

average, hardscape multi-use surface on Nira Street. A minimum of 10 feet on Hendricks Avenue and a minimum of 13 feet shall be unobstructed. A minimum 5 foot sidewalk shall be provided on the Naldo Avenue and the I-95 service road sides of the building.

V.B.3.b Outside seating areas, landscaping, utilities, benches shall not be permitted within the unobstructed sidewalk areas described above. Roof overhangs and other similar uses shall be allowed within the unobstructed sidewalk/multi-use path area and any vertical construction (e.g. overhangs) within the unobstructed sidewalk/multi-use path area must be at least 8 feet above grade. Pedestrian access may be enclosed but shall be clearly identified at street level as public pedestrian access. Pedestrian access to residential areas may be secured. The location of all sidewalks and pedestrian access is conceptual. Final sidewalk plans are subject to the review and approval of the Planning and Development Department.

- ~~2. Balconies, decks, porches, courtyards shall not count toward the recreation requirement.~~
- ~~3. The minimum building setback along Hendricks Avenue shall be five (5) feet. The minimum building setback along Naldo Avenue shall be 5 feet.~~
- ~~4. Parking for restaurants shall comply with Section 656.604 (d)(2).~~
- ~~5. Wall signs identifying the building shall not exceed fifty (50) square feet in area per wall frontage and shall not be placed above the roof. Wall signs identifying the commercial uses shall not exceed 10% of the occupancy frontage or respective side of a building facing a public right of way and shall not be placed above the first floor. Awning signs and under canopy signs are permitted; provided any square footage utilized for these signs shall be subtracted from the allowable square footage that can be utilized for wall signs.~~
- ~~6. A shade tree shall be located every fifty (50) feet along Hendricks Avenue and Nira Street, subject to review by JEA.~~
- ~~7. The building at street level, along Hendricks Avenue and Nira Street, shall provide that a minimum of 70% of the first floor shall be "Transparent". Transparency is defined as physical elements windows, doors, fences, landscaping and other openings.~~

2. An operational traffic study to determine the impact of to all nearby intersections and entrances shall be provided to the City Traffic Engineer for review and approval at the time of verification of substantial compliance. Any needed mitigation operational improvements such as re-stripping or timing of lights will be the responsibility of the developer. In no event shall the developer be required to make improvements to add capacity. This is subject to the review and approval of the Planning & Development Department.

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~strikethrough~~.

- Recommended PC Conditions that can be incorporated into the Written Description: None
- PC Vote: 8-0
- PC Commentary: There was no one to speak in opposition.

PLANNING & DEVELOPMENT DEPARTMENT

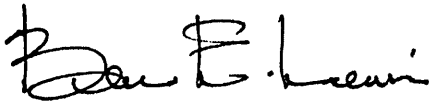
The agent submitted a revised written description and site plan on March 22, 2017. Conditions 2 through 7 have been incorporated into the revised written description and staff recommends those be deleted.

The agent suggested revisions to conditions 1 and 8 and these were incorporated by the Commission.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Daniel Blanchard, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
Ben Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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
 Planning and Development Department

EXHIBIT D
1230 Hendricks PUD
Written Description

Date: March 22, 2017

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

Florida Baptist Convention, Inc., a Florida limited liability company (“Applicant”) proposes to rezone approximately 3.45 acres of property located at 1230 Hendricks Avenue, Jacksonville, FL 32204 (“Property”) to Planned Unit Development (“PUD”). The Property includes .22 acres from the alley closure pursuant to 2016-744. Applications for land use amendment from Community/General Commercial (“CGC”) to High Density Residential (“HDR”) Category, and for rezoning from Commercial Community/General-1 (“CCG-1”) to Residential High Density (“RHD-B”) have been filed. This PUD should be substituted for the RHD-B application that was previously filed.

The adjacent properties to the north, east and south are designated CCG-1 consisting of Tidbits north of the Fuller Warren Bridge; Naugle Funeral Home, a parking lot, Radiance of San Marco yoga studio, and First Atlantic Bank to the east; Advantage Dermatology, V Pizza and a parking lot to the south; and Called out Believers in Christ, Thomas Electric, United States Postal Service facility and a vacant lot to the west. Surrounding land uses are Central Business District (“CBD”) to the north and Community/General Commercial (“CGC”) to the east, west and south.

The Property is being planned as a multi-story, mixed-use development project featuring integrated residential and commercial uses (“Project”). The first floor streetscape will encourage an active street life through a combination of restaurant, commercial retail, office and parking space, as well as residential units with an amenity center, courtyard and pool. The above floors will be devoted to parking and residences varying from studio to two+-bedroom units.

The Property falls within the Urban Priority Area and entitled to a density bonus of up to an additional 20 units/acre pursuant to the City of Jacksonville 2030 Comprehensive Plan as amended by 2016B Series Text Amendment (Ordinance 2016-365). Accordingly, the maximum permitted uses within the PUD shall be 345 residential units (100 dwelling units/acre) and 30,000 square feet of retail commercial uses. The Project will include structured parking and vehicular access available at Hendricks Avenue and Naldo Avenue.

- B. Project Name: 1230 Hendricks Avenue PUD.
- C. Project Architect/Planner: Baker Barrios Architects, Inc.

- D. Project Engineer: England-Thims and Miller, Inc.
- E. Project Developer: Block One Ventures
- F. Current Land Use Designation: CGC with application for land use amendment to HDR pending (approximately 3.45 acres).
- G. Current Zoning District: CCG-1.
- H. Requested Zoning District: PUD.
- I. Real Estate Number(s): RE# 080822 0000, 080827 0000, 080828 0000, 080829 0000, 080830 0000, and 080831 0000 described in the legal descriptions attached as Exhibit 1.

II. QUANTITATIVE DATA

- A. Total Acreage: 3.45 acres.
- B. Total number of dwelling units: A maximum of 345 units (100 dwelling units per acre).
- C. Total amount of non-residential floor area: A minimum of 5,000 and a maximum of 30,000 +/- square feet (first floor retail and leasing areas).
- D. Total amount of open space and recreation area: 150 square feet will be provided per dwelling unit (~~first floor courtyard, pool, amenities including rooftop and enclosed amenities, balconies/decks/porches for residential units, and improvements in the right of way for public use count toward this requirement).~~as more fully detailed herein.
- E. Total amount of public/private rights of way: None internal to the parcel. See conceptual site plan attached as Exhibit E.
- F. Total amount of land coverage of all buildings and structures: A maximum of 150,100 +/- square feet +/- . See conceptual site plan attached as Exhibit E.

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

See attached PUD Comparison Chart illustrating the manner in which the proposed PUD zoning district differs from the existing zoning code.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

- C. Phase schedule of construction (including initiation dates and completion dates):
Developer presently intends to begin permitting in 2017.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings.
2. Commercial neighborhood retail and service establishments structurally integrated vertically or horizontally with a multiple-family dwelling.
3. Professional office uses structurally integrated vertically or horizontally with a multiple-family dwelling.
4. ~~Supporting Commercial Retail Sales Management, leasing and Service Establishments or Supporting Professional Offices~~ uses other such supporting offices in conjunction with operation of multi-family use.
5. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not including boarding kennels), musical instruments, florists or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repairs incidental to sales), office equipment and furniture, hardware, antiques, and similar retail uses.
6. Service establishments such as barber and beauty shops, shoe repair shops, interior decorators, health clubs and gymnasiums, travel agencies, home equipment rental and similar uses.
7. Outside retail sales of all items accessory to adjoining retail sales only; provided, however, outside retail sales of holiday items shall be subject to the performance standards and development criteria set forth in Section 656.401(gg)(1) and (2) of the Zoning Code.
8. Banks, savings and loans, and other financial institutions and similar uses, including walk up ATM facilities. Drive up ATM or banking facilities are prohibited.
9. Express or parcel delivery offices, but not trucking distribution services.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

11. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
12. Home occupations meeting the performance standards and development criteria set forth in Part 4.
13. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only. ~~Seating shall not exceed a capacity of 475.~~ The maximum total square footage dedicated to restaurant use shall be 15,000 square feet.
14. Permanent or restricted outside sale and service in conjunction with a restaurant. Walk-up take out windows are permissible; however drive-through and drive-up facilities are prohibited.
15. Establishments which include the retail sale and service of beer or wine for off-premises consumption.
16. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption, including permanent or restricted outside sale and service subject to the criteria set forth in Part 4 of the Zoning Code.
17. Structured parking.

B. Permissible Uses by Exception:

1. Residential treatment facilities.
2. Private clubs.
3. Day care centers meeting the performances standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

None.

D. Permitted Accessory Uses and Structures:

1. As permitted pursuant to Section 656.403 of the Zoning Code.
2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

E. Restrictions on Uses:

None.

V. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Maximum height of structures:
 - a. Accessory Use Structures – As permitted pursuant to Section 656.403 of the Zoning Code.
 - b. All other uses – 80 feet as measured from the finished floor; however, elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, raised parapets or screening, and associated appurtenances including a kitchen and/or bar area may be placed above the maximum heights provided for herein. Rooftop use, including but not limited to outdoor seating and amenities, is permitted and shall not count toward 80-foot height restriction.
5. Setbacks – Property setbacks are substantially as depicted on the Site Plan, but generally are may be described as follows:
 - a. Front (Nira Street): 15 feet from variable right-of-way line.
 - b. Side (Naldo Avenue): Average 2 feet from variable right-of-way line.
 - c. Side (Hendricks Avenue): Average 515 feet from variable right-of-way line.
 - d. Rear (I-95): 10 feet from variable right-of-way line.

SidewalksThe setbacks described above and depicted on the Site Plan shall apply to the ground floor development. The building may cantilever, and structural columns, sidewalks, outdoor seating, landscaping, parking spaces, monument signage, and ornamental lights, banners and awnings may be located in the front, side or rear yard setbacks and right-of-way at the ground story as further detailed herein: provided they do not impede the unobstructed portion of the multi-use path. Balconies, signage, roof overhangs, awnings, banners and other façade details may protrude into the front, side or rear yard setbacks at heights above 8 feet. Trash and

recycling removal, deliveries, loading and unloading spaces and staging areas are permitted along Naldo Avenue in the right-of-way.

B. Ingress, Egress and Circulation:

1. **Parking and Loading Requirements:** The minimum number of parking spaces shall be, in the aggregate for residential and commercial uses, calculated as follows: (i) for residential units: 1 space for studio units, 1.5 spaces for one-bedroom units and 1.75 spaces for two+-bedroom units; and (ii) for commercial uses, ~~34~~ spaces per 1,000 square feet of gross floor area. Structured parking space will be available to commercial tenants and customers on lower levels of the garage, and secured parking will be available to residents on upper levels of the structured parking. Two loading spaces will be provided, and deliveries, loading and unloading shall be permitted in the right-of-way along Naldo Avenue.

2. **Vehicular Access:**

a. Vehicular access to the Property shall be by way of Naldo Avenue, Nira Street, and Hendricks Avenue, substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.

b. Within the Property, internal access shall be substantially as shown in the Site Plan.

3. **Pedestrian Access:**

a. ~~A minimum 810 foot sidewalk shall be provided /multi-use path on the Hendricks Avenue side of the building and a minimum 13 foot sidewalk/multi-use path on the Nira Street side of the building. shall be provided and shall remain unobstructed. A minimum 5 foot sidewalk shall be provided on the Naldo Avenue and the I-95 service road sidesides of the building. TheA portion of the sidewalk/multi-use path may be located in the right-of-way as generally depicted on the Site Plan. At least 5 feet of the sidewalk along Hendricks Avenue, Nira Street, Naldo Avenue and the I-95 service road shall be unobstructed.~~

a. ~~Outside seating areas shall be permitted within the sidewalk, including within provided they do not impede the right-of-way, outside the 5 foot unobstructed sidewalk areaareas described above. Landscaping, utilities, roof overhangs and other similar uses shall be allowed within the unobstructed sidewalk/multi-use path area and any vertical construction (e.g. overhangs) within the unobstructed sidewalk/multi-use path area must be at least 8 feet above grade. Pedestrian access may be~~

enclosed but shall be clearly identified at street level as public pedestrian access. Pedestrian access to residential areas may be secured. The location of all sidewalks and pedestrian access is conceptual. Final sidewalk plans are subject to the review and approval of the Planning and Development Department.

C. Signage:

- ~~1. Building Signs: Building identification~~ Wall signs, blade signs, under canopy signs and awning signs shall be permitted on each face or the rooftop of the building measuring a maximum of one hundred thirty (130); provided, such signs shall not exceed ten percent (10%) of the square feet each on the Naldo Avenue, Nira Street and Hendricks Avenue sides, and a maximum footage of one hundred fifty (150) square feet on the I-95 the occupancy front façade or respective side. Multiple uses and/or tenants within the PUD may be identified on such signs.
- ~~1. Blade Signs: Two blade style projecting parking signs measuring a maximum of forty (40) square feet each are permitted. the building abutting a public right-of-way.~~
2. Blade signs shall not project into any public right-of-way, except alleys, and shall have a minimum clearance of ~~eight (8)~~ eight (8) feet over adjacent sidewalk or other grade. Signs projecting into alleys shall have a minimum clearance of ~~fourteen (14)~~ fourteen (14) feet over adjacent grade. No sign shall extend into any public right-of-way to within less than ~~two (2)~~ two (2) feet of the curblin, or more than ~~six (6)~~ six (6) feet beyond the property line, except that at street intersections, signs which project from the intersecting street property lines may extend to the intersection of the six-foot projection margins on each street.
- ~~3. Commercial Establishment Signs: Commercial uses within the PUD shall be permitted wall signs, awnings with identification signage, projecting and under canopy signage which collectively shall not exceed ten (10) percent of the square footage of the occupancy front façade or respective side of the building abutting a public right of way.~~
- ~~4.3.~~ Directional/Parking Signs: Directional/parking signs that indicate ways to and from PUD entrances and key components of the development, including parking, shall be permitted throughout the PUD. The design of such directional/parking signs shall be reflective of the overall character of the PUD and may include the relevant logo and name. Vehicle-oriented directional/parking signs shall be a maximum of sixteen (16) square feet in area per sign face.
- ~~5.4.~~ Temporary Signs: Real estate, construction and other such temporary parcel activity signs not to exceed a maximum of forty eight (48)

square feet each shall be permitted throughout the PUD, provided that only one such sign per individual activity shall be permitted.

~~6.5.~~ Model Units and Vacant Space Signs: Signs to identify entrances to residential leasing space, model units, and commercial space that is vacant shall be permitted. Such signs shall not exceed ~~nine (9)~~ square feet and shall be permitted to be placed in windows of model units and vacant commercial space.

D. Landscaping:

Landscaping will be installed and maintained along rights-of-way and in open space areas as depicted in the Site Plan. To improve site design and function, the location of landscaping may vary from the specific provisions of the Landscape and Tree Protection Regulations set forth in Part 12 of the Zoning Code. Accordingly, landscaping will be coordinated through the City Landscape Architect and the Planning and Development Department.

The landscaping will include a street tree plan to enhance the overall aesthetics of the project and promote walkability. In order to include substantial trees to provide sufficient shading, trees may be planted closer than ~~two (2)~~ feet and shade trees closer than ~~four (4)~~ feet from a right-of-way or pavement.

Additionally, the following exceptions to Part 12 of the Zoning Code apply: (1) internal buffering between residential, commercial and office uses shall not be required within the PUD due to the horizontal and vertical integration of such uses; and (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.

E. Recreation and Open Space:

~~The proposed Project proposes recreation and open space includes balconies/decks/porches for residential units, including a landscaped first floor courtyard with a pool in the center of the residential structure as well as amenities including rooftop and enclosed amenity amenities, substantial ground floor improvements including creation of a sidewalk/multi-use path along Hendricks Avenue and recreational facilities. Additionally, Southside Park is two blocks south, Nira Street, proposed creation of a public park along Naldo Avenue, and other improvements which may be made by developer within half a mile of the Project including, but not limited to parks, open space and pedestrian paths.~~

In addition to these improvements, there are three public parks located within half a mile of the Property which are accessible by preexisting sidewalks, and, Southside Park is one block to the south (~0.1 mile) and provides more than 5 acres of recreation space including a community center, several tennis courts, a basketball court, a multi-use field, picnic shelters and playground facilities. Belmonte Park is three blocks one block to the west. (~0.2 mile) and includes a multi-use field and paved trails. Treaty Oak Park is approximately four blocks to

the northwest (~0.4 mile) and provides more than 2.5 acres a recreation space including paved trails.

F. Building Transparency:

A minimum of 70% of the building at street level along Hendricks Avenue and Nira Street shall be transparent. Transparency may be provided by physical elements, windows, doors, fences, landscaping, artwork, and other openings.

F.G. Utilities/Services/Stormwater:

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA. Backflow preventers may be located within the right-of-way as long as such location does not hinder vehicular or pedestrian access. Stormwater treatment facilities may be located offsite, within the right-of-way and/or underground in vaults on the parcels. Grease traps for commercial operators/businesses may be located within the right-of-way.

G.H. Wetlands:

The Project will not impact any wetlands.

H.I. Minimum Distance:

The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Code shall be waived. Specifically, the Property is less than 500 feet from a church; however, the proposed alcoholic beverage use is designed to be an integral part of a mixed planned unit development, will not be directly visible along the line of measurement defined in Section 656.806, and will be physically separated from the church by the multi-story structured parking.

I.J. Temporary Uses:

Temporary sales and leasing offices and construction trailers may be placed on site.

~~VI. DEVELOPMENT PLAN APPROVAL~~

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

~~VII.VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT
CLASSIFICATION FOR THIS PROJECT~~

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed redevelopment of the Property will enhance the value of nearby properties as a result of the improvements, enhance the aesthetics of the neighborhood, increase the tax base, and create new jobs. As such, the proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code.

The PUD will permit mixed-use development of the Property integrating a variety of residential and commercial uses including studio, one, two+-bedroom residential units with restaurant, retail, office and structured parking space. The PUD design ensures consistency with the surrounding zoning and existing uses.

- B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.

The Property is consistent and comparable to planned and permitted development in the area. The Property is bordered by the Fuller Warren Bridge to the north; Naugle Funeral Home, a parking lot, Radiance of San Marco yoga studio, and First Atlantic Bank to the east; Advantage Dermatology, V Pizza and a parking lot to the south; and small church, Thomas Electric, United States Postal Service facility and a vacant lot that will be a retention pond to the west.

The Property is compatible in both intensity and density with surrounding uses and zoning districts. The Property falls within the Urban Priority Area immediately adjacent to the Fuller Warren Bridge. As such, the property qualifies for a density bonus of twenty (20) units per acre as established by the 2016B Series Text Amendment (Ordinance 2016-365) to the City of Jacksonville 2030 Comprehensive Plan. It is similar to other residential and mixed-use Southbank developments such as San Marco Place at 1478 Riverplace Boulevard, The Strand Downtown at 1401 Riverplace Boulevard and the Peninsula of Jacksonville at 1431 Riverplace Boulevard as well as various hotels in the area such as the Homewood Suites at 1201 Kings Avenue, Hampton Inn at 1331 Prudential Drive, Extended Stay America at 1413 Prudential Drive, Lexington Hotel and Conference center at 1515 Prudential Drive, and Hilton DoubleTree at 1201 Riverplace Boulevard.

The unique location of the Project in proximity to both the Southside and San Marco Areas will contribute to the flourishing development within the Hendricks Avenue Urban Transition Area as well as the San Marco area. The Project will enhance the streetscape with a development providing a variety of upscale residential options as well as restaurant, retail and office space.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

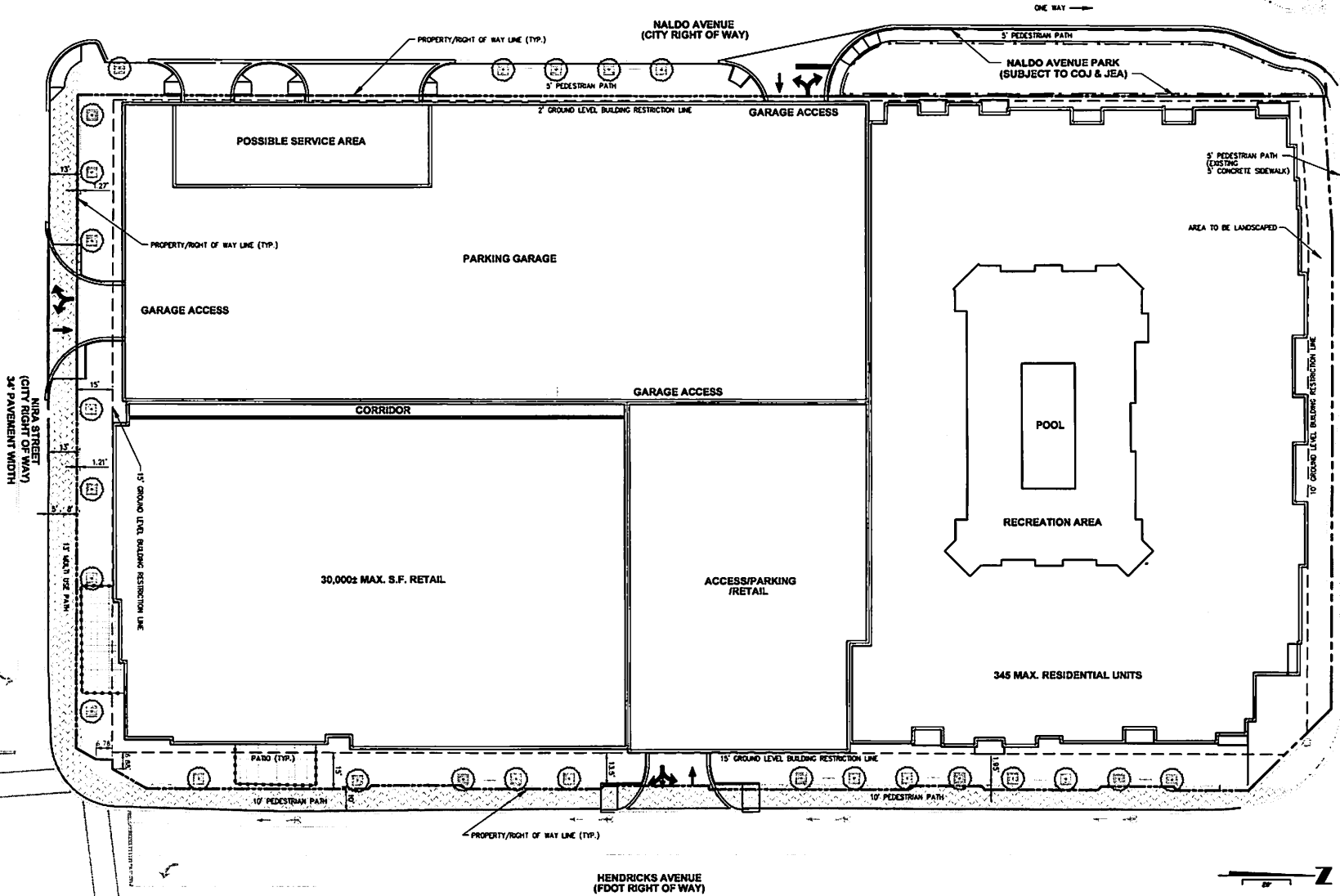
The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.

6. Policy 1.1.25 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage the use of such smart growth practices as:
 - a. Interconnectivity of transportation modes and recreation and open space areas;
 - b. A range of densities and types of residential developments;
 - c. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - d. Use of the Development Areas;
 - e. Revitalization of older areas and the downtown, and
 - f. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
7. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Objective 2.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.
9. Policy 2.3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Recognize the Central Business District (CBD) and its periphery as a significant urban area of the City appropriate for residential and mixed use projects at higher densities/intensities than the remainder of the City.
10. Objective 2.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.
11. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

12. 2016B Series Text Amendment (Ordinance 2016-635) to Future Land Use Element of the 2030 Comprehensive Plan – Grant a density bonus of up to an additional 20 units/acre subject based upon consistency with the following criteria and a determination of consistency with the goals, objectives and policies of the Comprehensive Plan:

- a. The site must be located along an arterial road – The Property is located immediately adjacent to I-95 (a principal arterial road) to the north and Hendricks Avenue (a minor arterial road) to the east.
- b. The site must be fully located within one half mile of a site where the developed density equals or exceeds the proposed density – The site is within one half mile and similar to other residential and mixed-use Southbank developments such as The Strand Downtown at 1401 Riverplace Boulevard (RE# 080394-0025) and the Peninsula of Jacksonville at 1431 Riverplace Boulevard (RE# 080393-0310).
- c. The site must be fully located within one quarter of a mile (1,320 feet) of the CBD and with no more than one intersecting street between the site and the CBD – The property immediately adjacent to the north of I-95 is CBD.
- d. The abutting and adjacent land use categories must be CGC, HDR, RC or CBD – The property is abutting and adjacent to CBD to the north and CGC to the west, south and east.
- e. The density bonus must be accompanied by a site specific policy adopted in the Future Land Use Element – Please find the attached proposed site specific policy (Ordinance 2017-~~_____~~-135).



March 22, 2017
 Exhibit 4
 Page 1 of 1

GROUND LEVEL SITE PLAN
 1230 HENDRICKS MIXED USE PROJECT
 JACKSONVILLE, FLORIDA

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 ENGINEERING & TRAFFIC MANAGEMENT
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1230 HENDRICKS MIXED USE PROJECT - GROUND LEVEL SITE PLAN - 1230 HENDRICKS AVENUE, JACKSONVILLE, FLORIDA - 3/22/17 - 1230 HENDRICKS AVENUE, JACKSONVILLE, FLORIDA - 3/22/17

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-136 TO

PLANNED UNIT DEVELOPMENT

MARCH 23, 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 **2017-136** to Planned Unit Development.

Location: 1230 Hendricks Avenue between Interstate I-95,
Gary Street and Nira Street

Real Estate Number(s): 080822-0100

Current Zoning District: Commercial Community General-1 (CCG-1)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Proposed Land Use Category: High Density Residential (HDR)

Planning District: Southeast, District 3

Planning Commissioner: Daniel Blanchard

City Council District: The Honorable Lori N. Boyer, District 5

Applicant/Agent: Steve Diebenow, Esq.
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Owner: Florida Baptist Convention, Inc.
1230 Hendricks Avenue
Jacksonville, Florida 32207

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development 2017-136 seeks to rezone approximately 3.45 acres of land from CCG-1 to PUD. The rezoning to PUD is being sought so that the property can be developed with a maximum of 345 residential units and 30,000 square feet of commercial uses. The site contains several structures which are to be demolished. The department has recommended several conditions and has no objection if the agent incorporates the conditions into a revised written description.

CRITERIA FOR REVIEW

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series 2016C-018 (Ordinance 2017-135) that seeks to amend the portion of the site that is within the CGC land use category to High Density Residential (HDR). Staff is recommending that Application for Small-scale Land Use Amendment to the Future Land use Map Series 2016C-018 be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

High Density Residential (HDR) is a mixed use category intended to provide compact high density residential development and transitional uses between lower density residential uses and commercial uses and public and semi-public use areas. High rise multi-family and mixed use developments should be the predominant development typology in this category. Development within the category should be compact and connected and should support multi-modal transportation. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept and Transit Oriented Development (TOD) are permitted. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

HDR in the Urban Priority Area is intended to provide compact high density mixed use development. High density residential development which includes limited commercial uses which serve the residential component of HDR developments as well as adjacent neighborhoods is preferred to reduce the number of Vehicles Miles Traveled. A combination of compatible mixed uses should be organized vertically within a multistory building. HDR designations shall be in locations which are supplied with full urban services; which are located in close proximity to a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located within one-half mile distance from an existing or planned Jacksonville Transit Authority (JTA) Rapid Transit System (RTS) or other mass transit system station. Locations which serve as a transition between commercial and medium density residential land uses are preferred. Sites which are abutting Low Density Residential (LDR) or Rural Residential (RR) are discouraged.

The uses provided herein shall be applicable to all HDR sites within the Urban Priority Area. **Principal Uses:** Multi-family dwellings; Commercial retail sales and service establishments limited to 25 percent of the building area; Office, Business and professional office: and Uses associated with and developed as an integral component of TND or TOD. Commercial retail sales and service establishments, office, and business and professional office uses shall not be permitted as single uses and may only be permitted in conjunction with residential development.

Secondary Uses: Secondary uses shall be permitted pursuant to the Residential land use introduction. In addition the following secondary uses may also be permitted: Nursing homes; Emergency shelter homes; Rooming houses; Residential treatment facilities; and Private clubs.

The maximum gross density in the Urban Priority Area shall be 80 units/acre and the minimum gross density shall be 20 units/acre; except as provided herein. For sites abutting Low Density Residential (LDR), the maximum gross density shall be 60 units/acre. For sites within the Coastal High Hazard Area (CHHA), the maximum gross density shall be 60 units/acre unless appropriate mitigation is provided consistent with the City's CHHA policies.

The development characteristics provided herein shall be applicable to all HDR sites within the Urban Priority Area. A combination of compatible mixed uses should be organized vertically within a multistory building. Developments on sites greater than 5 acres should incorporate urban development characteristics as defined in this element. Mixed uses shall be provided in developments with a density greater than 25 units/acre and for developments which abut a roadway classified as an arterial on the Functional Highway Classification Map. Residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highway Classification Map. Non-residential uses in mixed use developments shall be limited to the ground floor. Commercial uses in mixed use developments shall, to the greatest extent possible, be massed along the highest abutting classified road on the Functional Highway Classification Map. Uses shall be sited in a manner to promote internal pedestrian and vehicle circulation and ease of access between abutting uses and sites and to limit the number of driveway access points on roads classified as arterials on the Functional Highway Classification Map. To promote a more compact, pedestrian-friendly environment, off street parking shall be located behind or to the side of buildings to the greatest extent possible. Structured parking is encouraged, provided it is integrated into the design of the overall development and is compatible with surrounding neighborhoods.

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

The evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series 2016C-018 (Ordinance 2017-135) that seeks to amend the portion of land that is within the CGC land use category to HDR.

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

FLUE Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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

FLUE Policy 3.1.19 The City shall adopt criteria and standards in order to limit the location of single-family attached and multi-family housing units to the periphery of established single-family detached neighborhoods and non-residential nodes, along collectors, arterials, and rail transit corridors, unless the higher density residential development is a component of a mixed or multi-use project.

FLUE Policy 3.2.10 The City shall encourage redevelopment and revitalization of rundown strip commercial areas through incentives such as the use of residential density credits for infill and mixed use development.

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

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for a multi-family development not to exceed 345 residential units. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land

Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

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

The streetscape: Conceptual drawings show the building constructed up to the property line with fenestrations, balconies and sidewalk cafes. A majority of the buildings in the area are similarly constructed to the property line. However, the written description indicates that outdoor seating, monument signage and lighting may be located within the right-of-way. Staff encourages seating on the first floor to promote walkability but not encroaching into a public sidewalk. If the owner wants outdoor restaurant seating, it must be provided on the subject property, not public property. **Staff recommends an 8 foot unobstructed sidewalk along Hendricks and Nira.**

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The development will provide a minimum of 150 square feet of recreation area for each dwelling unit.

The treatment of pedestrian ways: There are existing sidewalks along frontages. The staff does recommend a condition requiring an 8 foot wide unobstructed sidewalk along Hendricks and Nira.

Staff recommends the property shall have a multi-use path along its border with Nira St to the south and Hendricks Ave to the east. This path segment ties into a partially-completed path network that connects to the Southbank Riverwalk and forthcoming Fuller Warren multi-use path. Existing ROW pending, the preferred width of said path is 10 feet of pavement with a 3-foot grass buffer between it and the roadway. If ROW is constrained, 8 feet of pavement with a 2-foot grass buffer is acceptable.

The use and variety of building setback lines, separations, and buffering: The written description mentions an “average” setback of 5 feet along Hendricks and 2 feet along Naldo. Staff recommends the setback be a specific distance and not an average. **It is recommended the minimum setback along Hendricks and Naldo be 5 feet.**

Compatible relationship between land uses in a mixed use project: The PUD is proposing residential units and commercial uses. The commercial uses will be on the first floor and should not negatively impact the residential above.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the

following:

The type, number and location of surrounding external uses: The proposed development is located in an urban area with offices, commercial uses, hotels and institutional uses function as a mixed-use development. Multi-family and commercial development at this location will complement the existing hospital, various office and commercial uses by increasing the housing options for those in the immediate area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	CCG-1	Interstate 95
South	CGC	CCG-1	Restaurant
East	CGC	CCG-1	Bank, offices, commercial uses
West	CGC	CCG-1	Retention pond, undeveloped

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands:

The written description includes parking ratios for residential units and commercial uses, however it is including restaurants in the commercial ratio. Restaurants create a higher parking demand than commercial uses and that is why there is a separate ratio in the Zoning Code for restaurants. **Staff recommends that the parking ratio for restaurants (Sec. 656.604 (d)(2)) be added in the written description.**

It is important the building have an interesting and varied façade at the street level along Hendricks Avenue and Nira Street. This block is will be in-fill for the pedestrian corridor from the Southbank to San Marco. **To enhance pedestrian walkability the staff recommends the building have “transparency” at the street level.** Transparency refers to the degree to which people can see or perceive what lies beyond the edge of a street and, more specifically, the degree to which people can see or perceive human activity beyond the edge of a street. Physical elements that influence transparency include walls, windows, doors, fences, landscaping and openings into midblock spaces

The owner is requesting signage that exceeds what is allowed in the Zoning Code. The sign regulations allow ground signs, wall signs, awning signs and under canopy signs. It is recommended

(6) Intensity of Development

The proposed development is consistent with the HDR functional land use category as a multi-use development with residential and commercial uses. The PUD is appropriate at this location because it will support the existing offices, service establishments and hospital in the area.

The existing residential density and intensity of use of surrounding lands: There is no existing residential abutting the subject property. The nearest residential is north of the property along the St Johns River and a block south.

The availability and location of utility services and public facilities and services: JEA has indicated that potable water and sewer are available to the site.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2016/17)	% OCCUPIED	4 YEAR PROJECTION
Hendricks Avenue ES #71	4	58	659	690	105%	104%
Dupont MS #66	4	25	1,071	747	70%	73%
Terry Parker HS #86	4	32	1,866	1,770	95%	84%

The amount and size of open spaces, plazas, common areas and recreation areas: It appears from the site plan that the building will be constructed up to the property line. There will be interior common and recreation areas.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The subject property will have access from Hendricks Avenue, Nira Street and Naldo Avenue. After the FDOT Overland Bridge Project is finished, there will be easy access to I-95.

The City's Traffic Engineer has requested the owner provide the following:
 Provide a traffic study to determine the impact of all nearby intersections and entrances. Any needed mitigation will be the responsibility of the developer.
 Landscaping, signage, hardscape etc. shall not block horizontal sight for any intersection or driveway.

(7) Usable open spaces plazas, recreation areas.

The project will provide open space in the form of courtyards and rooftop decks. Recreation areas will be provided at a minimum of 150 square feet per residential unit. The written description allows the use of open courtyards, balconies, porches and decks to count toward the recreation requirement. These spaces are not meeting the spirit and intent for recreation of the Zoning Code. **The staff recommends these areas shall not count toward the active recreation required in the Zoning Code.**

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site. This is a paved urban site with scattered trees.

(9) Listed species regulations

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

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

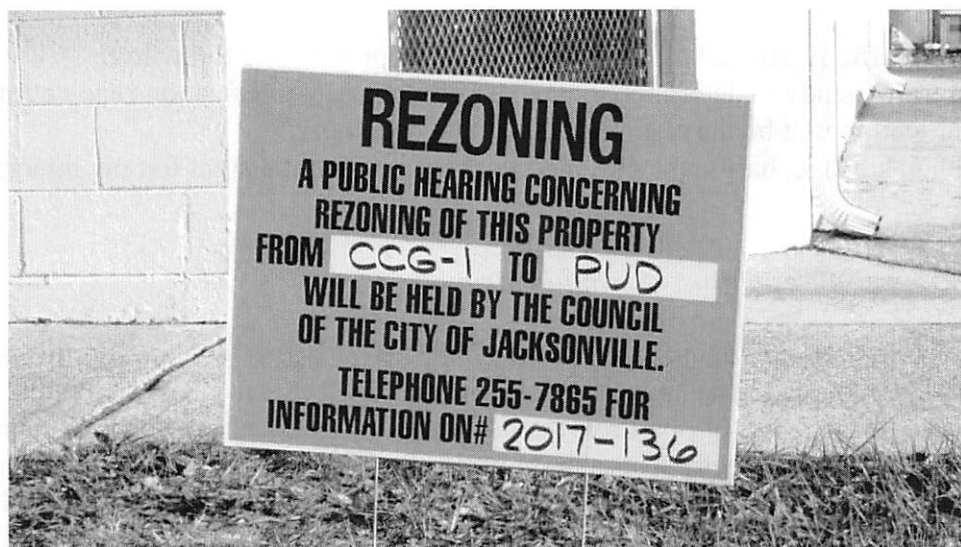
The site will be developed in accordance with Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

There are existing sidewalks along all frontages. **Staff recommends the property shall have a multi-use path along its border with Nira St to the south and Hendricks Ave to the east.** This path segment ties into a partially-completed path network that connects to the Southbank Riverwalk and forthcoming Fuller Warren multi-use path. Existing ROW pending, the preferred width of said path is 10 feet of pavement with a 3-foot grass buffer between it and the roadway. If ROW is constrained, 8 feet of pavement with a 2-foot grass buffer is acceptable.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on March 10, 2017, 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 for Rezoning **2017-136** be **APPROVED with the following exhibits:**

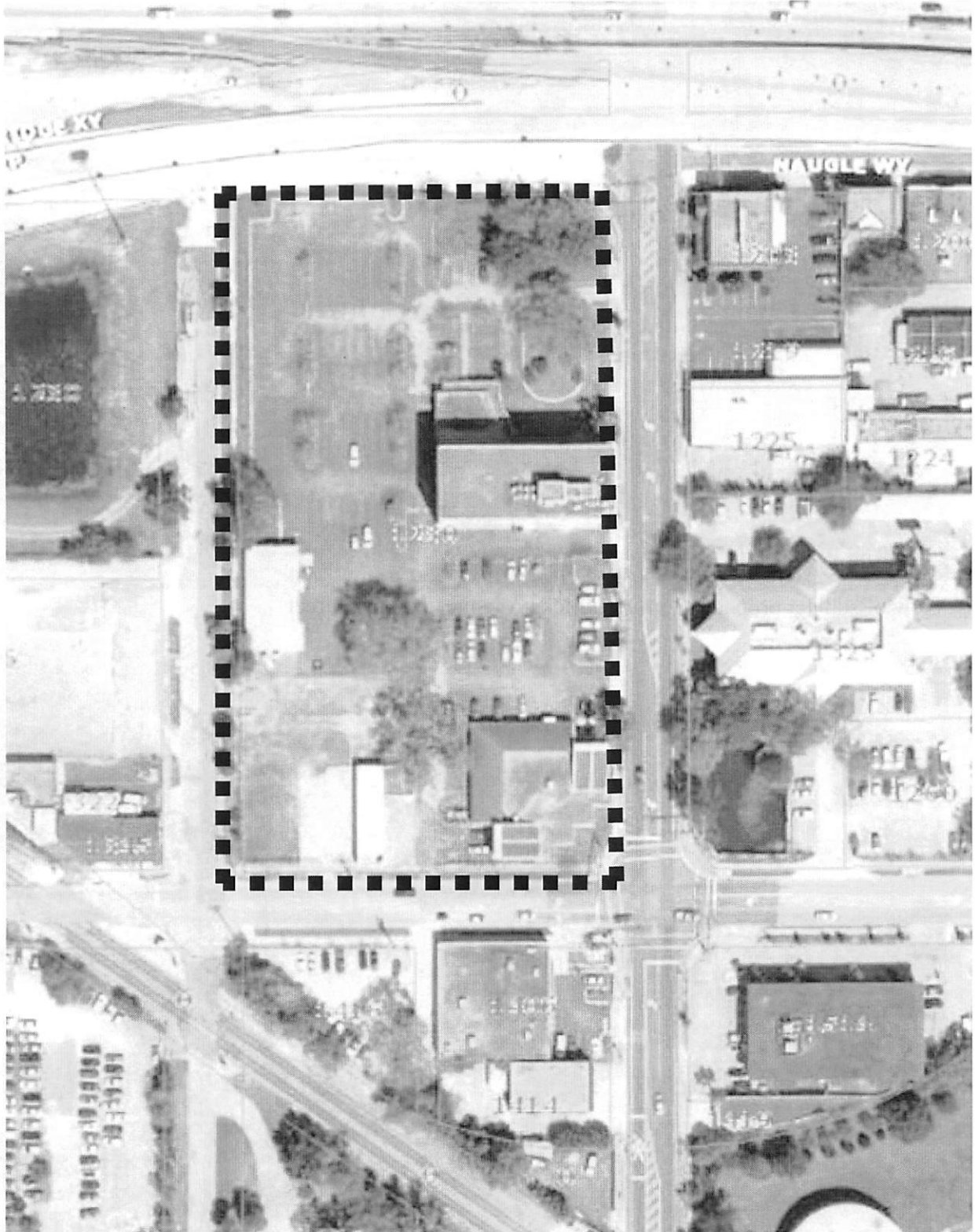
1. The original legal description dated January 4, 2017.
2. The original written description dated January 19, 2017.
3. The original site plan dated December 12, 2016.

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-136** be **APPROVED subject to the following conditions, which may only be changed through a rezoning:**

1. There shall be an eight (8) foot wide unobstructed sidewalk/multi-use path along Hendricks Avenue and Nira Street. Outdoor seating, monument signage, ornamental lights shall not be located in the right-of-way. The preferred width of said path is 10 feet of pavement with a 3-foot grass buffer between it and the roadway. If ROW is constrained, 8 feet of pavement with a 2-foot grass buffer is acceptable.
2. Balconies, decks, porches, courtyards shall not count toward the recreation requirement.
3. The minimum building setback along Hendricks Avenue shall be five (5) feet. The minimum building setback along Naldo Avenue shall be 5 feet.
4. Parking for restaurants shall comply with Section 656.604 (d)(2).
5. Wall signs identifying the building shall not exceed fifty (50) square feet in area per wall frontage and shall not be placed above the roof. Wall signs identifying the commercial uses shall not exceed 10% of the occupancy frontage or respective side of a building facing a public right-of-way and shall not be placed above the first floor. Awning signs and under canopy signs are permitted; provided any square footage utilized for these signs shall be subtracted from the allowable square footage that can be utilized for wall signs.
6. A shade tree shall be located every fifty (50) feet along Hendricks Avenue and Nira Street, subject to review by JEA.
7. The building at street level, along Hendricks Avenue and Nira Street, shall provide that a minimum of 70% of the first floor shall be "Transparent". Transparency is defined as physical elements windows, doors, fences, landscaping and other openings.
8. A traffic study to determine the impact of all nearby intersections and entrances shall be provided to the City Traffic Engineer for review and approval at the time of verification of substantial compliance. Any needed mitigation will be the responsibility of the developer.

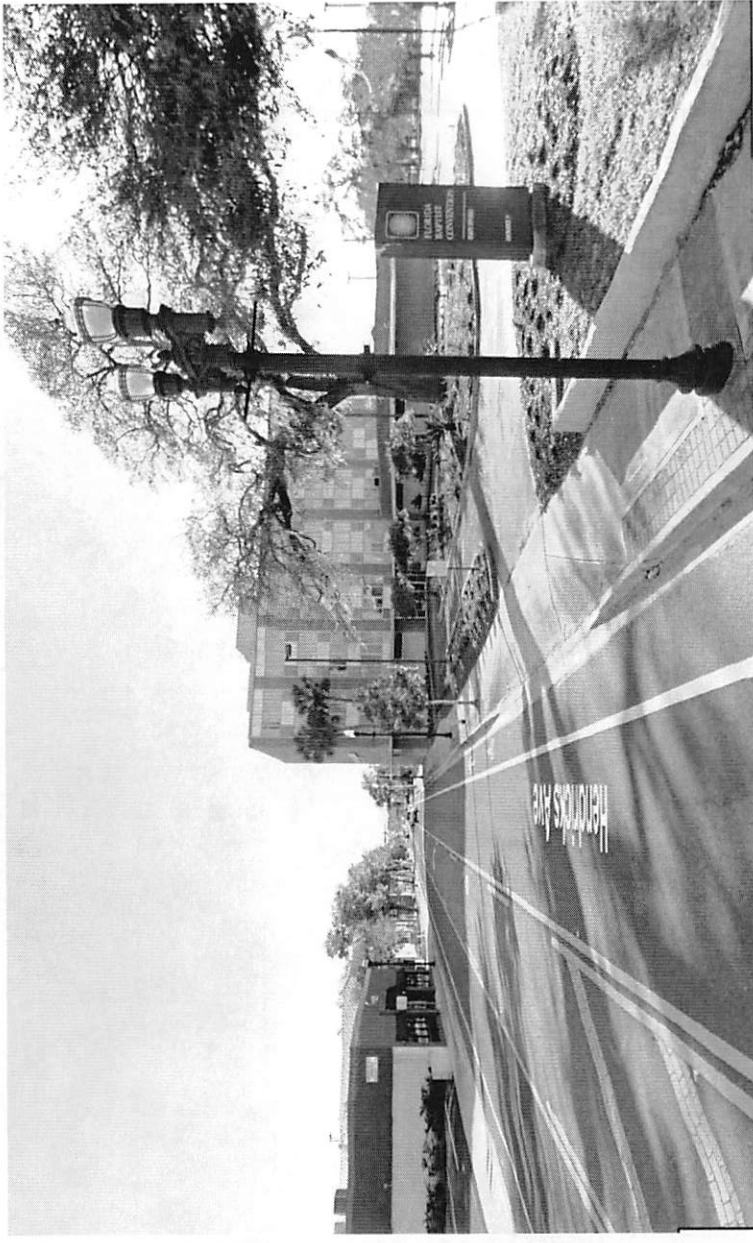


View of subject property from Naldo Avenue and Nira Street

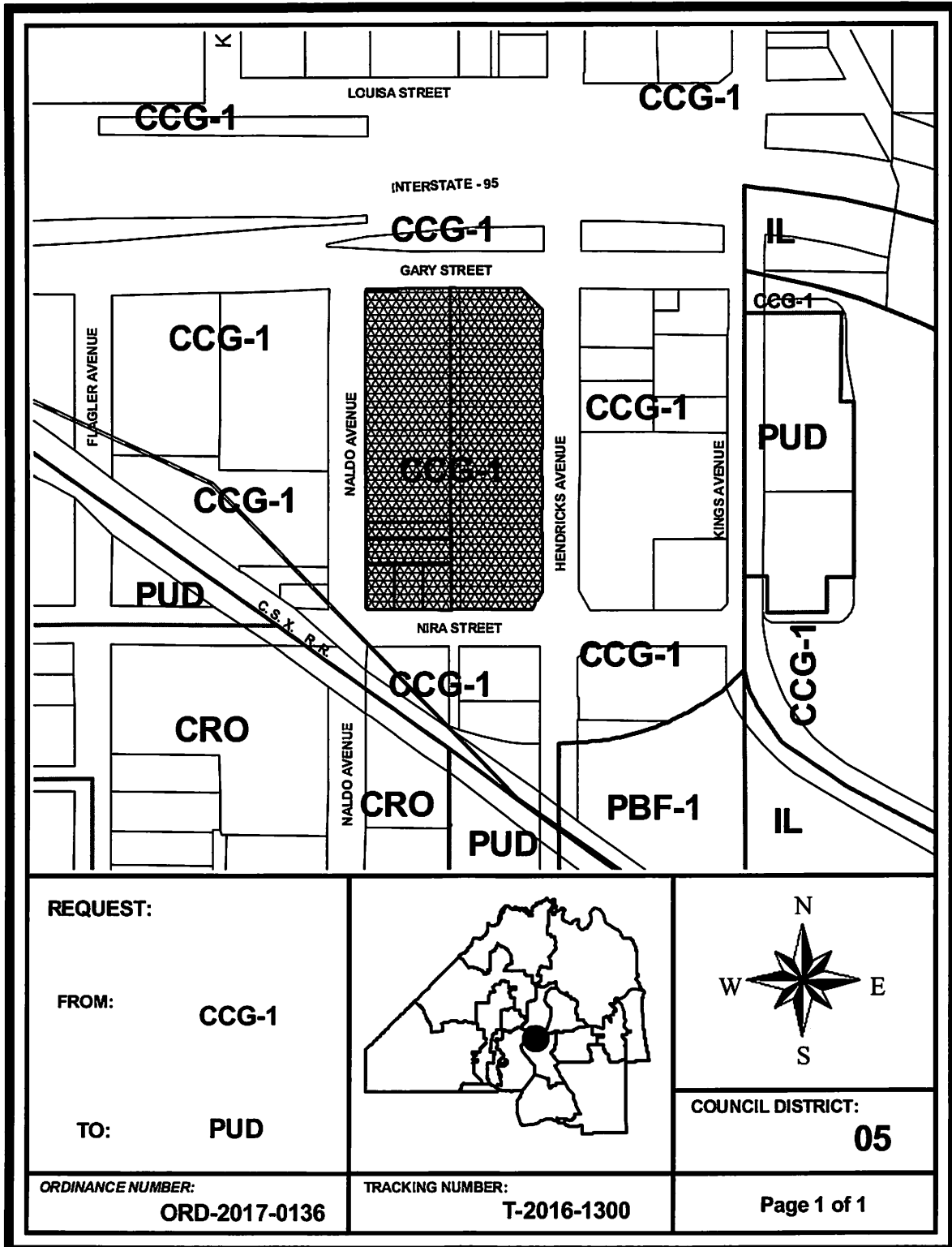




View of subject property from Hendricks Avenue and Nira Street



View of subject property from Hendricks Avenue



<p>REQUEST:</p> <p>FROM: CCG-1</p> <p>TO: PUD</p>		
<p>ORDINANCE NUMBER: ORD-2017-0136</p>	<p>TRACKING NUMBER: T-2016-1300</p>	<p>COUNCIL DISTRICT: 05</p> <p>Page 1 of 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0136 Staff Sign-Off/Date BEL / 02/13/2017

Filing Date 02/22/2017 Number of Signs to Post 6

Hearing Dates:

1st City Council 03/28/2017 Planning Commission 03/23/2017

Land Use & Zoning 04/04/2017 2nd City Council N/A

Neighborhood Association SAN MARCO PRESERVATION SOCIETY

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1300 Application Status FILED COMPLETE

Date Started 11/14/2016 Date Submitted 12/12/2016

General Information On Applicant

Last Name First Name Middle Name
 DIEBENOW STEVE

Company Name

Mailing Address
 ONE INDEPENDENT DRIVE, STE. 1200

City State Zip Code
 JACKSONVILLE FL 32202

Phone Fax Email
 9043011269 9043011279 SDIEBENOW@DMPHLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name First Name Middle Name
 GREEN J THOMAS

Company/Trust Name
 FLORIDA BAPTIST CONVENTION, INC.

Mailing Address
 1230 HENDRICKS AVENUE

City State Zip Code
 JACKSONVILLE FL 32207

Phone Fax Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1154 REZONING FROM CCG-1 TO RHD-B

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	080822 0100	5	3	CCG-1	PUD

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

Existing Land Use Category

CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

5209

Total Land Area (Nearest 1/100th of an Acre) 3.45

Development Number

Proposed PUD Name 1230 HENDRICKS AVENUE PUD

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

BLOCK FROM HENDRICKS AVE TO NALDO AVE BETWEEN GARY ST AND NIRA ST

House #	Street Name, Type and Direction	Zip Code
1230	HENDRICKS AV	32207

Between Streets

GARY STREET and NIRA STREET

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 3.45 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee**
 26 Notifications @ \$7.00 /each: \$182.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,491.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Application For Rezoning To PUD

Planning and Development Department Info.

Ordinance # N/A Staff Sign-Off/Date BEL / N/A

Filing Date N/A Number of Signs to Post 6

Hearing Dates:

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Land Use & Zoning N/A 2nd City Council N/A

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CGC

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- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

Application Certification

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

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
3.45 Acres @ \$10.00 /acre: \$40.00
- 3) Plus Notification Costs Per Addressee**
26 Notifications @ \$7.00 /each: \$182.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,491.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

January 4, 2017

PARCEL 1:

LOT ONE (1), TWO (2), TEN (10), AND ELEVEN (11), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

LOTS THREE (3), FOUR (4) AND FIVE (5), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

LOT 6, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 7, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 4:

LOT 7, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 5:

LOT EIGHT (8), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6:

LOT NINE (9), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 7, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 7:

LOT 12, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 139, FORMER PUBLIC RECORDS, AND PLAT BOOK 2, PAGE 7, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

PARCEL 8:

LOTS 13, 14 AND 15, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXHIBIT 1

PARCEL 9:

LOT SIXTEEN (16), BLOCK TWENTY-EIGHT (28), OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 1, AT PAGE 139, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 10:

THE NORTH 39 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 11:

SOUTH 20 FEET OF THE WEST 45 FEET OF LOT 17, AND THE WEST 45 FEET OF LOT 18, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS IN DUVAL COUNTY, FLORIDA; EXCEPTING ANY PART WHICH MAY LIE WITHIN THE NORTH 39 FEET OF LOT 17.

PARCEL 12:

THE EAST 45 FEET OF LOT 18 AND THE EAST 45 FEET OF THE SOUTH 20 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 13:

EAST 45 FEET OF THE WEST 90 FEET OF LOT 18 AND THE EAST 45 FEET OF THE WEST 90 FEET OF SOUTH 20 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 14:

THE NORTHERLY 377.34 FEET OF THE ALLEY IN BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BE, AND THE SAME IS CLOSED, VACATED AND ABANDONED AS A PUBLIC ALLEY, ROAD, DRIVEWAY OR THOROUGHFARE AS PER ORDINANCE No. EE633, BILL No.EE-696.

LESS AND EXCEPT FROM THE FOREGOING PARCELS 1 THROUGH 13 THE FOLLOWING SIX DESCRIBED PARCELS:

PARCEL 138.1

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOT 1, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL

EXHIBIT 1

RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 487.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 34.25 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF GARY STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°47'51" WEST, ALONG LAST SAID LINE A DISTANCE OF 34.25 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 48.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.2

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOT 9, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 119.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°55'35" EAST, ALONG LAST SAID LINE, A DISTANCE OF 16.50 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 29.50 FEET; THENCE SOUTH 29°21'21" WEST, A DISTANCE OF 16.48 FEET; THENCE SOUTH 89°55'35" WEST, A DISTANCE OF 3.87 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 6.93 FEET; THENCE SOUTH 29°21'21" WEST, A DISTANCE OF 9.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.3

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOTS 5 & 6, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC

EXHIBIT 1

RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 218.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 45.50 FEET; THENCE NORTH 89°47'51" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1.50 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 44.00 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 2.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.4

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOT 7, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 121.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 45.50 FEET; THENCE SOUTH 45°12'09" WEST, A DISTANCE OF 2.12 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 37.50 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 2.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.5

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOT 2, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT 1

COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 425.45 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 32.90 FEET; THENCE SOUTH 45°12'09" WEST, A DISTANCE OF 2.12 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 29.90 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 2.12 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 138.6

A PARCEL OF LAND LOCATED IN SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, AND LYING IN LOTS 3 & 4, BLOCK 28, OKLAHOMA, AS RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8664, PAGE 1343 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT AN INTERSECTION WITH THE SOUTHWESTERLY CORNER OF LOT 9, SAID BLOCK 28, WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 89°55'35" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF NIRA STREET, A DISTANCE OF 136.17 FEET TO AN INTERSECTION WITH THE EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00°12'09" EAST, ALONG SAID EXISTING WESTERLY RIGHT OF WAY OF HENDRICKS AVENUE, A DISTANCE OF 346.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°12'09" EAST, ALONG LAST SAID LINE, A DISTANCE OF 32.60 FEET; THENCE SOUTH 45°12'09" WEST, A DISTANCE OF 2.12 FEET; THENCE SOUTH 00°12'09" WEST, A DISTANCE OF 29.60 FEET; THENCE SOUTH 44°47'51" EAST, A DISTANCE OF 2.12 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO. 107

A PARCEL OF LAND LYING IN THE ISAAC HENDRICKS GRANT, SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 10, BLOCK 28, OKLAHOMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF GARY STREET (A 60 FOOT RIGHT OF WAY PER PLAT) AND THE EASTERLY EXISTING RIGHT OF WAY LINE OF

EXHIBIT 1

NALDO AVENUE (A 60 FOOT RIGHT OF WAY PER PLAT), SAID CORNER ALSO BEING THE NORTHWEST CORNER OF BLOCK 28, OKLAHOMA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE ISAAC HENDRICKS GRANT, SECTION 44, TOWNSHIP 2 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA; THENCE SOUTH 00° 06' 52" WEST, ALONG SAID EASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 3.84 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2,300.10 FEET, A CHORD BEARING AND DISTANCE OF NORTH 86° 20' 45" EAST, 57.31 FEET; THENCE, DEPARTING SAID EASTERLY EXISTING RIGHT OF WAY LINE, EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 01° 25' 39", A DISTANCE OF 57.31 FEET TO A POINT ON A NON-TANGENT LINE; SAID POINT ALSO BEING ON SAID SOUTHERLY EXISTING RIGHT OF WAY LINE; THENCE NORTH 89° 48' 54" WEST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 57.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE COMBINED DESCRIPTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

"AS SURVEYED DESCRIPTION"

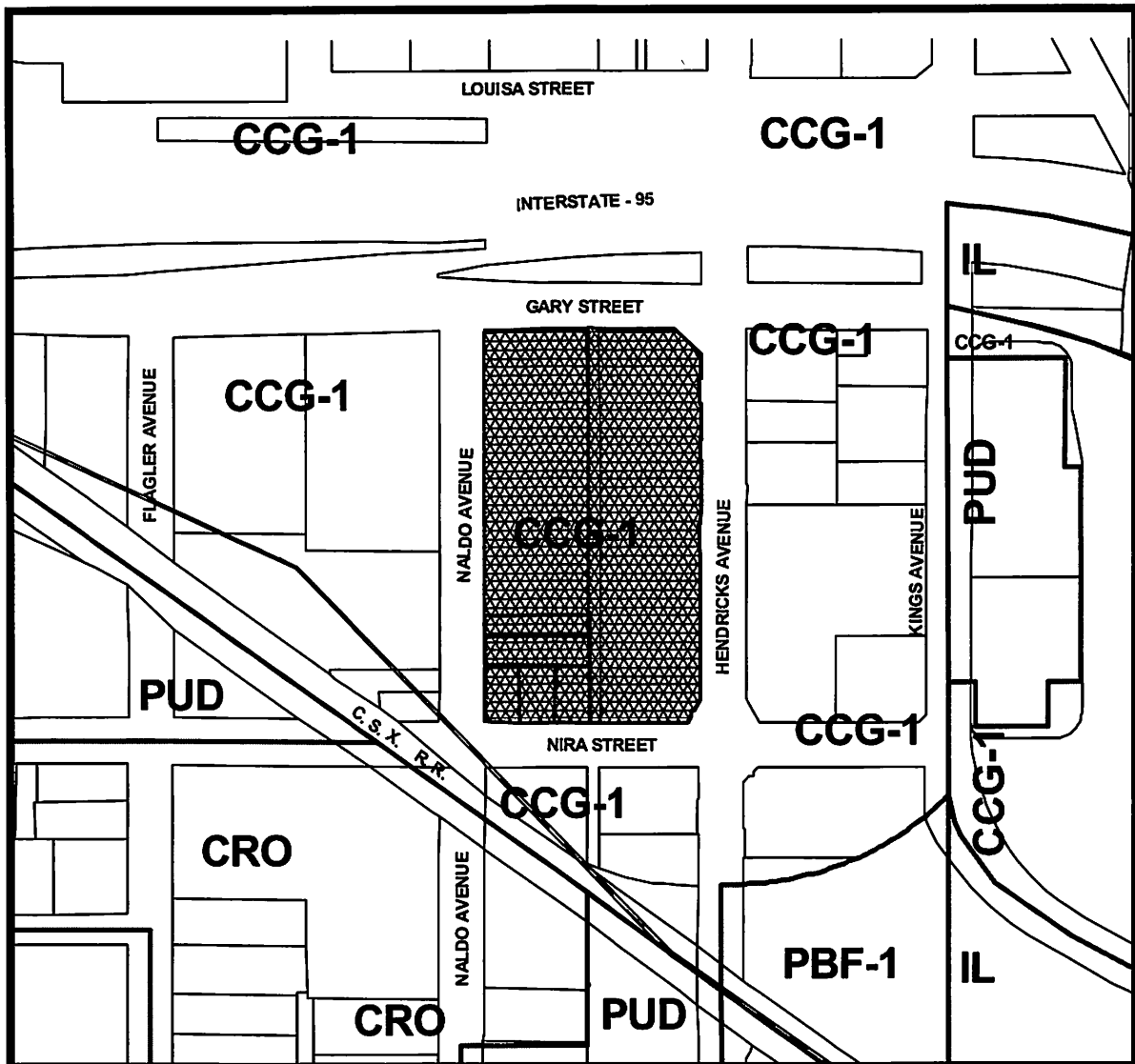
BEGIN AT THE SOUTHWEST CORNER OF LOT 18, BLOCK 28, OKLAHOMA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA (SAID CORNER LYING ON THE NORTHEAST CORNER OF NIRA STREET AND NALDO AVENUE, BOTH 60 FEET IN WIDTH); THENCE N 00° 07' 41" E ALONG THE EAST RIGHT OF WAY LINE OF SAID NALDO AVENUE, A DISTANCE OF 518.11 FEET TO A RIGHT OF WAY TAKING FOR INTERSTATE 95 IDENTIFIED AS PARCEL NUMBER 107; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID RIGHT OF WAY TAKING AND THE SOUTH LINE OF INTERSTATE 95 (SAID LINE BEING DEFINED AS A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 2300.10 FEET), A DISTANCE OF 57.32 FEET TO A POINT OF TANGENCY (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 86° 21' 50" E, 57.31 FEET; THENCE S 89° 47' 40" E, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 197.34 FET TO THE NORTHWEST CORNER OF RIGHT OF WAY PARCEL TAKING NUMBER 138.1; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SAID TAKING, S44° 50' 02" E, A DISTANCE OF 48.44 FEET TO THE WEST RIGHT OF WAY LINE OF HENDRICKS AVENUE, BEING OF VARIABLE WIDTH; THENCE THE FOLLOWING 17 CALLS ALONG SAID WEST LINE: COURSE # 1 - S 00° 07' 35" W, 29.48 FEET; COURSE # 2 - S 45° 07' 35" W, 2.12 FEET; COURSE # 3 - S 00° 07' 35" W, 29.90 FEET; COURSE # 4 - S 44° 52' 25" E, 2.12 FEET; COURSE # 5 - S 00° 07' 35" W, 46.70 FEET; COURSE # 6 - S 45° 07' 35" W, 2.12 FEET; COURSE # 7 - S 00° 07' 35" W, 29.60 FEET; COURSE # 8 - S 44° 52' 25" E, 2.12 FEET; COURSE # 9 - S 00° 07' 35" W, 82.25 FEET; COURSE #10 - N 89° 52' 25" W, 1.50 FEET; COURSE #11 - S 00° 07' 35" W, 44.00 FEET; COURSE # 12 - S 44° 52' 25" E, 2.12 FEET; COURSE # 13 - S 00° 07' 35" W, 56.05 FEET; COURSE # 14 - S 45° 07' 35" W, 2.12 FEET; COURSE # 15 - S 00° 07' 35" W, 37.50 FEET; COURSE # 16 - S 44° 52' 25" E, 2.12 FEET; COURSE # 17 - S 00° 07' 35" W, 92.35 FEET; THENCE THE FOLLOWING 4 CALLS

EXHIBIT 1

ALONG A RIGHT OF WAY TRANSITION TO THE NORTH RIGHT OF WAY LINE OF THE FOREMENTIONED NIRA STREET: COURSE # 1 - S 29° 38' 29" W, 16.48 FEET; COURSE # 2 - N 89° 47' 17" W, 3.87 FEET; COURSE # 3 - S 00° 29' 17" W, 6.93 FEET; COURSE # 4 - S 29° 38' 29" W, 9.44 FEET; THENCE N 89° 46' 18" W, ALONG SAID NORTH LINE, A DISTANCE OF 118.71 FEET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK 28, SAID PLAT OF OKLAHOMA (ALSO BEING THE EAST LINE OF AN 18.00 FOOT WIDE ALLEY; THENCE N 00° 07' 38" E, ALONG SAID EAST LINE OF THE ALLEY, A DISTANCE OF 144.67 FEET TO THE SOUTH LINE OF ORDINANCE EE- 633 (SAID ORDINANCE CLOSING THE ALLEY NORTHERLY FROM SAID SOUTH LINE); THENCE N 89° 47' 40" W, ALONG SAID SOUTH LINE, A DISTANCE OF 18.00 FEET TO THE WEST LINE OF SAID ALLEY; THENCE S 00° 07' 38" W, ALONG SAID WEST LINE, A DISTANCE OF 144.66 FEET TO THE AFORESAID NORTH RIGHT OF WAY LINE OF NIRA STREET; THENCE S 89° 46' 18" W, ALONG SAID NORTH LINE, A DISTANCE OF 135.39 FEET TO THE AFORESAID SOUTHWEST CORNER OF LOT 18 AND THE POINT OF BEGINNING.

IN ADDITION TO THE FOREGOING:

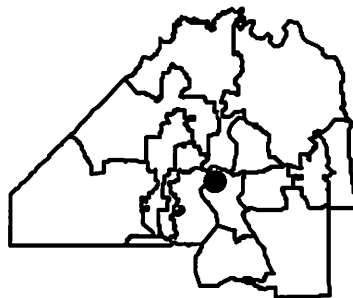
THAT CERTAIN 18' ALLEY LYING BETWEEN THE WESTERLY LINE OF LOTS 1 THROUGH 9 AND THE EASTERLY LINE OF LOTS 10 THROUGH 18, BLOCK 28, MAP OF OKLAHOMA AS RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



REQUEST SOUGHT:

FROM: CCG-1

TO: PUD



0 100 Feet



COUNCIL DISTRICT:

05

TRACKING NUMBER:

T-2016-1300

Page 1 of 1

EXHIBIT A

Property Ownership Affidavit - Corporation

Date: January 9, 2017

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: 1230 Hendricks Avenue, Jacksonville, FL 32207 RE#(s): 000222-0000, 000227-0000, 000228-0000, 000229-0000, 000230-0000, 000231-0000

To Whom it May Concern:

I J. Thomas Green, III, as Executive Director-Treasurer of Florida Baptist Convention, Inc., a corporation organized under the laws of the state of Florida, hereby certify that said corporation is the Owner of the property described in Exhibit 1 in connection with filing application(s) for land use and rezoning applications submitted to the Jacksonville Planning and Development Department.

(signature) *J. Thomas Green III*
(print name) J. Thomas Green, III

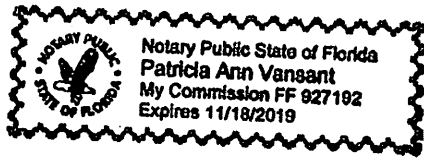
Please provide documentation illustrating that signatory is an authorized representative of the corporation; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 9th day of January 2017, by J. Thomas Green, III, as Executive Director-Treasurer, of Florida Baptist Convention, Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Patricia Ann Vansant
(Signature of NOTARY PUBLIC)

Patricia Ann Vansant
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: 11/18/2019

EXHIBIT B

Agent Authorization - Corporation

Date: January 9, 2017

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:
Address: 1230 Hendricks Avenue, Jacksonville, FL 32207 RE#(s): 000622-0000, 000627-0000, 000628-0000, 000629-0000, 000630-0000, 000631-0000

To Whom it May Concern:

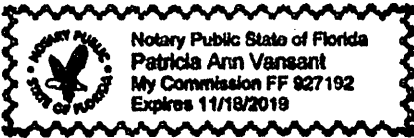
You are hereby advised that J. Thomas Green, III, as Executive Director-Treasurer of Florida Baptist Convention, Inc., a corporation organized under the laws of the state of Florida hereby authorizes and empowers Driver, McAfee, Peek & Hawthome, P.L. to act as agent to file application(s) for land use and rezoning applications 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 as submitted to the Jacksonville Planning and Development Department.

(signature) J. Thomas Green III
(print name) J. Thomas Green, III

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 9th day of January 20 17, by J. Thomas Green, III, as Executive Director-Treasurer, of Florida Baptist Convention, Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Patricia Ann Vansant
(Signature of NOTARY PUBLIC)



Patricia Ann Vansant
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 11/18/2019

EXHIBIT C

Binding Letter

Date: April 4, 2016

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

Ladies and Gentlemen:

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

Sincerely,

FLORIDA BAPTIST CONVENTION, INC.,
a Florida Non-Profit Corporation

By: J. Thomas Green III
Name: J. Thomas Green III
Its: Executive Director-Treasurer

EXHIBIT D
1230 Hendricks PUD
Written Description

Date: January 19, 2017

I. PROJECT DESCRIPTION

- A. Number of acres, location of site, existing use, surrounding uses, types of businesses, proposed uses.

Florida Baptist Convention, Inc., a Florida limited liability company (“Applicant”) proposes to rezone approximately 3.45 acres of property located at 1230 Hendricks Avenue, Jacksonville, FL 32204 (“Property”) to Planned Unit Development (“PUD”). The Property includes .22 acres from the alley closure pursuant to 2016-744. Applications for land use amendment from Community/General Commercial (“CGC”) to High Density Residential (“HDR”) Category, and for rezoning from Commercial Community/General-1 (“CCG-1”) to Residential High Density (“RHD-B”) have been filed. This PUD should be substituted for the RHD-B application that was previously filed.

The adjacent properties to the north, east and south are designated CCG-1 consisting of Tidbits north of the Fuller Warren Bridge; Naugle Funeral Home, a parking lot, Radiance of San Marco yoga studio, and First Atlantic Bank to the east; Advantage Dermatology, V Pizza and a parking lot to the south; and Called out Believers in Christ, Thomas Electric, United States Postal Service facility and a vacant lot to the west. Surrounding land uses are Central Business District (“CBD”) to the north and Community/General Commercial (“CGC”) to the east, west and south.

The Property is being planned as a multi-story, mixed-use development project featuring integrated residential and commercial uses (“Project”). The first floor streetscape will encourage an active street life through a combination of restaurant, commercial retail, office and parking space, as well as residential units with an amenity center, courtyard and pool. The above floors will be devoted to parking and residences varying from studio to two+-bedroom units.

The Property falls within the Urban Priority Area and entitled to a density bonus of up to an additional 20 units/acre pursuant to the City of Jacksonville 2030 Comprehensive Plan as amended by 2016B Series Text Amendment (Ordinance 2016-365). Accordingly, the maximum permitted uses within the PUD shall be 345 residential units (100 dwelling units/acre) and 30,000 square feet of retail commercial uses. The Project will include structured parking and vehicular access available at Hendricks Avenue and Naldo Avenue.

- B. Project Name: 1230 Hendricks Avenue PUD.
- C. Project Architect/Planner: Baker Barrios Architects, Inc.

- D. Project Engineer: England-Thims and Miller, Inc.
- E. Project Developer: Block One Ventures
- F. Current Land Use Designation: CGC with application for land use amendment to HDR pending (approximately 3.45 acres).
- G. Current Zoning District: CCG-1.
- H. Requested Zoning District: PUD.
- I. Real Estate Number(s): RE# 080822 0000, 080827 0000, 080828 0000, 080829 0000, 080830 0000, and 080831 0000 described in the legal descriptions attached as Exhibit 1.

II. QUANTITATIVE DATA

- A. Total Acreage: 3.45 acres.
- B. Total number of dwelling units: A maximum of 345 units (100 dwelling units per acre).
- C. Total amount of non-residential floor area: A maximum of 30,000 +/- square feet (first floor retail and leasing areas).
- D. Total amount of open space and recreation area: 150 square feet will be provided per dwelling unit (first floor courtyard, pool, amenities including rooftop and enclosed amenities, balconies/decks/porches for residential units, and improvements in the right of way for public use count toward this requirement).
- E. Total amount of public/private rights of way: None internal to the parcel. See conceptual site plan attached as Exhibit E.
- F. Total amount of land coverage of all buildings and structures: A maximum of 150,100 +/- square feet +/- . See conceptual site plan attached as Exhibit E.

III. STATEMENTS

- A. How does the proposed PUD differ from the usual application of the Zoning Code?

See attached PUD Comparison Chart illustrating the manner in which the proposed PUD zoning district differs from the existing zoning code.

- B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

- C. Phase schedule of construction (including initiation dates and completion dates):
Developer presently intends to begin permitting in 2017.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

1. Multiple-family dwellings.
2. Commercial neighborhood retail and service establishments structurally integrated vertically or horizontally with a multiple-family dwelling.
3. Professional office uses structurally integrated vertically or horizontally with a multiple-family dwelling.
4. Supporting Commercial Retail Sales and Service Establishments or Supporting Professional Offices uses in conjunction with multi-family.
5. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not including boarding kennels), musical instruments, florists or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repairs incidental to sales), office equipment and furniture, hardware, antiques, and similar retail uses.
6. Service establishments such as barber and beauty shops, shoe repair shops, interior decorators, health clubs and gymnasiums, travel agencies, home equipment rental and similar uses.
7. Outside retail sales of all items accessory to adjoining retail sales only; provided, however, outside retail sales of holiday items shall be subject to the performance standards and development criteria set forth in Section 656.401(gg)(1) and (2) of the Zoning Code.
8. Banks, savings and loans, and other financial institutions and similar uses, including walk up ATM facilities. Drive up ATM or banking facilities are prohibited.
9. Express or parcel delivery offices, but not trucking distribution services.
10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.

11. Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.
12. Home occupations meeting the performance standards and development criteria set forth in Part 4.
13. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only. Seating shall not exceed a capacity of 475.
14. Permanent or restricted outside sale and service in conjunction with a restaurant. Walk-up take out windows are permissible; however drive-through and drive-up facilities are prohibited.
15. Establishments which include the retail sale and service of beer or wine for off-premises consumption.
16. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption, including permanent or restricted outside sale and service subject to the criteria set forth in Part 4 of the Zoning Code.
17. Structured parking.

B. Permissible Uses by Exception:

1. Residential treatment facilities.
2. Private clubs.
3. Day care centers meeting the performances standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception:

None.

D. Permitted Accessory Uses and Structures:

1. As permitted pursuant to Section 656.403 of the Zoning Code.
2. In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.

E. Restrictions on Uses:

None.

V. **DESIGN GUIDELINES**

A. Lot Requirements:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Maximum lot coverage: None.
4. Maximum height of structures:
 - a. Accessory Use Structures – As permitted pursuant to Section 656.403 of the Zoning Code.
 - b. All other uses – 80 feet as measured from the finished floor; however, elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, raised parapets or screening, and associated appurtenances including a kitchen and/or bar area may be placed above the maximum heights provided for herein. Rooftop use, including but not limited to outdoor seating and amenities, is permitted and shall not count toward 80-foot height restriction.
5. Setbacks – Property setbacks are substantially as depicted on the Site Plan, but generally are as follows:
 - a. Front (Nira Street): 15 feet from variable right-of-way line.
 - b. Side (Naldo Avenue): Average 2 feet from variable right-of-way line.
 - c. Side (Hendricks Avenue): Average 5 feet from variable right-of-way line.
 - d. Rear (I-95): 10 feet from variable right-of-way line.

Sidewalks, outdoor seating, landscaping, parking spaces, monument signage, ornamental lights, banners and awnings may be located in the front, side or rear yard setbacks and right-of-way at the ground story as further detailed herein. Balconies, signage, roof overhangs, awnings, and other façade details may protrude into the front, side or rear yard setbacks at heights above 8 feet. Trash and recycling removal, deliveries, loading and unloading spaces and staging areas are permitted along Naldo Avenue in the right-of-way.

B. Ingress, Egress and Circulation:

1. **Parking and Loading Requirements:** The minimum number of parking spaces shall be, in the aggregate for residential and commercial uses, calculated as follows: (i) for residential units: 1 space for studio units, 1.5 spaces for one-bedroom units and 1.75 spaces for two+-bedroom units; and (ii) for commercial uses, 3 spaces per 1,000 square feet of gross floor area. Structured parking space will be available to commercial tenants and customers on lower levels of the garage, and secured parking will be available to residents on upper levels of the structured parking. Two loading spaces will be provided, and deliveries, loading and unloading shall be permitted in the right-of-way along Naldo Avenue.
2. **Vehicular Access:**
 - a. Vehicular access to the Property shall be by way of Naldo Avenue, Nira Street, and Hendricks Avenue, substantially as shown on the Site Plan. The final location of all access points is subject to the review and approval of the Development Services Division.
 - b. Within the Property, internal access shall be substantially as shown in the Site Plan.
3. **Pedestrian Access:**
 - a. A minimum 8 foot sidewalk shall be provided on the Hendricks Avenue and Nira Street side of the building. A minimum 5 foot sidewalk shall be provided on the Naldo Avenue and the I-95 service road side of the building. The sidewalk may be located in the right-of-way as generally depicted on the Site Plan. At least 5 feet of the sidewalk along Hendricks Avenue, Nira Street, Naldo Avenue and the I-95 service road shall be unobstructed. Outside seating areas shall be permitted within the sidewalk, including within the right-of-way, outside the 5 foot unobstructed sidewalk area. Landscaping, utilities, roof overhangs and other similar uses shall be allowed within the unobstructed sidewalk area and any vertical construction (e.g. overhangs) within the unobstructed sidewalk area must be at least 8 feet above grade. Pedestrian access may be enclosed but shall be clearly identified at street level as public pedestrian access. Pedestrian access to residential areas may be secured. The location of all sidewalks and pedestrian access is conceptual. Final sidewalk plans are subject to the review and approval of the Planning and Development Department.

C. Signage:

1. **Building Signs:** Building identification signs shall be permitted on each face or the rooftop of the building measuring a maximum of one hundred-thirty (130) square feet each on the Naldo Avenue, Nira Street and Hendricks Avenue sides, and a maximum of one hundred fifty (150) square feet on the I-95 side. Multiple uses and/or tenants within the PUD may be identified on such signs.
2. **Blade Signs:** Two blade style projecting parking signs measuring a maximum of forty (40) square feet each are permitted. Blade signs shall not project into any public right-of-way, except alleys, and shall have a minimum clearance of eight (8) feet over adjacent sidewalk or other grade. Signs projecting into alleys shall have a minimum clearance of fourteen (14) feet over adjacent grade. No sign shall extend into any public right-of-way to within less than two (2) feet of the curblin, or more than six (6) feet beyond the property line, except that at street intersections, signs which project from the intersecting street property lines may extend to the intersection of the six-foot projection margins on each street.
3. **Commercial Establishment Signs:** Commercial uses within the PUD shall be permitted wall signs, awnings with identification signage, projecting and under canopy signage which collectively shall not exceed ten (10) percent of the square footage of the occupancy front façade or respective side of the building abutting a public right-of-way.
4. **Directional/Parking Signs:** Directional/parking signs that indicate ways to and from PUD entrances and key components of the development, including parking, shall be permitted throughout the PUD. The design of such directional/parking signs shall be reflective of the overall character of the PUD and may include the relevant logo and name. Vehicle-oriented directional/parking signs shall be a maximum of sixteen (16) square feet in area per sign face.
5. **Temporary Signs:** Real estate, construction and other such temporary parcel activity signs not to exceed a maximum of forty-eight (48) square feet each shall be permitted throughout the PUD, provided that only one such sign per individual activity shall be permitted.
6. **Model Units and Vacant Space Signs:** Signs to identify entrances to residential leasing space, model units, and commercial space that is vacant shall be permitted. Such signs shall not exceed nine (9) square feet and shall be permitted to be placed in windows of model units and vacant commercial space.

D. Landscaping:

Landscaping will be installed and maintained along rights-of-way and in open space areas as depicted in the Site Plan. To improve site design and function, the location of landscaping may vary from the specific provisions of the Landscape and Tree Protection Regulations set forth in Part 12 of the Zoning Code. Accordingly, landscaping will be coordinated through the City Landscape Architect and the Planning and Development Department.

The landscaping will include a street tree plan to enhance the overall aesthetics of the project and promote walkability. In order to include substantial trees to provide sufficient shading, trees may be planted closer than two (2) feet and shade trees closer than four (4) feet from a right-of-way or pavement.

Additionally, the following exceptions to Part 12 of the Zoning Code apply: (1) internal buffering between residential, commercial and office uses shall not be required within the PUD due to the horizontal and vertical integration of such uses; and (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.

E. Recreation and Open Space:

The proposed recreation and open space includes balconies/decks/porches for residential units, a landscaped courtyard with a pool in the center of the residential structure as well as rooftop and enclosed amenity and recreational facilities. Additionally, Southside Park is two blocks south, accessible by preexisting sidewalks, and Belmonte Park is three blocks to the west.

F. Utilities/Services/Stormwater:

Essential services including gas, telephone, water, sewer, cable and electric as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA. Backflow preventers may be located within the right-of-way as long as such location does not hinder vehicular or pedestrian access. Stormwater treatment facilities may be located offsite, within the right-of-way and/or underground in vaults on the parcels. Grease traps for commercial operators/businesses may be located within the right-of-way.

G. Wetlands:

The Project will not impact any wetlands.

H. Minimum Distance:

The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Code shall be waived. Specifically, the Property is less than 500 feet from a church; however, the proposed alcoholic beverage use is designed to be an integral part of a mixed planned unit development, will not be directly visible along the line of measurement defined in Section 656.806, and will be physically separated from the church by the multi-story structured parking.

I. Temporary Uses:

Temporary sales and leasing offices and construction trailers may be placed on site.

VI. DEVELOPMENT PLAN APPROVAL

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

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed redevelopment of the Property will enhance the value of nearby properties as a result of the improvements, enhance the aesthetics of the neighborhood, increase the tax base, and create new jobs. As such, the proposed project will be beneficial to the surrounding neighborhood and community.

A. Is more efficient than would be possible through strict application of the Zoning Code.

The PUD will permit mixed-use development of the Property integrating a variety of residential and commercial uses including studio, one, two+-bedroom residential units with restaurant, retail, office and structured parking space. The PUD design ensures consistency with the surrounding zoning and existing uses.

B. Is compatible with surrounding land uses and will improve the characteristics of the surrounding area.

The Property is consistent and comparable to planned and permitted development in the area. The Property is bordered by the Fuller Warren Bridge to the north; Naugle Funeral Home, a parking lot, Radiance of San Marco yoga studio, and First Atlantic Bank to the east; Advantage Dermatology, V Pizza and a parking lot to the south; and small church, Thomas Electric, United States Postal Service facility and a vacant lot that will be a retention pond to the west.

The Property is compatible in both intensity and density with surrounding uses and zoning districts. The Property falls within the Urban Priority Area immediately adjacent to the Fuller Warren Bridge. As such, the property qualifies for a density bonus of twenty (20) units per acre as established by the 2016B Series Text Amendment (Ordinance 2016-365) to the City of Jacksonville 2030 Comprehensive Plan. It is similar to other residential and mixed-use Southbank developments such as San Marco Place at 1478 Riverplace Boulevard, The Strand Downtown at 1401 Riverplace Boulevard and the Peninsula of Jacksonville at 1431 Riverplace Boulevard as well as various hotels in the area such as the Homewood Suites at 1201 Kings Avenue, Hampton Inn at 1331 Prudential Drive, Extended Stay America at 1413 Prudential Drive, Lexington Hotel and Conference center at 1515 Prudential Drive, and Hilton DoubleTree at 1201 Riverplace Boulevard.

The unique location of the Project in proximity to both the Southside and San Marco Areas will contribute to the flourishing development within the Hendricks Avenue Urban Transition Area as well as the San Marco area. The Project will enhance the streetscape with a development providing a variety of upscale residential options as well as restaurant, retail and office space.

C. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan.

The proposed PUD is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations, and specifically contributes to:

1. Objective 1.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
2. Policy 1.1.8 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
3. Policy 1.1.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

4. Policy 1.1.12 of the Future Land Use Element of the 2030 Comprehensive Plan – Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
5. Policy 1.1.13 of the Future Land Use Element of the 2030 Comprehensive Plan – Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria: 1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use; 2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and 3. The proposed development is compatible with surrounding existing land uses and zoning.
6. Policy 1.1.25 of the Future Land Use Element of the 2030 Comprehensive Plan – The City will encourage the use of such smart growth practices as:
 - a. Interconnectivity of transportation modes and recreation and open space areas;
 - b. A range of densities and types of residential developments;
 - c. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - d. Use of the Development Areas;
 - e. Revitalization of older areas and the downtown, and
 - f. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
7. Objective 1.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

8. Objective 2.3 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to strengthen Downtown Jacksonville as the regional center of finance, government, retail and cultural activities for Northeast Florida.
9. Policy 2.3.1 of the Future Land Use Element of the 2030 Comprehensive Plan – Recognize the Central Business District (CBD) and its periphery as a significant urban area of the City appropriate for residential and mixed use projects at higher densities/intensities than the remainder of the City.
10. Objective 2.10 of the Future Land Use Element of the 2030 Comprehensive Plan – Apply urban development characteristics as defined in this element to suburban mixed-use development projects as a means of promoting the development of complementary uses that include cultural, recreational, and integrated commercial and residential components, in order to reduce the negative impacts of urban sprawl.
11. Objective 3.2 of the Future Land Use Element of the 2030 Comprehensive Plan – Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
12. 2016B Series Text Amendment (Ordinance 2016-635) to Future Land Use Element of the 2030 Comprehensive Plan – Grant a density bonus of up to an additional 20 units/acre subject based upon consistency with the following criteria and a determination of consistency with the goals, objectives and policies of the Comprehensive Plan:
 - a. The site must be located along an arterial road – The Property is located immediately adjacent to I-95 (a principal arterial road) to the north and Hendricks Avenue (a minor arterial road) to the east.
 - b. The site must be fully located within one half mile of a site where the developed density equals or exceeds the proposed density – The site is within one half mile and similar to other residential and mixed-use Southbank developments such as The Strand Downtown at 1401 Riverplace Boulevard (RE# 080394-0025) and the Peninsula of Jacksonville at 1431 Riverplace Boulevard (RE# 080393-0310).
 - c. The site must be fully located within one quarter of a mile (1,320 feet) of the CBD and with no more than one intersecting street between the site and the CBD – The property immediately adjacent to the north of I-95 is CBD.

- d. The abutting and adjacent land use categories must be CGC, HDR, RC or CBD – The property is abutting and adjacent to CBD to the north and CGC to the west, south and east.
- e. The density bonus must be accompanied by a site specific policy adopted in the Future Land Use Element – Please find the attached proposed site specific policy (Ordinance 2017-____).

PUD Comparison Chart
1230 Hendricks PUD

The chart below illustrates the manner in which the proposed PUD zoning district deviates from the conventional district.

Element	Conventional Zoning District (RHD-B)	Proposed PUD Zoning District
Maximum gross density	<p>Pursuant to the City of Jacksonville 2030 Comprehensive Plan as amended by 2016B Series Text Amendment (Ordinance 2016-365), the maximum gross density in the Urban Priority Area shall be 80 units/acre . . . A density bonus of up to an additional 20 units/acre may be granted subject to consistency with all of the following criteria and a case-by-case determination of consistency with the goals, objectives and policies of the Comprehensive Plan:</p> <ol style="list-style-type: none"> 1. The site must be located along an arterial road; 2. The site must be fully located within one half mile of a site where the developed density equals or exceeds the proposed density; 3. The site must be fully located within one quarter of a mile (1,320 feet) of the CBD and with no more than one intersecting street between the site and the CBD; 4. The abutting and adjacent land use categories must be CGC, HDR, RC or CBD; and 5. The density bonus must be accompanied by a site specific policy adopted in the Future Land Use Element 	Same as Conventional Zoning. The maximum gross density shall be 100 dwelling units per acre.
Permitted uses and structures	<p>Permitted uses and structures pursuant to Section 656.307.A.II.a:</p> <ol style="list-style-type: none"> (1) Multiple-family dwellings. (2) Commercial neighborhood retail and service establishments structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area. (3) Professional office uses structurally integrated with a multiple-family dwelling not exceeding 25% of the total floor area. 	<ol style="list-style-type: none"> 1. Multiple-family dwellings. 2. Commercial neighborhood retail and service establishments structurally integrated vertically or horizontally with a multiple-family dwelling. 3. Professional office uses structurally integrated vertically or horizontally with a multiple-family dwelling. 4. Supporting Commercial Retail Sales and Service Establishments or Supporting Professional Offices uses in conjunction with multi-family. 5. Retail outlets for the sale of food and drugs including

PUD Comparison Chart
1230 Hendricks PUD

	<p>(4) Community residential homes of six or fewer residents meeting the performance standards and development criteria set forth in Part 4.</p> <p>(5) Housing for the elderly.</p> <p>(6) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(7) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.</p> <p>(8) Parks, playgrounds and playfields or recreational or community structures meeting the performance standards and development criteria set forth in Part 4.</p> <p>(9) Bed and breakfast establishments meeting the performance standards and development criteria set forth in Part 4.</p> <p>(10) Home occupations meeting the performance standards and development criteria set forth in Part 4.</p> <p>(11) Family day care homes meeting the performance and development criteria set forth in Part 4.</p>	<p>grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry (including watch repair), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not including boarding kennels), musical instruments, florists or shops, delicatessens, bakeries (but not wholesale bakeries), home furnishings and appliances (including repairs incidental to sales), office equipment and furniture, hardware, antiques, and similar retail uses.</p> <p>6. Service establishments such as barber and beauty shops, shoe repair shops, interior decorators, health clubs and gymnasiums, travel agencies, home equipment rental and similar uses.</p> <p>7. Outside retail sales of all items accessory to adjoining retail sales only; provided, however, outside retail sales of holiday items shall be subject to the performance standards and development criteria set forth in Section 656.401(gg)(1) and (2) of the Zoning Code.</p> <p>8. Banks, savings and loans, and other financial institutions and similar uses, including walk up ATM facilities. Drive up ATM or banking facilities are prohibited.</p> <p>9. Express or parcel delivery offices, but not trucking distribution services.</p> <p>10. Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4.</p> <p>11. Parks, playgrounds and playfields or recreational or community structures meeting the performance</p>
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PUD Comparison Chart
1230 Hendricks PUD

		<p>standards and development criteria set forth in Part 4.</p> <ol style="list-style-type: none"> 12. Home occupations meeting the performance standards and development criteria set forth in Part 4. 13. Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only. Seating shall not exceed a capacity of 475. 14. Permanent or restricted outside sale and service in conjunction with a restaurant. Walk-up take out windows are permissible; however drive-through and drive-up facilities are prohibited. 15. Establishments which include the retail sale and service of beer or wine for off-premises consumption. 16. Establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer, or wine for on-premises consumption, including permanent or restricted outside sale and service subject to the criteria set forth in Part 4 of the Zoning Code. 17. Structured parking.
<p>Permitted accessory uses and structures</p>	<p>Permitted accessory uses and structures pursuant to Section 656.307.A.II.b:</p> <ol style="list-style-type: none"> (1) See Section 656.403. (2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external 	<p>Same as Conventional Zoning.</p>

PUD Comparison Chart
1230 Hendricks PUD

	evidence of the existence of these establishments.	
Permissible uses by exception	<p>Permissible uses by exception pursuant to Section 656.307.A.II.c:</p> <ol style="list-style-type: none"> (1) Cemeteries and mausoleums but not funeral homes or mortuaries. (2) Elementary and secondary schools meeting the performance standards and development criteria set forth in Part 4. (3) Essential services, including water, sewer, gas, telephone, radio, television and electric, meeting the performance standards and development criteria set forth in Part 4. (4) Nursing homes. (5) Residential treatment facilities. (6) Private clubs. (7) Day care centers meeting the performances standards and development criteria set forth in Part 4. (8) Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4. (9) Home occupations meeting the performance standards and development criteria set forth in Part 4. (10) Community residential homes of seven to 14 residents meeting the performance standards and development criteria set forth in Part 4. (11) Boarding houses. (12) Supporting Commercial Retail Sales and Service Establishments or Supporting Professional Offices 	<ol style="list-style-type: none"> 1. Residential treatment facilities. 2. Private clubs. 3. Day care centers meeting the performances standards and development criteria set forth in Part 4.

PUD Comparison Chart
1230 Hendricks PUD

	uses in conjunction with multi-family.	
Minimum lot requirements (width and area)	<p>Minimum lot requirements for all uses, except as otherwise required for certain uses, the minimum lot requirements are as follows pursuant to Section 656.307.A.II.d:</p> <p>735 square feet for each family unit, not to exceed 60 units per acre.</p>	There shall be no minimum lot width or area requirements.
Maximum lot coverage by all buildings and structures	<p>Maximum lot coverage by all buildings and structures pursuant to Section 656.307.A.II.e:</p> <p>80 percent</p>	Maximum lot coverage shall be 100 percent.
Minimum yard requirements/setbacks	<p>Minimum yard requirements pursuant to Section 656.307.A.II.f:</p> <p>Multiple-family dwellings on individual lot or with more than one principal structure on the lot in RHD-B District:</p> <p>(i) Permitted uses and structures:</p> <p>(A) Front—25 feet.</p> <p>(B) Side and rear—40 feet.</p> <p>(ii) Accessory use structures used in conjunction with a permitted use:</p> <p>(A) Front—Accessory use structures shall not be permitted in front yards as they are established by the location of the principal use structures.</p> <p>(B) Side and rear—5 feet.</p> <p>All other uses:</p> <p>(i) Front—10 feet.</p> <p>(ii) Side—Ten feet.</p>	<p>1. Property setbacks are substantially as depicted on the Site Plan, but generally are as follows:</p> <p>a. Front (Nira Street): 15 feet from variable right-of-way line.</p> <p>b. Side (Naldo Avenue): Average 2 feet from variable right-of-way line.</p> <p>c. Side (Hendricks Avenue): Average 5 feet from variable right-of-way line.</p> <p>d. Rear (I-95): 10 feet from variable right-of-way line.</p> <p>Sidewalks, outdoor seating, landscaping, parking spaces, monument signage, ornamental lights, banners and awnings may be located in the front, side or rear yard setbacks and right-of-way at the ground story as further detailed herein. Balconies, signage, roof overhangs, awnings, and other façade details may protrude into the front, side or rear yard setbacks at heights above 8 feet.</p>

PUD Comparison Chart
1230 Hendricks PUD

	(iii) Rear—20 feet.	<p>Trash and recycling removal, deliveries, loading and unloading spaces and staging areas are permitted along Naldo Avenue in the right-of-way.</p> <p>Backflow preventers may be located within the right-of-way as long as such location does not hinder vehicular or pedestrian access. Stormwater treatment facilities may be located offsite, within the right-of-way and/or underground in vaults on the parcels. Grease traps for commercial operators/businesses may be located within the right-of-way.</p>
Height of structures	<p>Maximum height of structures pursuant to Section 656.307.A.II.g:</p> <p>(2) RHD-B District—Maximum height shall be 60 feet; provided, however, that the height may be unlimited where all required yards are increased by one foot for each three feet of building height or fraction thereof in excess of 60 feet.</p> <p>(3) All other uses and accessory use structures—See Section 656.403.</p>	<p>Maximum height of structures:</p> <p>a. Accessory Use Structures – As permitted pursuant to Section 656.403 of the Zoning Code.</p> <p>b. All other uses – 80 feet as measured from the finished floor; however, elevator structures, external stairwell, mechanical equipment, water closets, spires, cupolas, antennas, chimneys, raised parapets or screening, and associated appurtenances may be placed above the maximum heights provided for herein. Rooftop use, including but not limited to outdoor seating and amenities, is permitted and shall not count toward 80-foot height restriction.</p>
Secondary zoning districts	<p>The following secondary zoning districts may be permitted in the High Density Residential Category as depicted on the Future Land Use Maps of the Comprehensive Plan, subject to the district regulations for same pursuant to Section 656.307.B:</p> <p>(1) Commercial Office (CO); Section 656.311.</p> <p>(2) Commercial Residential and Office (CRO); Section 656.311.</p> <p>(3) Commercial Neighborhood (CN); Section 656.312.</p>	Same as Conventional Zoning District.

PUD Comparison Chart
1230 Hendricks PUD

	<p>(4) Commercial Community/General-1 (CCG-1); Section 656.313.</p> <p>(5) Public Building and Facilities-1 (PBF-1); Section 656.332.</p> <p>(6) Public Building and Facilities-2 (PBF-2); Section 656.332.</p> <p>(7) Conservation (CSV); Section 656.333.</p> <p>(8) Planned Unit Development (PUD); Section 656.340.</p> <p>The aforementioned secondary zoning districts may be permitted provided that the supplemental criteria and standards for same specified in Part 3.Subpart G of the City of Jacksonville Code of Ordinances are met.</p>	
<p>Recreation and open space</p>	<p>Recreation and open space standards pursuant to Section 656.420:</p> <p>All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.</p>	<p>Same as Conventional Zoning District. At least 150 square feet of recreation area will be provided per dwelling unit including balconies/decks/porches for residential units, a landscaped courtyard with a pool in the center of the residential structure as well as rooftop and enclosed amenity and recreational facilities. Additionally, Southside Park is two blocks south, accessible by preexisting sidewalks, and Belmonte Park is three blocks to the west.</p>
<p>Parking spaces</p>	<p>Number of off-street parking spaces required pursuant to Section 656.604:</p> <p>(a) Residential uses:</p> <p>(1) Multiple-family dwellings—One and one-half spaces for an efficiency, studio or one bedroom dwelling not exceeding 500 square feet, one and three-quarters spaces for one bedroom dwelling containing 500 square feet or more, two spaces for two bedroom dwellings and an additional</p>	<p>The minimum number of parking spaces shall be, in the aggregate for residential and commercial uses, calculated as follows: (i) for residential units: 1 space for studio units, 1.5 spaces for one-bedroom units and 1.75 spaces for two+-bedroom units; and (ii) for commercial uses, 3 spaces per 1,000 square feet of gross floor area. Structured parking space will be available to commercial tenants and customers on lower levels of the garage, and secured parking will be available to residents on upper</p>

PUD Comparison Chart
1230 Hendricks PUD

	<p>one-quarter space for each bedroom in excess of two, plus one space for owner or operator and one space for each two employees. In determining the number of bedrooms, rooms depicted as dens, studios and similarly depicted areas shall be construed to be an additional bedroom for the purposes of determining the number of off-street parking spaces required.</p> <p>(b) Assembly, recreational and similar uses:</p> <p>(1) Restaurants—One space for each four patron seats (including indoor and outdoor patron seating) plus one space for each two employees on a peak hour shift.</p> <p>(c) Office and professional uses:</p> <p>(1) Professional and business offices, including medical and dental offices or clinics—Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.</p> <p>(d) Commercial uses:</p> <p>(1) Business, commercial or personal service establishments (not otherwise listed)—.Three spaces for each 1,000 square feet of gross floor area. There shall be a maximum of six spaces for each 1,000 square feet of gross floor area.</p>	<p>levels of the structured parking.</p>
<p>Loading spaces</p>	<p>Number of off-street loading spaces required pursuant to Section 656.604:</p> <p>(a) Each retail store, storage warehouse, wholesale establishment, industrial plant, factory, freight terminal, merchant, restaurant, mortuary, laundry, dry cleaning establishment or similar use which has an aggregate floor area of:</p> <p>(1) Over 5,000 square feet but not over 25,000 square feet shall have one space.</p> <p>(2) 25,000 square feet but not over 60,000 square</p>	<p>Two loading spaces will be provided, and deliveries, loading and unloading shall be permitted in the right-of-way along Naldo Avenue.</p>

PUD Comparison Chart
1230 Hendricks PUD

	<p>feet shall have two spaces.</p> <p>(3) 60,000 square feet but not over 120,000 square feet shall have three spaces.</p> <p>(4) 120,000 square feet but not over 200,000 square feet shall have four spaces.</p> <p>(b) Each office or financial institution shall provide one space for the first 75,000 square feet of gross floor area, and one space for each additional 60,000 square feet or major fraction thereof.</p> <p>(c) With respect to multiple dwellings:</p> <p>(1) For each multiple dwelling or apartment or hotel having at least 20 dwelling units but not over 50 dwelling units—One space.</p> <p>(2) For each multiple dwelling unit having over 50 dwelling units—One space plus one space for each additional 50 dwelling units or major fraction thereof.</p> <p>(d) For each auditorium, convention hall, exhibition hall, museum, motel, hotel, office building, sports arena, stadium, hospital, sanitarium, welfare institution or similar use which has an aggregate floor area of over 10,000 square feet, but not over 40,000 square feet—One space, plus one space for each additional 60,000 square feet or major fraction thereof.</p> <p>(e) For a use not specifically mentioned, the requirements for off-street loading facilities for a use which is so mentioned and to which the unmentioned use is similar shall apply.</p>	
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PUD Comparison Chart
1230 Hendricks PUD

<p>Landscaping</p>	<p>Landscaping to be constructed and maintained in accordance with the requirements set forth in Part 12 of the Zoning Code.</p>	<p>Landscaping will be installed and maintained along rights-of-way and in open space areas as depicted in the Site Plan. To improve site design and function, the location of landscaping may vary from the specific provisions of the Landscape and Tree Protection Regulations set forth in Part 12 of the Zoning Code. Accordingly, landscaping will be coordinated through the City Landscape Architect and the Planning and Development Department.</p> <p>The landscaping will include a street tree plan to enhance the overall aesthetics of the project and promote walkability. In order to include substantial trees to provide sufficient shading, trees may be planted closer than two (2) feet and shade trees closer than four (4) feet from a right-of-way or pavement.</p> <p>Additionally, the following exceptions to Part 12 of the Zoning Code apply: (1) internal buffering between residential, commercial and office uses shall not be required within the PUD due to the horizontal and vertical integration of such uses; and (2) structured parking shall not be deemed to be a vehicular use area for landscaping purposes.</p>
<p>Signage</p>	<p>Signage regulations are as set forth in Part 13 of the Zoning Code including, but not limited to, the following provisions:</p> <p>Zoning limitations on signs pursuant to Section 656.1303.a:</p> <p>(1) One nonilluminated sign not exceeding a maximum of 24 square feet in area is permitted, unless otherwise specifically prohibited in the Zoning Code.</p>	<p>1. Building Signs: Building identification signs shall be permitted on each face of the building measuring a maximum of one hundred-thirty (130) square feet each on the Naldo Avenue, Nira Street and Hendricks Avenue sides, and a maximum of one hundred fifty (150) square feet on the I-95 side. Multiple uses and/or tenants within the PUD may be identified on such signs.</p> <p>2. Blade Signs: Two blade style projecting parking</p>

PUD Comparison Chart
1230 Hendricks PUD

	<p>(2) In all residential zoning districts, ground signs or free-standing signs shall not exceed 20 feet in height and shall not be located in any required yard.</p> <p>(3) Roof signs, neon signs, changing message devices and strip lighting are prohibited.</p> <p>General criteria for signage pursuant to Section 656.1303.i:</p> <p>(1) Height of signs—Signs shall not exceed 50 feet in maximum height above the level of the adjacent ground, except as otherwise provided in this Chapter; provided, however that signs located in commercial and industrial zoning districts may exceed that height; provided that, the sign is located not more than 660 feet from the centerline of an interstate highway exit and not more than 660 feet from the centerline of an interstate highway; provided further the sign does not exceed 65 feet in height.</p> <p>(2) Location of signs—Notwithstanding any other provisions of the Ordinance Code to the contrary, no sign shall be located within 25 feet of any intersection of two or more right-of-way lines, nor shall any sign be located closer than ten feet from any street right-of-way; provided, however, that any flag permitted by subsection (b)(3), above, located in the CCBD zoning district shall not be subject to this ten foot set back requirement.</p> <p>(3) Changing message devices are permitted as part of any allowable sign unless otherwise prohibited.</p> <p>(4) The restrictions contained in this Part apply only to signs which can be seen unaided from any location on the ground which is not on the lot or parcel where the sign is located.</p>	<p>signs measuring a maximum of forty (40) square feet each are permitted. Blade signs shall not project into any public right-of-way, except alleys, and shall have a minimum clearance of eight (8) feet over adjacent sidewalk or other grade. Signs projecting into alleys shall have a minimum clearance of fourteen (14) feet over adjacent grade. No sign shall extend into any public right-of-way to within less than two (2) feet of the curbline, or more than six (6) feet beyond the property line, except that at street intersections, signs which project from the intersecting street property lines may extend to the intersection of the six-foot projection margins on each street.</p> <p>3. Commercial Establishment Signs: Commercial uses within the PUD shall be permitted wall signs, awnings with identification signage, projecting and under canopy signage which collectively shall not exceed ten (10) percent of the square footage of the occupancy front façade or respective side of the building abutting a public right-of-way.</p> <p>4. Directional/Parking Signs: Directional/parking signs that indicate ways to and from PUD entrances and key components of the development, including parking, shall be permitted throughout the PUD. The design of such directional/parking signs shall be reflective of the overall character of the PUD and may include the relevant logo and name. Vehicle-oriented directional/parking signs shall be a maximum of sixteen (16) square feet in area per sign face.</p> <p>5. Temporary Signs: Real estate, construction and other such temporary parcel activity signs not to exceed a maximum of forty-eight (48) square feet each shall be permitted throughout the PUD, provided that only one</p>
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PUD Comparison Chart
1230 Hendricks PUD

	<p>Special criteria for signage pursuant to Section 656.1303.i:</p> <ul style="list-style-type: none"> (1) Whenever a provision of subsection (h) of this Section conflicts with a specific provision for a zoning district as set forth in subsections (a)—(d) of this Section, the specific provision for that zoning district shall prevail. (2) Two, but no more than two, signs or sign structures may be erected as a single unit if such signs are in the same vertical plane, are contiguous, and are built at one time by a single owner. (3) Wall signs shall not exceed ten percent of the square footage of the occupancy frontage or respective side of the building abutting a public right-of-way or approved private street. <p>Criteria for awning signs pursuant to Section 656.1304:</p> <ul style="list-style-type: none"> (a) That the total square footage of signage does not exceed 12 square feet; (b) That the height of the letters shall not exceed 20 inches; (c) That the numbers of awning signs for each property shall be limited to one sign per occupancy frontage or unlimited where the distance between the same is a minimum of 20 feet; (d) That portion of an awning sign which is not perpendicular to the wall to which the awning is attached shall be subtracted from the allowable number of maximum square footage any signage otherwise allowable; (e) That awning signs shall comply with the 	<p>such sign per individual activity shall be permitted.</p> <p>6. Model Units and Vacant Space Signs: Signs to identify entrances to residential leasing space, model units, and commercial space that is vacant shall be permitted. Such signs shall not exceed nine (9) square feet and shall be permitted to be placed in windows of model units and vacant commercial space.</p>
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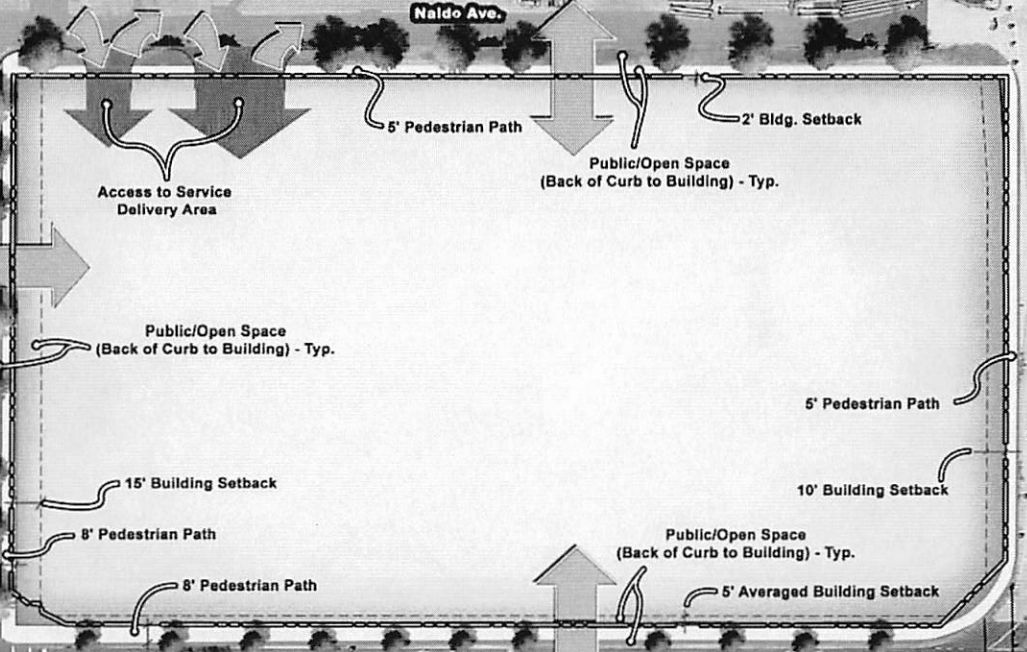
PUD Comparison Chart
1230 Hendricks PUD

	<p>requirements of Section 323.104(i); and</p> <ul style="list-style-type: none"> (f) That in the event the Ordinance Code is amended to modify the requirements for awning signs, any lawfully erected awning sign existing at the time of the amendment shall be permitted to remain, but shall come into compliance should it be replaced; (g) That no signage shall be allowed on that portion of the awning sign which is perpendicular to the wall to which the awning is attached; (h) That no awning sign shall be directly or indirectly illuminated. 	
Alcohol	<p>Pursuant to Section 656.805, except as provided in other Sections, the distance limitations for on- and off-premises consumption of alcohol, beer and/or wine pursuant shall be as follows:</p> <ul style="list-style-type: none"> (a) There shall be no limitations for the off-premises consumption of beer and wine. (b) There shall be not less than 500 feet from an established school or church for the off-premises consumption of alcoholic beverages, including beer and wine, and not less than 500 feet from an established adult entertainment or service facility. (c) There shall be not less than 500 feet from an established school or church for a restaurant serving alcoholic beverages, that does not qualify as a nightclub pursuant to <u>Section 656.1601</u>, Ordinance Code. (d) There shall be not less than 1,500 feet from an 	<p>The minimum distance between the Property and a church or school as required by Section 656.805(c) of the Code shall be waived.</p>

PUD Comparison Chart
1230 Hendricks PUD

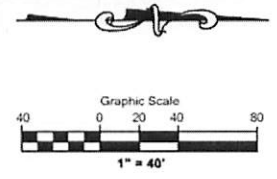
	<p>established school or church for the on-premises consumption of alcoholic beverages, not in conjunction with the service of food, except as specifically provided herein.</p> <p>(e) These distance limitations shall not apply to a church or school located in a CN, CCG-1 or CCG-2 zoned district if the church or school is on a parcel of land with an unrelated principal use.</p>	
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Hendricks Site for BLOCKONE VENTURES



December 12, 2016
Exhibit A
Page 1 of 1

ETM
England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS



Warranty Deed

CORPORATE

THIS INSTRUMENT MAY BE FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF DUVAL, FLORIDA, AT THE OFFICE OF THE CLERK OF THE COUNTY OF DUVAL, FLORIDA, ON THIS 30th DAY OF NOVEMBER, 1960.

HENDRICKS PROPERTIES, INC., a Florida corporation
a corporation organized and existing under the laws of the State of Florida
of the County of Duval, State of Florida, party of the first part, and

FLORIDA BAPTIST CONVENTION, a non profit corporation whose address
is 1230 Hendricks Avenue, Jacksonville, Florida, party of the second part,
of the County of Duval, State of Florida.

WITNESSETH: that the said party of the first part for and in consideration of the sum of Ten Dollars and other good and valuable considerations (\$10.00) in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part, its successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Lot One (1), Two (2), Ten (10), and Eleven (11),
Block Twenty-Eight (28), OKLAHOMA, according
to plat thereof recorded in Plat Book 2, Page 7,
of the current public records of Duval County,
Florida.



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

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its name by its President and caused its Corporate Seal attested by its Secretary to be hereunto the day and year first above written.

(CORPORATE SEAL) **HENDRICKS PROPERTIES, INC.**

ATTEST
By: *H.P.O.*

By: *Elliott S. Horovitz*

Its Secretary
Signed and Sealed in Our Presence:
[Signature]
STATE OF FLORIDA
COUNTY OF DUVAL

Its President

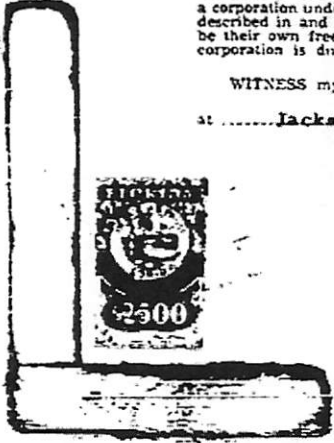



Before me personally appeared Elliott S. Horovitz and H. P. Osborne, Jr. respectively the President and Secretary of Hendricks Properties, Inc.

a corporation under the laws of the State of Florida, to me well known to be the individuals and officers described in and who executed the foregoing instrument and severally acknowledged the execution thereof to be their own free act and deed as such officers, thereto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 30th day of November, 1960
at Jacksonville County and State aforesaid.

60- 74716 Notary Public in and for the County and State Aforesaid
Dec 1 1 40 PM '68 My Commission Expires Oct 78, 1961



FILED AND
ALSO IN
COUNTY, FLA.
[Signature]
NOTARY PUBLIC



WARRANTY DEED
DEPT. OF REVENUE

Manufactured and for sale by The W. & W. S. Deen Company
Tallahassee, Florida

This Warranty Deed Made the 10 day of June A.D. 1958 by
J. HAROLD NEWMAN and HERMINE K. NEWMAN, his wife, and ABRAHAM
NEWMAN and HATTIE NEWMAN, his wife,

hereinafter called the grantor to FLORIDA BAPTIST CONVENTION, a corporation
not for profit,

whose postoffice address is: 218 West Duval Street, Tallahassee, Florida
hereinafter called the grantee

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

Lots Three (3), Four (4) and Five (5), Block
Twenty-eight (28), OKLAHOMA, according to
plat thereof recorded in Plat Book 2, Page 7,
of the current public records of Duval County,
Florida.



DUVAL
COUNTY

STATE OF FLORIDA
DOCUMENTS TAX
JUNE 1958
\$11.400



Together with all the tenements, hereditaments and appurtenances thereto belonging in in any
wise appurtenant

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 as well and conveys 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 whatsoever and that said land is free of all encumbrances except taxes becoming subsequent
to December 31, 1957.

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

Signed, sealed and delivered in our presence

Staley Selber

Abraham Newman L.S.

Hermine K. Newman L.S.

Hattie Newman L.S.

STATE OF FLORIDA
COUNTY OF DUVAL

SPACE BELOW FOR RECORDERS USE

I HEREBY CERTIFY that on this day, before me, an officer duly
authorized in the State aforesaid and in the County aforesaid to take
acknowledgments, personally appeared J. Harold Newman and
Hermine K. Newman, his wife, and Abraham
Newman and Hattie Newman, his wife,

to me known to be the persons described in and who executed the
 foregoing instrument and they acknowledged before me that they
 executed the same.

WITNESS my hand and official seal in the County and
State last aforesaid this 10th day of
June A.D. 1958.

Staley Selber
Notary Public, State of Florida
My Commission expires: 5/20/60

VOL 789 ¹⁴⁴
OFFICIAL RECORDS

Warranty Deed

(CORPORATE)

THIS INSTRUMENT Made this 19th day of June, A. D. 19 59 BETWEEN

HUDNALL HOLDING COMPANY,

a corporation organized and existing under the laws of the State of Florida

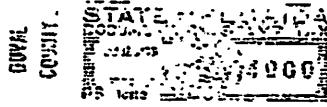
of the County of Duval State of Florida party of the first part and

FLORIDA BAPTIST CONVENTION, a corporation not for profit
whose mailing address is: 212 W. Church St., Jacksonville, Fla.,

of the County of Duval State of Florida part y of the second part.
WITNESSETH: that the said party of the first part, for and in consideration of the sum of
valuable considerations and Ten and No/100 (\$10.00) Dollars,
to it in hand paid by the said part y of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said part y of the second
part, its successors and assigns forever, the following described land, situate, lying and
being in the County of Duval State of Florida, to wit:

Lot 6, Block 28, OKLAHOMA, according to plat thereof,
recorded in Plat Book 2, Page 7, current public
records, Duval County, Florida.

SUBJECT TO: Purchase Money Mortgage of even
date herewith in the sum of \$15,000.00.



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

IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be executed in its
name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed
the day and year first above written

(CORPORATE SEAL)

HUDNALL HOLDING COMPANY,
a Florida corporation.

ATTEST
By: Laura H. Hagin
Its Secretary

By: Marguerite H. Paet
Its President

SIGNED AND SEALED IN OUR PRESENCE:

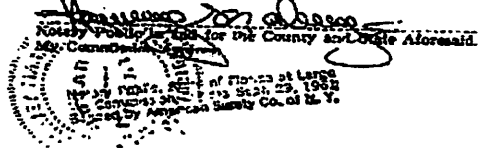
Marguerite H. Paet
Marguerite H. Paet
STATE OF FLORIDA
COUNTY OF DUVAL

Before me personally appeared Marguerite H. Paet, and Laura H. Hagin

respectively the President and Secretary of HUDNALL HOLDING COMPANY,
a corporation under the laws of the State of Florida, to me well known to be the individuals and officers
described in and who executed the foregoing instrument and severally acknowledged the execution thereof to
be their own free act and deed as such officers thereto duly authorized; and that the official seal of said
corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 19th day of June, 19 59
at Jacksonville County and State aforesaid.

JUN 23 PM 1:14
59-38664
RECORDS & DEEDS DIVISION
JACKSONVILLE, FLA.
Record for Home



WARRANTY DEED
FLORIDA
7-1-65

2537 916

Manufactured and Sold by The F. W. & D. Co. Inc.
Tampa, Florida

OFFICIAL RECORDS

This Indenture,

Made this 22nd day of December A D 19 65
BETWEEN

BERNARD E. FIRTH and RUTH E. FIRTH, husband and wife
of the County of **Daval** in the State of **Florida** parties of the first part, and

FLORIDA BAPTIST CONVENTION, a nonprofit corporation
of the County of **Daval** in the State of **Florida** whose post office address is
1230 Hendricks Avenue, Jacksonville, Florida 32207

part Y of the second part.

Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of **thirty seven thousand five hundred (\$37,500.00)** Dollars, to them in hand paid by the said part Y of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said part Y of the second part, its successors and assigns forever, the following described land, situate, and being in the County of **Daval** State of **Florida** to-wit:

Lot 7, Block 28, Oklahoma, according to Plat thereof recorded in Plat Book 2, Page 7, public records of Daval County, Florida.



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

In Witness Whereof, The said part 1st of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

James C. M... [Signature] *Bernard E. Firth*
Maryl Jamill *Ruth E. Firth*



I HEREBY CERTIFY that on this day, before me, an officer duly qualified in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **Bernard E. Firth and Ruth E. Firth, husband and wife**

and no objection by the persons described in and who executed the foregoing instrument and they acknowledged the same to be their free and voluntary act and deed.
Witness my hand and official seal in the County and State last aforesaid this **22nd** day of **December** A. D. 19 **65**

65-78889
Dec 30 2 18 PM '65

Maryl Jamill

NOTARY PUBLIC
STATE OF FLORIDA
Maryl Jamill
Notary Public

OFFICIAL RECORDS

THIS INDENTURE made this 19th day of December 1974 between
JACKSONVILLE INSURANCE AGENCY, INC., a Florida corporation,

hereinafter called the grantor, which laws shall include, wherever the context permits or requires, singular or
plural, male, personal representatives, successors or assigns, and

FLORIDA BAPTIST CONVENTION, a non-profit corporation,
post-office address 1230 Merrick Avenue, Jacksonville, Florida 32207,
hereinafter called the grantee, which laws shall include, wherever the context so permits or requires, singular or
plural, male, personal representatives, successors or assigns,

WITNESSETH That the said grantor for and in consideration of the sum of One Dollar lawful money
of the United States of America, and other valuable consideration to the grantor in hand paid by the grantee,
of or before the granting and delivery of these premises the receipt whereof is hereby acknowledged, has granted,
bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does hereby grant,
bargain, sell, alien, remise, release, convey and confirm unto the said grantee forever all of that certain property
situate, lying and being in the County of Duval State of Florida, described as follows:

Lot Eight (8), Block Twenty-eight (28), OKLAHOMA,
according to plat thereof recorded in Plat Book 2,
page 7, of the current public records of Duval
County, Florida.



TO HAVE AND TO HOLD, the same, together with the hereditaments and appurtenances, unto the said
grantee in fee simple.
And the said grantor does hereby fully warrant the title to said above granted and described property and
will defend and uphold the same against the lawful claims of all persons whatsoever.

This indenture is subject to all taxes and assessments levied or assessed or which may become a lien sub-
sequent to the date of recording of this indenture and to the payment of the same.

IN WITNESS WHEREOF, the grantor has executed this instrument with seal, the day and year first
above written.

WITNESSED AND SIGNED at JACKSONVILLE, FLORIDA, this 19th day of December, 1974.
By [Signature] Attorney
By [Signature] President
By [Signature] Secretary
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

I, [Signature] Clerk of said City before me, do hereby certify that the above and foregoing docu-
ment is the true and correct copy of the original as shown to me by JOE BARRIERS
and [Signature] in me shown to be the parties depicted in and who
executed the foregoing instrument and of [Signature] President, respectively, of
JACKSONVILLE INSURANCE AGENCY, INC. and [Signature] Secretary, respectively, of
said FLORIDA BAPTIST CONVENTION, and that the same is the true and correct copy of the original as shown to me by said parties.
Witness my hand and seal this 19th day of December, 1974.

Notary Public in and for the State of Florida
My Commission Expires 1978
The Notary Public has prepared this instrument and the same is true and correct as shown to me by the parties depicted in and who executed the foregoing instrument and of [Signature] President, respectively, of JACKSONVILLE INSURANCE AGENCY, INC. and [Signature] Secretary, respectively, of said FLORIDA BAPTIST CONVENTION, and that the same is the true and correct copy of the original as shown to me by said parties.
1974

107

3899-382

OFFICIAL RECORDS

This Warranty Deed Made the 2nd day of April A. D. 1975 by

ROSANELLE BRANCH, also known as ROSANELL BRANCH, Unmarried Woman
hereinafter called the grantor, in
FLORIDA BAPTIST CONVENTION, a
corporation not for profit

whose postoffice address is 1230 Hendricks Avenue, Jacksonville, Fla.
hereinafter called the grantee, 32207

Witnesseth: That the grantor for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, to male, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot Nine (9), Block Twenty-eight (28), Oklahoma, according to plat thereof, recorded in Plat Book 2 page 7, current public records, Duval County, Florida.

FILED IN OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DUVAL COUNTY, FLORIDA, APRIL 2, 1975.

FILED IN OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DUVAL COUNTY, FLORIDA, APRIL 2, 1975.

Together with all the covenants, conditions and appurtenances therein 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 whatsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1974.

STATE OF FLORIDA
DEPARTMENT OF REVENUE
STAMP TAX
195.00

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

Signed, sealed and delivered in my presence.

William H. ...

Rosanelle B. Branch

STATE OF FLORIDA
COUNTY OF DUVAL

SPACE ALLOW FOR RECORDERS USE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in this County above said to take acknowledgments, personally appeared

ROSANELLE BRANCH, also known as ROSANELL BRANCH, Unmarried Woman

75-23031
APR 2 3 00 PM '75

to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of

April A. D. 1975.

William H. ...

FILED IN OFFICE OF THE CLERK OF THE SUPERIOR COURT OF DUVAL COUNTY, FLORIDA, APRIL 2, 1975.

Returns to:

Prepared and return to:
Aileen S. Davis, Esquire
Akerman, Senterfit & Eldson, P.A.
Post Office Box 3275
Tampa, Florida 33601-3273
(813) 223-7333

Book 8564 Pg 1341

This instrument was prepared by:
KATHLEEN HOLGROCK COLO, Attorney
WOLBROCK, AXEL, COLO, STIEFEL & RAY, P.A.
One Independent Drive, Suite 2301
Jacksonville, FL 32202

Bk: 8564
Pg: 1341 - 1342
Doc# 97148741
Filed & Recorded
07/07/97
08:24:17 A.M.
HENRY W. COOK
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. \$ 10.50

QUIT-CLAIM DEED

THIS INDENTURE, made this 29th day of January, 1997,
by and between **JOHN J. PROSSER** as Trustee of the **John J. Prosser**
Revocable Living Trust dated August 24, 1992, whose mailing address
is 1221 Molokai Road, Jacksonville Florida 32216, hereinafter called
"Grantor", and **FLORIDA BAPTIST CONVENTION**, a corporation not for
profit, whose mailing address is 1230 Hendricks Avenue, Jacksonville,
Florida 32207, hereinafter called "Grantee".

WITNESSETH: that Grantor, for and in consideration of the sum of
\$10.00 and other valuable considerations, have granted, remised,
released and quit-claimed, and by these presents does remise, release
and quit-claim unto said Grantee, and Grantee's heirs and assigns
forever, the following described land, situate, lying and being in
the County of Duval, State of Florida, to wit:

Lot 12, Block 28, **OKLAHOMA**, according to plat thereof
recorded in Plat Book 1, Box 139, former public records,
and Plat Book 2, Page 7, current public records, Duval
County, Florida.

R.E. Parcel No.: _____

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

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and
seal the day and year first above written.

Signed and Sealed in Our Presence:

Vera M. Leopold
Witness
Print Name: Vera M. Leopold
Rosemary Hager
Witness
Print Name: Rosemary Hager

John J. Prosser SEAL
JOHN J. PROSSER as Trustee
of the **John J. Prosser**
Revocable Living Trust dated
August 24, 1992

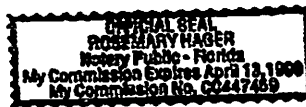
STATE OF FLORIDA)
)
COUNTY OF DUVAL)

Book 8664 Pg 1342

The foregoing instrument was acknowledged before me this 29th day of January, 19 99, by JOHN J. PROSSER as Trustee of the John J. Prosser Revocable Living Trust dated August 24, 1992, who is personally known to me or who has produced a driver's license as identification.

Rosemary Hager

Printed Name:
Notary Public State of Florida
Commission Number:
My Commission Expires:



Page 2 of 2

VOL 504 PAGE 173
OFFICIAL RECORDS

Warranty Deed

(CORPORATE)

THIS INDENTURE, Made this 15TH day of May, A. D. 19 58 BETWEEN

McCRIMMON HOLDING COMPANY
a corporation organized and existing under the laws of the State of Florida
of the County of Dade State of Florida party of the first part, and

FLORIDA BAPTIST CONVENTION, a non-profit corporation,
whose mailing address is: 218 West Church Street, Jacksonville,
of the County of Duval State of Florida part y of the second part.

WITNESSETH: that the said party of the first part, for and in consideration of the sum of (\$10.00) Dollars,
Ten and No/100 it in hand paid by the said part y of the second part, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said part y of the second
part, its successors and assigns forever, the following described land, situate, lying and
being in the County of Duval State of Florida, to wit:

Lots 13, 14 and 15, Block 28, OKLAHOMA,
according to plat recorded in Plat Book
2, page 7, of the current public records
of Duval County, Florida.

This Deed is made subject to all taxes levied against the above des-
cribed property subsequent to the year 1957.

DUVAL
COUNTY



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

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its
name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed
the day and year first above written.

(CORPORATE SEAL)
ATTEST
By: Evelyn Benapati
Evelyn Benapati
Its Secretary.

McCRIMMON HOLDING COMPANY
By: Robert M. Morgan
Robert M. Morgan
Its President

Signed and Sealed in Our Presence:
Charles S. [Signature]
Florida
STATE OF Florida
COUNTY OF Dade

Before me personally appeared Robert M. Morgan and Evelyn Benapati

respectively the President and Secretary of McCrимmon Holding Company
a corporation under the laws of the State of Florida, to me well known to be the individuals and officers
described in and who executed the foregoing instrument and severally acknowledged the execution thereof to
be their own free act and deed as such officers therein duly authorized; and that the official seal of said
corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 15 day of May
at Miami County and State aforesaid.

281-265-B

James B. Haugler
Notary Public in and for the County and State Aforesaid.
My Commission expires: 1958
Notary Public, State of Florida, No. 21115
Bonded by American Surety Co. of Fla.

Edward M. Blomac
CLERK OF COUNTY COURT

3 MIN. RETURN
PHONE # 1657

Book 10713 Page 903

This document prepared by Joseph Thomas
in compliance with the City of Jacksonville, FL
Statute for GRANTEE
and recorded

NOT RECORDED
FILED
RECORDED
INDEXED
OCT 16 2002
CLERK OF COUNTY
DUVAL COUNTY
JACKSONVILLE, FL
2002 OCT 16 PM 4:33

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 14th day of October, 2002, by the
CITY OF JACKSONVILLE, a municipal corporation in the County of Duval, State of Florida,
whose address is 117 West Duval Street, Jacksonville, Florida 32202 hereinafter called
("Grantor"), to FLORIDA BAPTIST CONVENTION, INC., whose mailing address is 1230
Hendricks Avenue, Jacksonville, FL 32207 hereinafter called ("Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of SIX THOUSAND
EIGHT HUNDRED EIGHTY FIVE DOLLARS (\$6,885.00) and other good and valuable
consideration to Grantor in hand paid by the Grantee, the receipt and legal sufficiency of which is
hereby acknowledged, does remise, release, and quit claim to the Grantee, its successors and
assigns forever, the following described land situate, lying and being in the County of Duval,
State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by this reference.

This deed was prepared without benefit of a survey or title examination.

TO HAVE AND HOLD the same together with all and singular the appurtenances thereto
inhering or in anywise appertaining, and all the estate, right, title, interest, force, equity, and
claim whatsoever of Grantor, either in law or in equity, in the only proper use, benefit and behoof
of Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name and on
the day and year first above written, pursuant to the authority of Ordinance 2002-769-E,
approved by the City of Jacksonville on September 16, 2002.

ATTEST

CITY OF JACKSONVILLE, a municipal
corporation

Neil W. McArthur Jr.
Neil W. McArthur Jr., Corporation Secretary

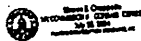
By: *John Delaney*
John Delaney, Mayor



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of
October, 2002, by John Delaney and Neil W. McArthur Jr., Corporation Secretary,
the Mayor and Corporation Secretary respectively, of the City of Jacksonville, a municipal
corporation, on behalf of the corporation, pursuant to the authority of Ordinance 2002-769-E,
approved by the City of Jacksonville on September 16, 2002. They are personally known to me
and did not take an oath.

Sharon G. Chappelle
Sharon G. Chappelle
Notary Public, State of Florida at Large
My Commission Expires:



FORMAL APPROVED
Neil W. McArthur Jr.
Neil W. McArthur Jr.

Book 10713 Page 984
 Book 10713 Page 984

MAP SHOWING SURVEY OF
 THE SOUTH TRACT (20)
 FEET LOT SIXTEEN (16), BLOCK
 TWENTY EIGHT (28), "OKLAHOMA"

AS RECORDED IN PLAT BOOK 1, PAGE 120, OF PUBLIC RECORDS OF DUVAL CO., FLA.
 FOR REAL ESTATE

Scale 1"=20'

NALDO AVE

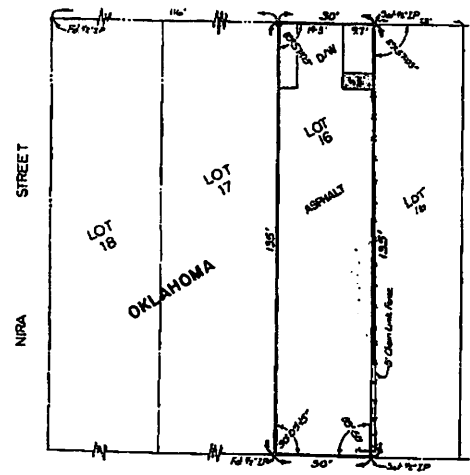


EXHIBIT "A"

CITY OF JACKSONVILLE, FLORIDA	ENGINEERING DIVISION DEPARTMENT OF PUBLIC WORKS	LEGEND
<i>W. A. ...</i> REGISTERED ENGINEER / LAND SURVEYOR NO. 5128 FLA.	DATE: 12-3-75	SCALE: 1"=20'
PLAT BOOK NO. 66-63-14th AVENUE	JOB NO. 321-75-301187-34	RE # 80067-0000

This Warranty Deed

Made this 11th day of June A.D. 2001 Book 10034 Page 1214

by **TODD JAMES LAUGHREN, a Married Man**

154 LAS PALMAS LANE, PONTE VEDRA BEACH, FLORIDA 32082
hereinafter called the grantor, to
**FLORIDA BAPTIST CONVENTION, INC., a
Florida not for profit corporation**

whose post office address is: **1230 HENDRICKS AVENUE**

JACKSONVILLE, FLORIDA 32207

Grantees' SSN:
hereinafter called the grantee:

(Whenever used herein the terms "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 \$ **10.00** and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **DUVAL**

County, Florida, viz:

THE NORTH 39 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 7, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 080828-0000-6

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.

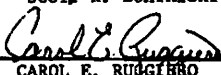
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 00

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:


Name: **SCOTT R. BOATRIGHT**


Name & Address: **TODD JAMES LAUGHREN** [LS]


Name: **CAROL E. RUGGIERO**

Name & Address: _____ [LS]

Name: _____

Name & Address: _____ [LS]

Name: _____

Name & Address: _____ [LS]

State of **FLORIDA**
County of **DUVAL**

The foregoing instrument was acknowledged before me this 11th day of June, 2001, by


TODD JAMES LAUGHREN, a Married Man

who is personally known to me or who has produced **driver's license** as identification.

NOTARY PUBLIC-STATE OF FLORIDA
SCOTT R. BOATRIGHT
COMMISSION # 0003288
EXPIRES 09/30/02
BONDED THROUGH AIA 1-000-NOTARY

RETURN TO GRANTEE

PREPARED BY: **SCOTT R. BOATRIGHT**
RECORD & RETURN TO GRANTEE
J. HOWARD SHEFFIELD, P.A.
4209 BAYMEADOWS ROAD, SUITE 4
JACKSONVILLE, FLORIDA 32217


Notary Public
Print Name: _____
My Commission Expires: _____

File No: C009-89

RETURN TO GRANTEE

201288

Doc# 2001147931
Book# 10034
Page# 1214
Filed & Recorded
06/18/2001 04:31:06 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 1.00
DEED REC STAMP \$ 1,020.00
RECORDING \$ 5.00

VL 4426 PG 587
OFFICIAL RECORDS

FROM CORPORATION

FIRST ST. PETERSBURG SERVICE CORPORATION

This instrument prepared by:
Richard A. Schultz
Florida Federal S&L Assn.
P. O. Box 1509
St. Petersburg, FL 33731

This Warranty Deed Made and executed the 14th day of July A. D. 1977

by FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION

a corporation existing under the laws of The United States, and having its principal place of business at P. O. Box 1509 St. Petersburg, FL 33731 hereinafter called the grantor, to

FLORIDA BAPTIST CONVENTION

whose post office address is 1230 Hendricks Avenue Jacksonville, Florida 32207

hereinafter called the grantee:

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

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Duval County, Florida, viz: South 20 feet of the West 45 feet of Lot 17, and the West 45 feet of Lot 18, Block 28, OKLAHOMA, according to Plat thereof recorded in Plat Book 2, page 7, of the current public records in Duval County, Florida; EXCEPTING any part which may lie within the North 39 feet of Lot 17. a/k/a 1325 Naldo Avenue, Jacksonville, Florida 32207.

Refer to: William R. Sumner
630 Amer Kennedy Life Bldg
St. Petersburg



Subject to restrictions and easements of record and real estate taxes for the year 1977 and subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple that it has good right and lawful authority to sell and convey said land; that it 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.

In Witness Whereof, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Jane Youker
Assistant Secretary
Richard A. Schultz
Arda Blackwell

FLORIDA FEDERAL SAVINGS AND LOAN ASSOCIATION
William R. McCranie
Senior Vice President

STATE OF Florida }
COUNTY OF Pinellas }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared William R. McCranie and Jane Youker well known to me to be the Sr. Vice President and Asst. Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of July, A. D. 1977

Barbara J. House
NOTARY PUBLIC

03112655

THIS INSTRUMENT PREPARED BY:
Cooke & Meux, P.A.
Joseph Clay Meux, Jr.
2920 Hendricks Avenue
Jacksonville, Florida 32207

Book 11531 Page 53

RECORD AND RETURN TO:
Florida Baptist Convention, Inc.
1230 Hendricks Avenue
Jacksonville, Florida 32207

Doc# 2003407605
Book: 11531
Pages: 53 - 54
Filed & Recorded
12/16/2003 11:47:34 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 9.00
TRUST FUND \$ 1.50
DEED DOC STRIP \$ 1,274.00

RE PARCEL ID #: 030329-0000
BUYER'S TIN: _____

10.50
1,274.00

**CORPORATE
WARRANTY DEED**

THIS INDENTURE made this 1st day of December, 2003 by The Episcopal Church in the Diocese of Florida, Inc., a Florida non-profit corporation, hereinafter called Grantor, and whose address is 325 Market Street, Jacksonville, Florida 32202 to Florida Baptist Convention, Inc., a Florida non-profit corporation, hereinafter called Grantee, and whose address is 1230 Hendricks Avenue, Jacksonville, Florida 32207.

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

WITNESSETH:

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

PARCEL A

THE EAST 45 FEET OF LOT 18 AND THE EAST 45 FEET OF THE SOUTH 20 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL B

EAST 45 FEET OF THE WEST 90 FEET OF LOT 18 AND THE EAST 45 FEET OF THE WEST 90 FEET OF SOUTH 20 FEET OF LOT 17, BLOCK 28, OKLAHOMA, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 7 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

SUBJECT TO taxes accruing subsequent to December 31, 2003.
SUBJECT TO covenants, restrictions and easements of record, if any, however, this reference shall not operate to reimpose same.
AND the said Grantor hereby covenants that it is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

①

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

Signed, sealed and delivered in our presence:

Rebecca G Peoples
Witness Signature

Rebecca G Peoples
Witness Printed Signature

Laura M. LaRoche
Witness Signature

Laura M. LaRoche
Witness Printed Signature

The Episcopal Church in the Diocese
of Florida, Inc.

By: Stephen H. Jecko
Stephen H. Jecko,
President
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 25 day of NOVEMBER, 2003 by Stephen H. Jecko, President, The Episcopal Church in the Diocese of Florida, Inc., a Florida non-profit corporation on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Notary Public, State and County Aforesaid

Rebecca G Peoples
Notary Signature

Rebecca G Peoples
Notary Printed Signature

(Title or Rank)

(Serial No., if any)



Rebecca G Peoples
My Commission 00220378
Expires October 30, 2007

Prepared by: John M. Jones
City of Jacksonville

Return to: Real Estate Division, DPW
Room 1208, City Hall Annex
220 East Bay Street

Project: Hendricks Avenue
Parcel: 138
RE#: 080822-0000

Doc# 2003346089
Book: 11428
Pages: 1885 - 1888
Filed & Recorded
10/20/2003 12:54:39 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 17.00
TRUST FUND \$ 2.50

DEED OF DEDICATION

THIS INDENTURE, made this 8th day of October 2003,
FLORIDA BAPTIST CONVENTION, INC., a Florida Non-Profit Corporation,
hereinafter referred to as the "Grantor", whose mailing address is 1230 Hendricks
Avenue, Jacksonville, FL 32207, and the CITY OF JACKSONVILLE, a Municipal
Corporation, hereinafter referred to as the "Grantee", whose business address is 117
West Duval Street, Jacksonville, FL 32202.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the
Grantee, said Grantor does hereby give, grant, dedicate and convey to the Grantee, its
successors and assigns forever, the following land, situate in Jacksonville, Duval County,
Florida, described in EXHIBIT "A" attached hereto:

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

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns
forever, in fee simple.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its' name
the day and year above written.

Signed and Sealed
In Our Presence:

GRANTOR:

FLORIDA BAPTIST
CONVENTION, INC.,
a Florida Non-Profit Corporation

(Sign) Diane W. McAlhany
(Print) DIANE W. McALHANY

By: Gary L. Crawford
GARY L. CRAWFORD,
as President

(Sign) Stephens Baumgardner Jr
(Print) Stephens Baumgardner Jr

STATE OF FLORIDA
COUNTY OF DUVAL

The forgoing instrument was acknowledged before me this 8 day of October 2003,
by GARY L. CRAWFORD, as President of FLORIDA BAPTIST CONVENTION,
INC., a Florida Non-Profit Corporation. Such person is personally known to me or
produced _____ as identification.



Brenda P. Kirby
NOTARY PUBLIC
State of Florida

Accepted on behalf of the
OF JACKSONVILLE, Florida
Patricia W. Brown
Patricia W. Brown, Real Estate Officer

(Handwritten mark)

EXHIBIT "A"

Book 11428 Page 1886

PARCEL 138.1

FEE SIMPLE

PROJECT NO. 02-509

SHEET NO. 7

A parcel of land located in Section 44, Township 2 South, Range 26 East, Duval County, Florida, and lying in Lot 1, Block 28, Oklahoma, as recorded in Plat Book 2, Page 7, of the current public records of said county, (also being a part of those lands described in Official Records Volume 8664, Page 1343 of the current public records of said county), and being more particularly described as follows:

COMMENCE at an intersection with the Southwesterly corner of Lot 9, Said Block 28, with the existing Northerly Right of Way line of Nira Street, (a 60 foot Right of Way as now established); Thence North 89°55'35" East, along said existing Northerly Right of Way line of Nira Street, a distance of 136.17 feet to an intersection with the existing Westerly Right of Way of Hendricks Avenue, (a 60 foot Right of Way as now established); Thence North 00°12'09" East, along said existing Westerly Right of Way of Hendricks Avenue, a distance of 487.88 feet to the POINT OF BEGINNING; Thence continue North 00°12'09" East, along last said line, a distance of 34.25 feet to an intersection with the existing Southerly Right of Way line of Gary Street, (a 60 foot Right of Way as now established); Thence North 89°47'51" West, along last said line, a distance of 34.25 feet; Thence South 44°47'51" East, a distance of 48.44 feet to the POINT OF BEGINNING.

Containing 587 Square Feet (0.013 Acres), more or less.

Together with;

PARCEL 138.2

FEE SIMPLE

PROJECT NO. 02-509

SHEET NO. 7

A parcel of land located in Section 44, Township 2 South, Range 26 East, Duval County, Florida, and lying in Lot 9, Block 28, Oklahoma, as recorded in Plat Book 2, Page 7, of the current public records of said county, (also being a part of those lands described in Official Records Volume 8664, Page 1343 of the current public records of said county), and being more particularly described as follows:

COMMENCE at an intersection with the Southwesterly corner of Lot 9, Said Block 28, with the existing Northerly Right of Way line of Nira Street, (a 60 foot Right of Way as now established); Thence North 89°55'35" East, along said existing Northerly Right of Way line of Nira Street, a distance of 119.67 feet to the POINT OF BEGINNING; Thence continue North 89°55'35" East, along last said line, a distance of 16.50 feet to an intersection with the existing Westerly Right of Way of Hendricks Avenue, (a 60 foot Right of Way as now established); Thence North 00°12'09" East, along last said line, a distance of 29.50 feet; Thence South 29°21'21" West, a distance of 16.48 feet; Thence South 89°55'35" West, a distance of 3.87 feet; Thence South 00°12'09" West, a distance of 6.93 feet; Thence South 29°21'21" West, a distance of 9.44 feet to the POINT OF BEGINNING.

Containing 257 Square Feet (0.006 Acres), more or less.

Together with;

PARCEL 138.3

FEE SIMPLE

PROJECT NO. 02-509

SHEET NO. 7

A parcel of land located in Section 44, Township 2 South, Range 26 East, Duval County, Florida, and lying in Lots 5 & 6, Block 28, Oklahoma, as recorded in Plat Book 2, Page 7, of the current public records of said county, (also being a part of those lands described in Official Records Volume 8664, Page 1343 of the current public records of said county), and being more particularly described as follows:

EXHIBIT "A"

Book 11428 Page 1887

COMMENCE at an intersection with the Southwesterly corner of Lot 9, Said Block 28, with the existing Northerly Right of Way line of Nira Street, (a 60 foot Right of Way as now established); Thence North 89°55'35" East, along said existing Northerly Right of Way line of Nira Street, a distance of 136.17 feet to an intersection with the existing Westerly Right of Way of Hendricks Avenue, (a 60 foot Right of Way as now established); Thence North 00°12'09" East, along said existing Westerly Right of Way of Hendricks Avenue, a distance of 218.40 feet to the POINT OF BEGINNING; Thence continue North 00°12'09" East, along last said line, a distance of 45.50 feet; Thence North 89°47'51" West, along last said line, a distance of 1.50 feet; Thence South 00°12'09" West, a distance of 44.00 feet; Thence South 44°47'51" East, a distance of 2.12 feet to the POINT OF BEGINNING.

Containing 67 Square Feet (0.002 Acres), more or less.

Together with;

PARCEL 138.4

FEE SIMPLE

PROJECT NO. 02-509
SHEET NO. 7

A parcel of land located in Section 44, Township 2 South, Range 26 East, Duval County, Florida, and lying in Lot 7, Block 28, Oklahoma, as recorded in Plat Book 2, Page 7, of the current public records of said county, (also being a part of those lands described in Official Records Volume 8664, Page 1343 of the current public records of said county), and being more particularly described as follows:

COMMENCE at an intersection with the Southwesterly corner of Lot 9, Said Block 28, with the existing Northerly Right of Way line of Nira Street, (a 60 foot Right of Way as now established); Thence North 89°55'35" East, along said existing Northerly Right of Way line of Nira Street, a distance of 136.17 feet to an intersection with the existing Westerly Right of Way of Hendricks Avenue, (a 60 foot Right of Way as now established); Thence North 00°12'09" East, along said existing Westerly Right of Way of Hendricks Avenue, a distance of 121.85 feet to the POINT OF BEGINNING; Thence continue North 00°12'09" East, along last said line, a distance of 45.50 feet; Thence South 45°12'09" West, a distance of 2.12 feet; Thence South 00°12'09" West, a distance of 37.50 feet; Thence South 44°47'51" East, a distance of 2.12 feet to the POINT OF BEGINNING.

Containing 58 Square Feet (0.001 Acres), more or less.

Together with;

PARCEL 138.5

FEE SIMPLE

PROJECT NO. 02-509
SHEET NO. 7

A parcel of land located in Section 44, Township 2 South, Range 26 East, Duval County, Florida, and lying in Lot 2, Block 28, Oklahoma, as recorded in Plat Book 2, Page 7, of the current public records of said county, (also being a part of those lands described in Official Records Volume 8664, Page 1343 of the current public records of said county), and being more particularly described as follows:

COMMENCE at an intersection with the Southwesterly corner of Lot 9, Said Block 28, with the existing Northerly Right of Way line of Nira Street, (a 60 foot Right of Way as now established); Thence North 89°55'35" East, along said existing Northerly Right of Way line of Nira Street, a distance of 136.17 feet to an intersection with the existing Westerly Right of Way of Hendricks Avenue, (a 60 foot Right of Way as now established); Thence North 00°12'09" East, along said existing Westerly Right of Way of Hendricks Avenue, a distance of 425.45 feet to the POINT OF BEGINNING; Thence continue North 00°12'09" East, along last said line, a distance of 32.90 feet; Thence South 45°12'09" West, a distance of 2.12 feet; Thence South 00°12'09" West, a distance of 29.90 feet;

EXHIBIT "A"

Book 11428 Page 1888

Thence South 44°47'51" East, a distance of 2.12 feet to the POINT OF BEGINNING.

Containing 47 Square Feet (0.001 Acres), more or less.

Together with;

PARCEL 138.6

FEE SIMPLE

PROJECT NO. 02-509
SHEET NO. 7

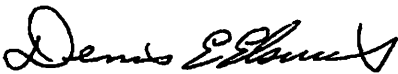
A parcel of land located in Section 44, Township 2 South, Range 26 East, Duval County, Florida, and lying in Lots 3 & 4, Block 28, Oklahoma, as recorded in Plat Book 2, Page 7, of the current public records of said county, (also being a part of those lands described in Official Records Volume 8664, Page 1343 of the current public records of said county), and being more particularly described as follows:

COMMENCE at an intersection with the Southwesterly corner of Lot 9, Said Block 28, with the existing Northerly Right of Way line of Nira Street, (a 60 foot Right of Way as now established); Thence North 89°55'35" East, along said existing Northerly Right of Way line of Nira Street, a distance of 136.17 feet to an intersection with the existing Westerly Right of Way of Hendricks Avenue, (a 60 foot Right of Way as now established); Thence North 00°12'09" East, along said existing Westerly Right of Way of Hendricks Avenue, a distance of 346.15 feet to the POINT OF BEGINNING; Thence continue North 00°12'09" East, along last said line, a distance of 32.60 feet; Thence South 45°12'09" West, a distance of 2.12 feet; Thence South 00°12'09" West, a distance of 29.60 feet; Thence South 44°47'51" East, a distance of 2.12 feet to the POINT OF BEGINNING.

Containing 47 Square Feet (0.001 Acres), more or less.

I hereby certify that to the best of my knowledge and belief that this legal description is true, accurate, and was prepared under my direction.

I further certify that said legal description is in compliance with the minimum technical standards as set forth by the Florida board of professional land surveyors, pursuant to section 472.027, Florida statutes.


Print Name: DENNIS E. ELSWICK, P.S.M.
Florida Professional Surveyor and Mapper No.: 3190
ADDRESS: 3830 CROWN POINT ROAD, SUITE A
JACKSONVILLE, FLORIDA 32257

Date: August 15, 2003

NOT VALID UNLESS SIGNED AND SEALED

IN THE CIRCUIT COURT, FOURTH
JUDICIAL CIRCUIT, IN AND FOR
DUVAL COUNTY, FLORIDA

CASE NO: 2012-CA-10690
DIVISION: CV-H

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION,

Petitioner,

vs.

Parcels 107/804/704

FLORIDA BAPTIST CONVENTION, INC.,
a Florida Nonprofit Corporation; and
MICHAEL CORRIGAN, Duval County Tax
Collector;

Defendants.

STIPULATED ORDER OF TAKING AND FINAL JUDGMENT
(PARCELS 107, 804, & 704)

THIS CAUSE having come on for consideration by the Court on the Joint Motion for Entry of Stipulated Order of Taking and Final Judgment filed by Petitioner, State of Florida Department of Transportation ("Petitioner"), and Defendant, FLORIDA BAPTIST CONVENTION, INC., a Florida Nonprofit Corporation, ("Florida Baptist"), and it appearing to the Court that the parties were authorized to enter the Joint Motion for Entry of Stipulated Order of Taking and Final Judgment, and the Court finding that the taking is necessary for a public purpose and it appearing that proper notice was given to all owners and to all persons having or claiming any equity, lien, title or other interest in or to the real property described in attached Exhibit "A", there being no objection to entry of the Joint Motion for Entry of Stipulated Order of Taking and Final Judgment by the Duval County Tax Collector, or any unknown Defendants, and the Court being otherwise fully advised in the premises and, it is

ORDERED AND ADJUDGED as follows:

1. This Court has jurisdiction of this cause, the subject property, and the parties in this

FILED 12/05/12 PM 01:40 JIM FULLER

cause pursuant to Chapters 73 and 74 of the Florida Statutes.

2. The pleadings and all other matters filed of record in this cause are sufficient and were made in good faith.
3. Petitioner is properly exercising its delegated authority and the condemnation is for a valid public purpose and reasonably necessary for such purpose.
4. The real property sought to be acquired by Petitioner is designated as Parcels 107, 804 (Parts "A" and "B"), and 704 (Parts "A" and "B"), described on the attached Exhibit "A". Pursuant to a request by Florida Baptist, the Petitioner has agreed to purchase a larger portion of property, for both Parcels 804 and 704, than was described in the Petition filed by the Petitioner on September 28, 2012. The legal descriptions that were filed in the Petition are those described in Parcel 804 (Part "B") and Parcel 704 (Part "B"), and the legal descriptions of the additional land being acquired are Parcel 804 (Part "A") and Parcel 704 (Part "A").
5. The estates or interests sought as to Parcels 107, 804 (Parts "A" and "B"), and 704 (Parts "A" and "B") are a fee simple take, a permanent easement, and a 36 month temporary construction easement (which shall commence as of the date of the deposit), respectively.
6. The Joint Motion for Entry of Stipulated Order of Taking and Final Judgment is approved and incorporated in this Stipulated Order of Taking and Final Judgment by reference.
7. Pursuant to an agreement reached by the parties for Parcels 107, 804 (Parts "A" and "B"), and 704 (Parts "A" and "B"), the Defendant, Florida Baptist, shall together have and recover from Petitioner the total sum of Five-Hundred Ninety Thousand Three-Hundred Thirty-Two and 50/100 Dollars (\$590,332.50), i.e., the "Settlement Funds", in full payment of any and all claims of any nature arising as a result of Petitioner's taking of Parcels 107, 804 (Parts "A" and "B"), and 704 (Parts "A" and "B"), including, without limitation, compensation for land value, improvements, damages, attorney fees and costs, and expert fees and costs, to wit:
 - (a) Five-Hundred Forty-Four Thousand Eight-Hundred Ten and No/100 Dollars (\$544,810.00) for land value, improvements, damages and all other claims, excluding only attorneys' fees and costs and expert witness fees and costs;
 - (b) Thirty-Five Thousand No/100 Dollars (\$35,000.00) as reimbursement

for reasonable attorneys' fees for the services of Fred C. Isaac, Esquire, Foerster, Isaac & Yerkes, P.A., and


(c) Ten Thousand Five-Hundred Twenty-Two and 50/100 Dollars (\$10,522.50) for expert fees and costs.

8. Within twenty (20) days after rendition of the Stipulated Order of Taking and Final Judgment, Petitioner shall deposit into the Registry of the Court the sum of Five-Hundred Ninety Thousand Three-Hundred Thirty-Two and 50/100 Dollars (\$590,332.50) as the Settlement Funds.
9. Upon deposit of the Settlement Funds, the Clerk shall immediately and without need for a hearing deliver a check in the amount of the Settlement Funds. Upon deposit of the funds described in the preceding paragraph, the Clerk shall, immediately and without further order of the Court, deliver a check in the amount of Five-Hundred Ninety Thousand Three-Hundred Thirty-Two and 50/100 Dollars (\$590,332.50) to counsel for Florida Baptist, Foerster, Isaac & Yerkes, P.A., c/o Fred C. Isaac. The Clerk's check shall be made payable to, and deposited in, the Foerster, Isaac & Yerkes, P.A., Trust Account, and mailed to 2468 Atlantic Boulevard, Jacksonville, FL 32207. The Settlement Funds held by Foerster, Isaac & Yerkes, P.A., are subject to all claims, liens and encumbrances of record, including, without limitation, ad valorem taxes accrued pro rata through the date the funds are placed in the Registry of the Court. It shall be the sole obligation of Florida Baptist to pay all such claims, liens and encumbrances.
10. Upon deposit of the Settlement Funds into the Registry of the Court, all right, title and interest concerning Parcels 107, 804 (Parts "A" and "B"), and 704 (Parts "A" and "B"), as described on the attached Exhibit "A", shall vest in Petitioner.
11. No additional sums are due and payable to Foerster, Isaac & Yerkes, P.A., the Duval County Tax Collector, or any other person or entity as a result of Petitioner's taking of Parcels 107, 804 (Parts "A" and "B"), and 704 (Parts "A" and "B").
12. Petitioner shall build the project in substantial accordance with the plan sheets attached to this Final Judgment as Exhibit "B". The attached plan sheets contain construction designs that were developed based on the acquisition of Parcels 107, 804, and 704 as described in the Petition and only reflects construction in relation to Parcel 107, Parcel 804 (Part "B"), and Parcel 704 (Part "B"). It is not clear as of the date of this Stipulated Order of Taking and Final Judgment as to whether there will be any use of or construction on Parcel 804 (Part "A") and Parcel 704 (Part "A"); however, should this be the case, the Petitioner will use Parcel 804 (Part "A")

and Parcel 704 (Part "A") in a manner not inconsistent with the purposes for which Parcel 804 (Part "B") and Parcel 704 (Part "B") were acquired.

13. The Court reserves jurisdiction to enforce the terms of this Stipulated Order of Taking and Final Judgment.

DONE AND ORDERED in Jacksonville, Duval County, Florida this 5th day of December, 2012.

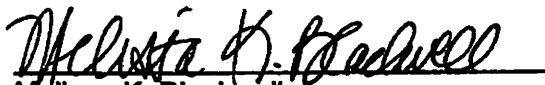

Honorable Waddell Wallace
Circuit Court Judge

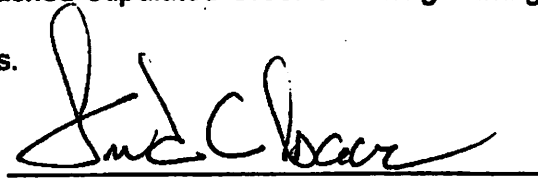
Copies to:

Melissa K. Blackwell, Esq., 1109 South Marion Avenue, M.S. 2009, Lake City, FL 32025
Fred C. Isaac, Esq., 2468 Atlantic Boulevard, Jacksonville, Florida 32207
Loree L. French, Esq., 117 W. Duval St., Jacksonville, Florida 32202

JOINT MOTION FOR ENTRY OF STIPULATED ORDER OF TAKING AND FINAL JUDGMENT (PARCELS 107, 804, & 704)

COMES NOW, Petitioner, State of Florida Department of Transportation, and Defendant, FLORIDA BAPTIST CONVENTION, INC., a Florida Nonprofit Corporation, by and through the undersigned attorneys, and stipulate and move that the Court enter the Stipulated Order of Taking and Final Judgment (set forth herein above) and stipulate and move that the Court immediately enter the attached Stipulated Order of Taking barring objection from any of the remaining Defendants.


Melissa K. Blackwell
Florida Bar No. 139742
Florida Department of Transportation
1109 South Marion Avenue
Lake City, FL 32025
386/758-3727
Attorney for Petitioner


Fred C. Isaac
Florida Bar No. 119132
Foerster, Isaac & Yerkes, P.A.
2468 Atlantic Boulevard
Jacksonville, FL 32207
904/346-3160
Attorney for Defendant

Dated: 12.5.12

Dated: 12/5/12

Section No. 72020
F.P. No. 2133043

State Road No. 9 (I-95)

Duval County

Parcel No. 107

Fee Simple

A Parcel Of Land Lying In The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida, Also Being A Portion Of Lot 10, Block 28, Oklahoma Subdivision, According To The Plat Thereof As Recorded In Plat Book 2, Page 7 Of The Current Public Records Of Duval County, Florida, Being More Particularly Described As Follows:

Beginning At The Point Of Intersection Of The Southerly Existing Right Of Way Line Of Gary Street (A 60 Foot Right Of Way Per Plat) And The Easterly Existing Right Of Way Line Of Naldo Avenue (A 60 Foot Right Of Way Per Plat), Said Corner Also Being The Northwest Corner Of Block 28, Oklahoma Subdivision, According To The Plat Thereof As Recorded In Plat Book 2, Page 7 Of The Current Public Records Of Duval County, Florida, Lying In The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida; Thence South 00° 06' 52" West, Along Said Easterly Existing Right Of Way Line, A Distance Of 3.84 Feet To A Point On The Arc Of A Non-Tangent Curve Concave To The South, Having A Radius Of 2,300.10 Feet, A Chord Bearing And Distance Of North 86° 20' 45" East, 57.31 Feet; Thence, Departing Said Easterly Existing Right Of Way Line, Easterly, Along The Arc Of Said Curve, Through An Angle Of 01° 25' 39", A Distance Of 57.31 Feet To A Point On A Non-Tangent Line; Said Point Also Being On Said Southerly Existing Right Of Way Line; Thence North 89° 48' 54" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 57.19 Feet To The Point Of Beginning.

Containing 103 Square Feet, More Or Less.

EXHIBIT 'A'

Section No. 72020
F.P. No. 2133043

State Road No. 9 (I-95)

Duval County

Parcel No. 804

Perpetual Easement

Part "A"

A portion of land lying in The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida, also being a portion of Lot 1 Block 28, Oklahoma, according to the plat thereof as recorded in Plat Book 2, Page 7 of the current Public Records of Duval County, Florida, being more particularly described as follows:

Commence at the point of intersection of the southerly existing right of way line of Gary Street (a 60 foot right of way per plat) and the easterly existing right of way line of Naldo Avenue (a 60 foot right of way per plat), said corner also being the Northwest corner of Block 28, Oklahoma Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 7 of the current Public Records of Duval County, Florida, lying in The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida; thence South $00^{\circ} 06' 52''$ West, along said easterly existing right of way line, a distance of 3.84 feet to the **Point of Beginning** and a point on the arc of a non-tangent curve concave to the South, having a radius of 2,300.10 feet, a chord bearing and distance of North $86^{\circ} 20' 45''$ East, 57.31 feet; thence, departing said easterly existing right of way line, Easterly, along the arc of said curve, through an angle of $01^{\circ} 25' 39''$, a distance of 57.31 feet to a point on a non-tangent line; said point also being on said southerly existing right of way line; thence South $89^{\circ} 48' 54''$ East, along said southerly existing right of way line, a distance of 77.93 feet to the Northeast corner of Lot 10, said Block 28; thence South $00^{\circ} 07' 13''$ West, along the easterly line of said Lot 10, a distance of 10.00 feet; thence North $89^{\circ} 48' 54''$ West, departing said easterly line, a distance of 77.67 feet to a point on a non-tangent curve concave to the South, having a radius of 2,290.10 feet, a chord bearing and distance of S $86^{\circ} 19' 58''$ W, 57.57 feet; thence Westerly along the arc of said curve, through an angle of $01^{\circ} 26' 25''$, a distance of 57.57 feet, to a point on said easterly existing right of way line of Naldo Avenue; thence North $00^{\circ} 06' 52''$ East, along said easterly existing right of way line, a distance of 10.03 feet to the **Point of Beginning**.

Containing 1,352 square feet, more or less.

ALSO:

Part "B"

A parcel of land lying in The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida, also being a portion of Lot 1 Block 28, Oklahoma Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 7 of the current Public Records of Duval County, Florida, being more particularly described as follows:

Commence at the point of intersection of the southerly existing right of way line of Gary Street (a 60 foot right of way per plat) and the easterly existing right of way line of Naldo Avenue (a 60 foot right of way per plat), said corner also being the Northwest corner of Lot 10, Block 28, Oklahoma Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 7 of the current

Public Records of Duval County, Florida, lying in The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida; thence South $89^{\circ} 48' 54''$ East, along said southerly existing right of way line, a distance of 153.12 feet to the Northwest corner of Lot 1, said Block 28 and the **Point of Beginning**; thence continue South $89^{\circ} 48' 54''$ East, along said southerly existing right of way line, a distance of 100.87 feet; thence South $44^{\circ} 50' 40''$ East, continuing along said southerly existing right of way line, a distance of 14.15 feet to a point on a line 10.00 feet South of and parallel with said southerly existing right of way line; thence North $89^{\circ} 48' 54''$ West, departing said southerly existing right of way line and along said parallel line, a distance of 110.87 feet to a point on the westerly line of said Lot 1; thence North $00^{\circ} 07' 13''$ East, along said westerly line, a distance of 10.00 feet to the **Point of Beginning**.

Containing 1,059 square feet, more or less.

Section No. 72020
F.P. No. 2133043

State Road No. 9 (I-95)

Duval County

Parcel No. 704

Temporary Easement

Part "A"

A parcel of land lying in The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida, also being a portion of Lot 1 Block 28, Oklahoma Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 7 of the current Public Records of Duval County, Florida, being more particularly described as follows:

Commence at the point of intersection of the southerly existing right of way line of Gary Street (a 60 foot right of way per plat) and the easterly existing right of way line of Naldo Avenue (a 60 foot right of way per plat), said corner also being the Northwest corner of Block 28, Oklahoma Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 7 of the current Public Records of Duval County, Florida, lying in The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida; thence South $00^{\circ} 06' 52''$ West, along said easterly existing right of way line, a distance of 13.87 feet to the **Point of Beginning**; thence continue South $00^{\circ} 06' 52''$ West, along said easterly existing right of way line, a distance of 19.18 feet; thence North $88^{\circ} 47' 59''$ East, departing said easterly existing right of way line, a distance of 135.15 feet to a point on the easterly line of Lot 10, said Block 28; thence North $00^{\circ} 07' 13''$ East, along said easterly line, a distance of 19.78 feet; thence North $89^{\circ} 48' 54''$ West, departing said easterly line, a distance of 77.67 feet to a point on a non-tangent curve, concave to the South, having a radius of 2,290.10 feet, a chord bearing and distance of $S 86^{\circ} 19' 58'' W$, 57.57 feet; thence Westerly along the arc of said curve, through an angle of $01^{\circ} 26' 25''$, a distance of 57.57 feet to the **Point of Beginning**.

Containing 2,789 square feet, more or less.

ALSO:

Part "B"

A portion of land lying in The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida, also being a portion of Lot 1 Block 28, Oklahoma, according to the plat thereof as recorded in Plat Book 2, Page 7 of the current Public Records of Duval County, Florida, being more particularly described as follows:

Commence at the point of intersection of the southerly existing right of way line of Gary Street (a 60 foot right of way per plat) and the easterly existing right of way line of Naldo Avenue (a 60 foot right of way per plat), said corner also being the Northwest corner of Block 28, Oklahoma Subdivision, according to the plat thereof as recorded in Plat Book 2, Page 7 of the current Public Records of Duval County, Florida, lying in The Isaac Hendricks Grant, Section 44, Township 2 South, Range 26 East, Duval County, Florida; thence South $89^{\circ} 48' 54''$ East, along said southerly existing right of way, a distance of 153.12 feet to the Northwest corner of Lot 1, said Block 28; thence South $00^{\circ} 07' 13''$ West, along the westerly line of said Lot 1, a distance of 10.00 feet to the **Point of Beginning**; thence continue South $00^{\circ} 07' 13''$ West, along said westerly line, a distance of 19.34 feet; thence North $88^{\circ} 47' 59''$ East, departing said westerly

line, a distance of 127.17 feet to a point on the Southerly existing right of way line of State Road No. 9 (Interstate 95 - a variable width right of way); thence North $44^{\circ} 50' 40''$ West, along said southerly existing right of way line, a distance of 23.02 feet to a point on a line 10.00 feet southerly of and parallel with the northerly line of said Lot 1 and said southerly existing right of way line; thence North $89^{\circ} 48' 54''$ West, along said parallel line, a distance of 110.87 feet to the **Point of Beginning**.

Containing 2,131 square feet, more or less.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

CONTRACT PLANS

FINANCIAL PROJECT ID 213304-3-52-01
FINANCIAL PROJECT ID 213304-3-56-01
(FEDERAL FUNDS)
DUVAL COUNTY (72020 & 72280)

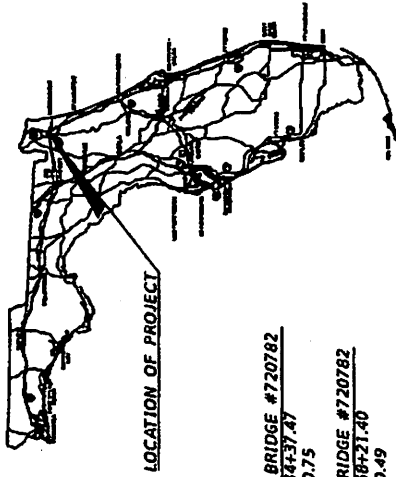
STATE ROAD NO. 9 (I-95)

COMPONENTS OF CONTRACT PLANS SET
ROADWAY PLANS
SIGNALLIZATION PLANS
TRAFFIC CONTROL PLANS
TRANSPORTATION SYSTEMS PLANS
LIGHTING PLANS

A DETAILED INDEX APPEARS ON THE
KEY SHEET OF EACH COMPONENT

INDEX OF ROADWAY PLANS

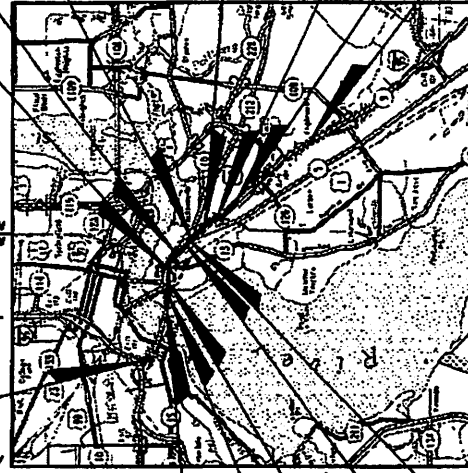
SHEET NO.	SHEET DESCRIPTION
1	KEY SHEET
2 - 7	DRAINAGE MAPS
8 - 40	TYPICAL SECTIONS
41 - 47	PROJECT LAYOUT
48 - 54	GENERAL NOTES
55 - 63	PLANS
64 - 95	PROFILES
96 - 102	PUMP TERMINAL DETAILS
103 - 109	INTERSECTION DETAILS
110	ROADWAY SOILS SURVEY
111 - 215	DRAINAGE STRUCTURES
216 - 219	ORAINAGE DETAILS
220 - 233	ROADWAY CROSS SECTIONS



ROADWAY SHOP DRAWINGS
TO BE SUBMITTED TO:
GARY L. SOWELL, JR., P.E.
REYNOLDS, SMITH AND HILLS, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FLORIDA 32256
TEL. (904) 256-2500
FAX (904) 256-2501

PLANS PREPARED BY:
RS&H
REYNOLDS, SMITH AND HILLS, INC.
10748 DEERWOOD PARK BLVD. SOUTH
JACKSONVILLE, FLORIDA 32256
TEL. (904) 256-2500
FAX (904) 256-2501

CONTRACT NO. E2P14
VENDOR ID NO. F59-7984466
CERTIFICATE OF AUTHORIZATION NO. E00005670
NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION.



BEGIN CONSTRUCTION
STA. 56+72.00
MP = 2.41 (72020)

BEGIN PROJECT
STA. 106+02.00
MP = 1.48 (72020)

BEGIN BRIDGE #720154
STA. 128+22.87
MP = 1.06

END BRIDGE #720154
STA. 133+04.80
MP = 0.96 (72020)

BEGIN BRIDGE #720783
STA. 179+77.01
MP = 0.08

BEGIN PROJECT
STA. 241+30.00
MP = 15.73 (72280)

END CONSTRUCTION
STA. 342+14.80
MP = 13.82 (72280)

BEGIN BRIDGE #720782
STA. 144+37.47
MP = 0.75

END BRIDGE #720782
STA. 158+21.40
MP = 0.49

BEGIN SECTION 72020
MP = 0.00

BEGIN SECTION 72280
MP. 16.793

BEGIN BRIDGE #720786
STA. 187+59.08
MP = 16.75

END BRIDGE #720786
STA. 189+15.07
MP = 16.72

CONSTRUCTION PACKAGE #1
VOLUME 1 OF 2

KEY SHEET REVISIONS

DATE	DESCRIPTION

LENGTH OF PROJECT

	LINEAR FEET	MILES
ROADWAY	9,434.45	1.787
BRIDGES	4,033.55	0.775
NET LENGTH OF PROJECT	13,528.00	2.562
EXCEPTIONS	N/A	N/A
GROSS LENGTH OF PROJECT	13,528.00	2.562

FDOT PROJECT MANAGER: CRAIG TEAL, P.E.

GOVERNING STANDARDS AND SPECIFICATIONS:
FLORIDA DEPARTMENT OF TRANSPORTATION,
DESIGN STANDARDS FISCAL YEAR 2002,
AND STANDARD SPECIFICATIONS FOR ROAD AND
BRIDGE CONSTRUCTION DATED 2000,
AS AMENDED BY CONTRACT DOCUMENTS

APPLICABLE DESIGN STANDARDS REVISIONS: 01/01/03
For Design Standards revisions click on
"Design Standards" at the following web site:
<http://www.dot.state.fl.us/roadsign>

WADDELL A. WALLACE
CIRCUIT JUDGE

FILED INTO EVIDENCE
CASE NO. 1012-CA-10690
POSITIONER'S PL 5 EXHIBIT
RESPONDENT'S NO. 12-5 20 12

EXHIBIT 'B'

EXHIBIT H
Aerial Photograph





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Cynthia K. Trimmer
Florida Baptist Convention, Inc.
One Independent Drive, Suite 1200
Jacksonville, Florida, 32202

December 07, 2016

Project Name: 1230 Hendricks Avenue PUD
Availability#: 2016-1858

Dear Mr/Mrs Cynthia K. Trimmer,

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

Point of Connection:

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

Offsite Improvements:

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

Reservation of Capacity:

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

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

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

Sincerely,

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



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2016-1858
 Request Received On: 11/23/2016
 Availability Response: 12/7/2016
 Prepared by: Mollie Price

Project Information

Name: 1230 Hendricks Avenue PUD
 Type: OTHER
 Requested Flow: 90,750 gpd
 Location: Entire block from Hendricks Ave. to Naldo Ave. between Gary St. and Nira St.
 Parcel ID No.: 080822-0000
 Description: Seven-story, mixed-use development with 30,000-sf commercial and (345 MF) residential uses.

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing water connection can be used
 Connection Point #2: Existing 12-in water line on the south side of Ramp Rd
 Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Existing connection can be used if large enough to meet needs of development.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: Existing sanitary sewer connection can be used
 Connection Point #2: Existing 8-in gravity sanitary sewer line on Naldo Rd
 Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Existing connection can be used if large enough to meet needs of development.

Reclaimed Water Connection

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

General Comments:

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

MAP SHOWING SPECIFIC SURVEY OF

1230 HENDRICKS AVENUE JACKSONVILLE, DUVAL COUNTY, FLORIDA 32207

R.E.# 80822-0000 - OFFICIAL RECORDS BOOK 15561, PAGE 1381

OWNER: FLORIDA BAPTIST CONVENTION

CERTIFIED TO: DRIVER, MCAFFEE, PEEK & HAWTHORNE, P.L.



GENERAL NOTES

1. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE LOCATION OF BUSINESS WISHING TO OBTAIN LIQUOR, BEER AND/OR WINE LICENSE IN RELATIONSHIP TO SCHOOLS, CHURCHES AND ADULT ENTERTAINMENT FACILITIES
2. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE SUCH.
3. NO ATTEMPT WAS MADE TO VERIFY IF SAID SCHOOLS, CHURCHES AND ADULT FACILITIES WERE OPERATIONAL OR IN BUSINESS AT TIME OF SURVEY.
4. THE INFORMATION SHOWN HEREON WAS MADE BY PHYSICAL OBSERVATION AND RESEARCH BY ELECTRONIC MEANS.

SCALE
1" = 400'

BOB L. PITTMAN

Florida Registration Certificate No. 4827
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER.

ARC SURVEYING & MAPPING, INC.



5202 SAN JUAN AVENUE,
JACKSONVILLE, FLORIDA 32210
PHONE: 904/384-8377
LICENSED BUSINESS NO. 6487

DRAWN BY:	DATE:	FIELD BOOK & PAGE	JOB NO.
JDY	12-07-2016	N/A	161205J2

EXHIBIT K
Site Location Map

