUTHEASTERLY CORNER OF LOT 36, "HUNTINGTON WOODS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGES 1, 1A THROUGH 1F, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°01'37" EAST, ALONG AN EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF "HUNTINGTON WOODS", (AND ALSO BEING THE SOUTHERLY LINE OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 22), A DISTANCE OF 335.13 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, NORTH 16°05'15" WEST, A DISTANCE OF 1,379.93 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 22, (AND ALSO BEING THE SOUTH LINE OF BLOCK 2, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA); RUN THENCE NORTH 88°42'52" EAST, ALONG THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4, OF SAID SECTION 22, A DISTANCE OF 76.6 FEET, MORE OR LESS, TO THE CENTERLINE OF MCGIRTS CREEK; RUN THENCE, IN A GENERAL SOUTHEASTERLY DIRECTION, ALONG THE CENTERLINE OF SAID MCGIRTS CREEK, A DISTANCE OF 2,700 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 22; RUN THENCE, SOUTH 89°01'37" WEST, ALONG LAST SAID LINE, AND THEN ALONG THE SOUTH LINE OF THE NORTHEAST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 22, A DISTANCE OF 1,087 FEET, MORE OR LESS, TO THE AFORESAID POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 14 ACRES, MORE OR LESS IN AREA.

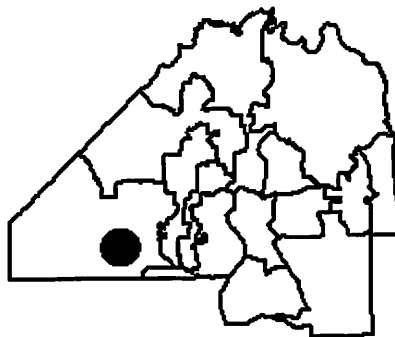
LESS THAN/EXCEPT those city of Jacksonville owned properties east of McGirts Creek



REQUEST SOUGHT:

FROM: RR-Acre & RLD-60

TO: RLD-60



0 100 Feet



COUNCIL DISTRICT:

12

TRACKING NUMBER:

T-2017-1286

Page 1 of 1

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

General Collection Receipt

Account No: CR389958
 User: Martinage, Autumn

Date: 11/4/2016
 Email: AMartina@coj.net

REZONING/VARIANCE/EXCEPTION

Name: Wyman R Duggan, Rogers Towers PA
 Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville FL 32207
 Description: Rezoning of RR-Acre to RLD-60

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									3000.00

Control Number: 702016 | Paid Date: 11/14/2016

Total Due: \$3,000.00

Michael Corrigan , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR389958REZONING/VARIANCE/EXCEPTION
 Name: Wyman R Duggan, Rogers Towers PA
 Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville FL 32207
 Description: Rezoning of RR-Acre to RLD-60

Date: 11/4/2016

Total Due: \$3,000.00

Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217

File Number: STC #109141

General Warranty Deed

Made this August 12, 2016 A.D. By Lawrence B. Kaye, a married man and Melanie E. Demontmorency F/K/A Melanie K. Eiler, a married woman both individually and as Successor Co-Trustees of the Glenna T. Kaye Revocable Living Trust dated August 8, 1985, whose post office address is: 1829 Bluebonnet Way, Fleming Island, Florida 32003, hereinafter called the grantor, to Atlas Investment Properties, LLC, a Florida Limited Liability Company, whose post office address is: 5711 Richard Street, Jacksonville, Florida 32216, 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, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

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

See Exhibit "B" Covenants and Restrictions attached hereto and by this reference made a part hereof.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 015707-0000, 015707-0060, 015707-0070, 015707-0100, 015707-2010

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, 2015.

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

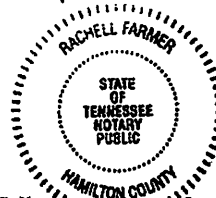
Signed, sealed and delivered in our presence:

Sarah Grace Kaye
Witness Printed Name Sarah Grace Kaye

Lawrence B. Kaye (Seal)
Lawrence B. Kaye, individually and as Successor Co Trustee

Kim S. Kaye
Witness Printed Name Kim S. Kaye

State of TN
County of Hamilton




The foregoing instrument was acknowledged before me this August 12, 2016, by Lawrence B. Kaye, a married man, as Successor Co-Trustee of the Glenna T. Kaye Revocable Living Trust dated August 8, 1985, who is/are personally known to me or who has produced Driver license as identification.

Rachel Farmer
Notary Public
Print Name: Rachel Farmer
My Commission Expires: _____

My Commission Expires
April 28, 2020


Prepared by and Return to:
Sunshine Title Corporation
8613 Old Kings Road South, Suite 100
Jacksonville, Florida 32217

File Number: STC #109141



Witness Printed Name J.M. Danese

Melanie E. Demontmorency (Seal)
Melanie E. Demontmorency F/K/A Melanie K. Eller,
individually and as Successor Co Trustee

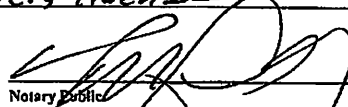


Witness Printed Name Joshua F. Danese

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this August 12, 2016, by Melanie E. Demontmorency F/K/A Melanie K. Eller, a married woman individually and as Successor Co-Trustee of the Glenna T. Kaye Revocable Living Trust dated August 8, 1985, who is/are personally known to me or who has produced drivers license as identification.





Notary Public
Print Name: _____
My Commission Expires: _____

Exhibit "A"

PARCEL "A"
 A PARCEL OF LAND, BEING A PORTION OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, CITY OF JACKSONVILLE DUAL COUNTY, FLORIDA, AND ALSO BEING A PORTION OF "KAYE LANE", A 50 FOOT PRIVATE ROAD RIGHT OF WAY, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGES 100 AND 100A, OF THE CURRENT PUBLIC RECORDS OF SAID DUAL COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED NORTHWEST CORNER OF THE PLAT OF "HUNTINGTON WOODS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGES 1, 1A THROUGH 1F OF THE CURRENT PUBLIC RECORDS OF SAID DUAL COUNTY, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE, (A 66 FOOT PUBLIC ROAD RIGHT OF WAY, AS PRESENTLY ESTABLISHED AND MONUMENTED), AND RUN THENCE NORTH 00° 46' 20" WEST ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE, A DISTANCE OF 55.00 FEET, TO THE SOUTHWEST CORNER OF THAT "JEA LEFT STATION", AS RECORDED IN OFFICIAL RECORDS VOLUME 6595, PAGE 727 OF THE CURRENT PUBLIC RECORDS OF SAID DUAL COUNTY, FLORIDA; RUN THENCE ALONG AND AROUND THE BOUNDARIES OF THE AFORESAID "JEA LEFT STATION" THE FOLLOWING THREE (3) COURSES AND DISTANCES:
 COURSE NO. 1: RUN THENCE NORTH 88° 37' 20" EAST, A DISTANCE OF 35.00 FEET, TO A POINT; COURSE NO. 2: RUN THENCE NORTH 00° 46' 20" WEST, A DISTANCE OF 40.00 FEET, TO A POINT; COURSE NO. 3: RUN THENCE SOUTH 88° 37' 20" WEST, A DISTANCE OF 35.00 FEET, TO A POINT, ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE; RUN THENCE NORTH 00° 46' 20" WEST, ALONG THE AFORESAID EASTERLY RIGHT OF WAY LINE OF SHINDLER DRIVE, A DISTANCE OF 759.97 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, (AND ALSO BEING THE SOUTH LINE OF TRACTS 10, 11 AND 12, BLOCK 2, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 25 EAST, "JACKSONVILLE HEIGHTS", AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGE 93 OF THE CURRENT PUBLIC RECORDS OF SAID DUAL COUNTY, FLORIDA); RUN THENCE NORTH 88° 42' 52" EAST, ALONG THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 558.59 FEET, TO A POINT, RUN THENCE SOUTH 01° 21' 32" EAST, A DISTANCE OF 854.03 FEET TO A POINT ON THE NORTH LINE OF AFORESAID "HUNTINGTON WOODS" RUN THENCE SOUTH 88° 37' 20" WEST, ALONG THE NORTH LINE OF SAID "HUNTINGTON WOODS", A DISTANCE OF 567.34, TO THE MONUMENTED NORTHWEST CORNER OF SAID PLAT, AND THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS, RESERVATIONS, CONDITIONS AND EASEMENTS CONTAINED IN ADOPTION AND DEDICATION OF AND THE PLAT OF KAYE LANE, A 50 FOOT PRIVATE ROAD RIGHT OF WAY, AS SHOWN ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 51, PAGES 100 AND 100A, OF THE CURRENT PUBLIC RECORDS OF SAID DUAL COUNTY, FLORIDA.

Exhibit "B"

Grantor and Grantee covenant and agree the lands herein described shall be subject to the following Covenants and Restrictions:

- 1) There shall be no Mobile, Trailer or Modular homes placed on the property.
- 2) There shall only be single family dwellings constructed on the property and such single family homes may include a detached garage or storage structure.
- 3) The total square footage of single family structures constructed on the North and South side of Kaye Lane and East of Shindler Drive for a distance of 675 feet, shall not be less than 1200 square feet in size.
- 4) Houses built more than 675 feet to the East from the western most property line of the lands described herein, said line running parallel to Shindler Drive, shall be constructed on a minimum lot size of 1/2 acre (one half acre) parcels. The total square footage of single family structures built on these parcels shall not be less than 1800 square feet.
- 5) Grantee agrees that at all times during the construction of single family structures on the lands described herein the Grantee will construct a fence separating the lands described under Real Estate Parcel Numbers 015707-0000 and 015707-0050.

These Restrictions shall be binding on the Heirs, Successors, Personal Representatives and Assigns of the Parties hereto and may not be canceled, terminated or modified without the written agreement of Grantor or their Heirs, Successors, Personal Representatives and Assigns.



Detail by Entity Name

Florida Limited Liability Company

CKF INVESTMENT PROPERTIES LLC

Filing Information

Document Number	L11000007179
FEI/EIN Number	27-4248441
Date Filed	01/14/2011
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	09/19/2016
Event Effective Date	NONE

Principal Address

5711 Richard St
SUITE 1
JACKSONVILLE, FL 32216

Changed: 03/25/2016

Mailing Address

5711 Richard St
SUITE 1
JACKSONVILLE, FL 32216

Changed: 03/25/2016

Registered Agent Name & Address

FUNK, CARTER
4045 CORDOVA AVE
JACKSONVILLE, FL 32207

Address Changed: 01/08/2012

Authorized Person(s) Detail

Name & Address

Title MGRM

FUNK, CARTER T, JR
4045 CORDOVA AVE
JACKSONVILLE, FL 32207

Title MGR

FUNK, CHRISTOPHER K
1661 RIVERSIDE AVE #117
JACKSONVILLE, FL 32204-4024

Annual Reports

Report Year	Filed Date
2014	02/23/2014
2015	02/14/2015
2016	03/25/2016

Document Images

<u>09/19/2016 -- LC Amendment</u>	View image in PDF format
<u>03/25/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/14/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/08/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/14/2011 -- Florida Limited Liability</u>	View image in PDF format



Detail by Entity Name

Florida Limited Liability Company

ALMA INVESTMENT PROPERTIES, LLC

Filing Information

Document Number	L14000181072
FEI/EIN Number	47-2390375
Date Filed	11/21/2014
Effective Date	11/21/2014
State	FL
Status	ACTIVE

Principal Address

5711 Richard St
SUITE 1
JACKSONVILLE, FL 32216

Changed: 03/25/2016

Mailing Address

5711 Richard St
SUITE 1
JACKSONVILLE, FL 32216

Changed: 03/25/2016

Registered Agent Name & Address

FUNK, CARTER
6005 POWERS AVE
110
JACKSONVILLE, FL 32217

Authorized Person(s) Detail

Name & Address

Title MBR

FUNK, CHRIS
6005 POWERS AVE #110
JACKSONVILLE, FL 32217

Title MBR

FUNK, CARTER
6005 POWERS AVE #103
JACKSONVILLE, FL 32217

Annual Reports

Report Year	Filed Date
2015	02/14/2015
2016	03/25/2016

Document Images

03/25/2016 -- ANNUAL REPORT

[View image in PDF format](#)

02/14/2015 -- ANNUAL REPORT

[View image in PDF format](#)

11/21/2014 -- Florida Limited Liability

[View image in PDF format](#)