

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-311

MAY 18, 2017

The Planning and Development Department hereby forwards to the Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **Ordinance 2017-311**.

Location: 0 Kendall Drive between Southside Connector and Mill Creek Road

Real Estate Numbers: 120820-1510, 120820-1625, 120820-1755, and 120830-0280

Current Zoning District: Planned Unit Development (PUD 2015-0064)

Proposed Zoning District: Residential Low Density-40 (RLD-40)

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

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: Greater Arlington/Beaches- District 2

City Council Representative: The Honorable Joyce Morgan, District 1

Agent: Matovina & Company
Sharon Hudson
2955 Hartley Road, Suite 108
Jacksonville, Florida 32257

Owner: Regency Property Venture
Robert L. Stein
One Independent Drive, Suite 3120
Jacksonville, Florida 32202

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-311** seeks to rezone four parcels of land totaling 11.38 acres of land from Planned Unit Development (PUD 2015-0064) to Residential Low Density 40 (RLD-40). Three of the parcels are currently within the CGC functional land use category and the remaining parcel is currently within the MU functional land use category as defined by the

Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The proposed change in zoning district would be compatible with the existing Future Land Use category if the companion land use amendment Ordinance 2017-310 is approved. The companion land use amendment proposes to change the current land use to Medium Density Residential. The properties have frontage on Mill Creek Road, Regency Square Boulevard North, and Kendall Road. Regency Square Boulevard North is classified as a Collector Road by the Functional Highway Classification Map of the 2030 Comprehensive Plan. Mill Creek Road is classified as a Minor Arterial Road by the Functional Highway Classification Map of the 2030 Comprehensive Plan.

PUD 2015-0064 allows a maximum of 150 independent living units, up to five buildings, a clubhouse, and four commercial buildings.

The applicant has requested a rezoning to RLD-40 to allow for 40 foot wide residential lots for single family dwellings. The Planning and Development Department believes that this request is consistent with the surrounding area.

STANDARDS, CRITERIA AND FINDINGS

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

1. Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject properties are located in the Community/General Commercial (CGC) and Mixed Use (MU) functional land use categories according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. However, a companion application for Small Scale Land Use Amendment to Future Land Use Map Series-2030 Comprehensive Plan, i.e. Ordinance 2017-310 (Application 2016A-005) was filed requesting amendment of the subject property's functional land use category from CGC and MU to MDR. The proposed RLD-40 Zoning District is a primary Zoning Districts within the MDR functional land use category, and the subject

property meets the primary criteria and standards. The MDR functional land use category is generally intended to provide transitional uses between commercial and single family residential uses. If the amendment is adopted by the City Council, this application will be 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.

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

Yes. The proposed amendment is consistent with the following policies of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

Objective 1.1

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

Policies 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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.

Objective 3. 1

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

Recreation and Open Space Element

Policies 2.2.2

The City shall require that all new shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Policies 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as a common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District which the fees are paid.

Infrastructure Element, Sanitary Sewer Sub-Element

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.

The proposed amendment to the MDR Future Land Use Category and this companion rezoning will allow single family dwellings to be located on these properties. The recommended Zoning District is consistent with the surrounding area and allows gradual transition of densities and intensities between land uses. Therefore, the proposed rezoning is consistent with the FLUE Policies and Objectives of the 2030 Comprehensive Plan.

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning will not be in conflict with any portion of the City's land use regulations. The proposed zoning district would be compatible with the surrounding area. The majority of the lots in the surrounding area, including the Kendall Town Subdivision, are 50 foot wide or greater. The existing zoning district of PUD currently allows a maximum of 150 independent living units, up to five buildings, a clubhouse, and four commercial buildings. The requested RLD-40 district would be consistent with the surrounding area.

SURROUNDING LAND USE AND ZONING

The subject properties are located on Regency Square Boulevard North at Kendall Drive with the surrounding uses, land use categories and zoning as follows:

<u>Adjacent Properties</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use</u>
North	MU/LDR	PUD/RLD-50	SFD and vacant lot
East	CGC	CCG-1	Southside Connector
South	CGC	CCG-1	Charter School & Medical Office
West	CGC	CO	Vacant Land

It is the opinion of the he Planning & Development Department that the requested rezoning to RLD-40 will be consistent and compatible with the surrounding uses, both commercial, office and residential in the area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on May 4, 2017, the required Notice of Public Hearing signs **were** posted:



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2017-311** be **APPROVED**.



Aerial View



Subject Properties east of Kendall Drive (RE#s: 120820-1510, 120820-1625, & 12830-0280)

Date: May 4, 2017

Source: City of Jacksonville, Planning & Development Department



**Subject Property west of Kendall Drive along
Regency Square Boulevard North (RE#: 120820-1755)**

Date: May 4, 2017

Source: City of Jacksonville, Planning & Development Department



Subject Property west of Kendall Drive along Mill Creek Road (RE#: 120820-1755)

Date: May 4, 2017

Source: City of Jacksonville, Planning & Development Department



Southside Connector to the east of the Subject Property

Date: May 4, 2017

Source: City of Jacksonville, Planning & Development Department



**Playground/Park for the Kendall Town Subdivision under construction
north of Subject Properties (120820-1500)**

Date: May 4, 2017

Source: City of Jacksonville, Planning & Development Department



**Property south of Subject Property: Charter School
(9100 Regency Square Boulevard North)**

Date: May 4, 2017

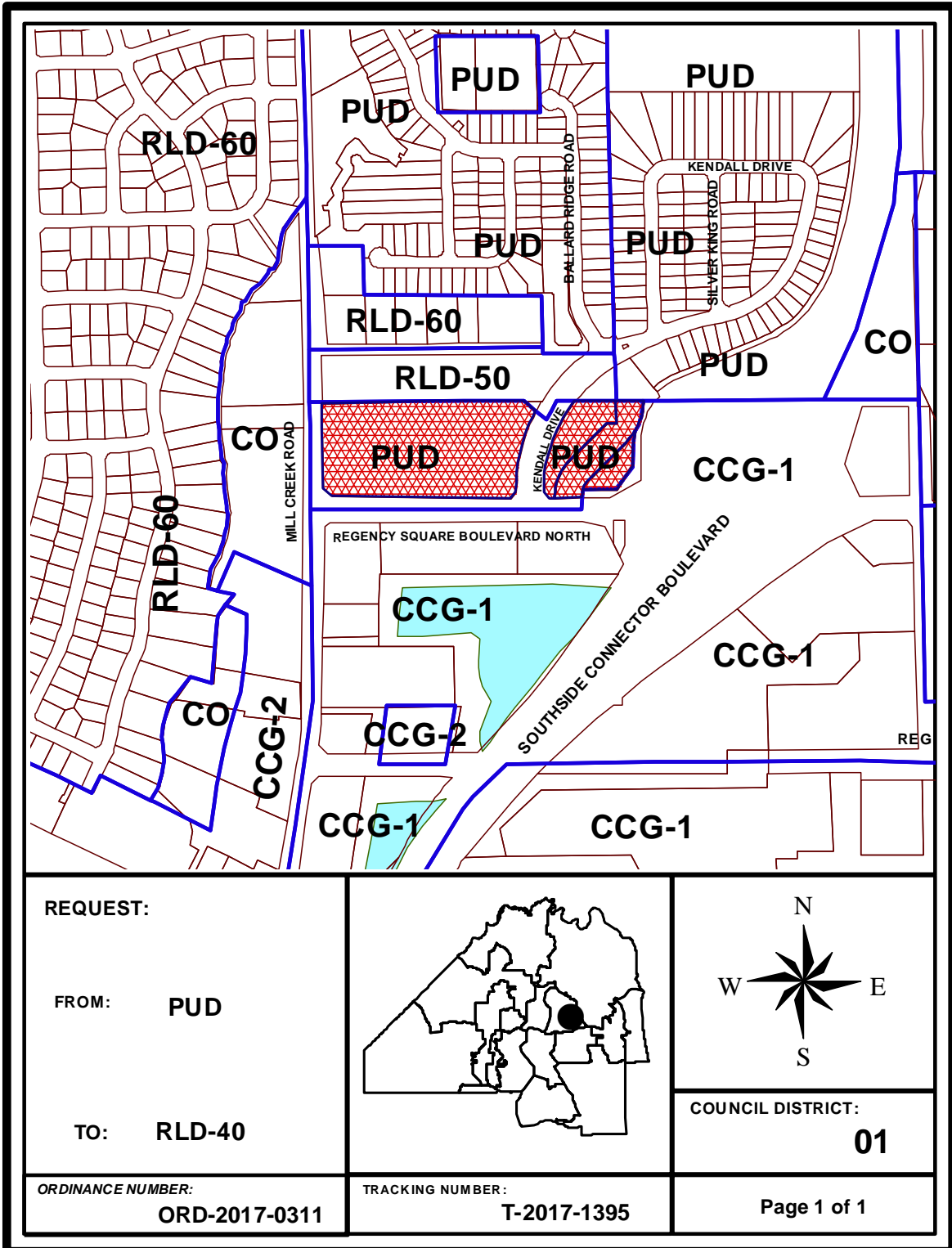
Source: City of Jacksonville, Planning & Development Department



**Property south of Subject Property: Medical Office
(9090 Regency Square Boulevard North)**

Date: May 4, 2017

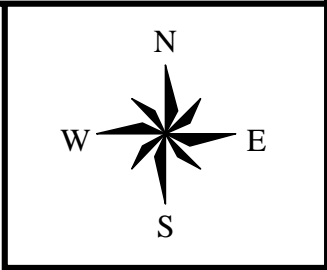
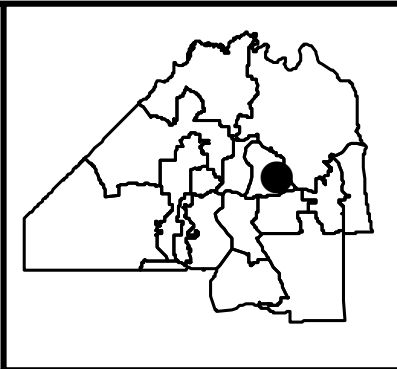
Source: City of Jacksonville, Planning & Development Department



REQUEST:

FROM: PUD

TO: RLD-40



COUNCIL DISTRICT:

01

ORDINANCE NUMBER:

ORD-2017-0311

TRACKING NUMBER:

T-2017-1395

Page 1 of 1



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Connie Patterson
FROM: Rosario Lacayo
Community Planning Division
RE: Ordinance 2017-0311, companion to LUA 2017-0310
DATE: May 1, 2017

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

Current Land Use: MU & CGC, Urban Area LU Companion Application: 2016A-005
Current Zoning: PUD Proposed Zoning: RLD-40 Acres: 11.38

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

Based on the Land Use Category Consistency Review below, the proposal is consistent the MDR, Urban Area category description.

ZONING REQUEST:

The request is a rezoning from Planned Unit Development (PUD) to Residential Low Density - 40 (RLD-40) is to permit the development for residential uses. The companion land use amendment will amend the parcels within the PUD that are currently in Community/ General Commercial (CGC) and Multi-Use (MU) to develop single-family homes.

LAND USE CATEGORY CONSISTENCY REVIEW:

Medium Density Residential (MDR) in the Urban Area Development Boundary is generally intended to provide transitional uses between commercial and single family residential uses. Multi-family residential should be the predominant development however; single-family dwellings are permitted as a principal use when the predominant surrounding development typology within MDR category is single-family.

The proposed zoning application should be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element

Objective 1.1

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

Policies 1.1.10

Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

1.1.22

Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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.

Objective 3. 1

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

Recreation and Open Space Element

Policies 2.2.2

The City shall require that all new shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Policies 2.2.4

A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot, or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as a common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District which the fees are paid.

Infrastructure Element, Sanitary Sewer Sub-Element

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.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues:

Airport Environ Zone

The site is located within the 150 foot Height and Hazard Zone for Craig Airfield. Zoning will limit development to a maximum height of less than 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.10051(d).

Future Land Use Element

Objective 2.5

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

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would

constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

IE-AR Policy 1.2.8

Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

Archaeological Sensitivity

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of medium and low sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6

The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0311 **Staff Sign-Off/Date** / N/A

Filing Date 04/25/2017 **Number of Signs to Post** 11

Hearing Dates:

1st City Council 05/23/2017 **Planning Comission** 05/18/2017

Land Use & Zoning 06/06/2017 **2nd City Council** 06/13/2017

Neighborhood Association NA

Neighborhood Action Plan/Corridor Study NA

Application Info

Tracking # 1395

Application Status PENDING

Date Started 03/09/2017

Date Submitted 03/09/2017

General Information On Applicant

Last Name HUDSON **First Name** SHARON **Middle Name**

Company Name MATOVINA & COMPANY

Mailing Address 2955 HARTLEY ROAD, SUITE 108

City JACKSONVILLE **State** FL **Zip Code** 32257

Phone 9042920778 **Fax** 9042929468 **Email** SHUDSON@MATOVINA.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name STEIN **First Name** ROBERT **Middle Name** L

Company/Trust Name REGENCY PROPERTY VENTURE

Mailing Address ONE INDEPENDENT DRIVE, SUITE 3120

City JACKSONVILLE **State** FL **Zip Code** 32202

Phone 9043535993 **Fax** 9042121255 **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	120820 1510	1	2	PUD	RLD-40
Map	120820 1625	1	2	PUD	RLD-40
Map	120820 1755	1	2	PUD	RLD-40

Map

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Justification For Rezoning Application

TO MAKE PROPERTY CONSISTENT WITH SURROUNDING PROPERTIES

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input type="text" value="0"/>	<input type="text" value="KENDALL DR"/>	<input type="text" value="32211"/>

Between Streets
 and

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

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

Public Hearings And Posting Of Signs

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

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

PROOF OF PUBLICATION to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

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

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
11.38 Acres @ \$10.00 /acre: \$120.00
- 3) Plus Notification Costs Per Addressee
20 Notifications @ \$7.00 /each: \$140.00
- 4) Total Rezoning Application Cost: \$2,260.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

PARCEL 1

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD (COUNTY ROAD NO. 617, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH $89^{\circ}38'35''$ EAST, ALONG SAID NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 848.90 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED OFFICIAL BOOK 17124, PAGE 1476 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $49^{\circ}27'35''$ EAST, ALONG LAST SAID LINE, 66.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF KENDALL DRIVE (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 757.25 FEET, AN ARC DISTANCE OF 367.51 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $13^{\circ}51'08''$ WEST, 363.92 FEET; THENCE SOUTH $40^{\circ}07'17''$ WEST, CONTINUING ALONG LAST SAID LINE, 38.73 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD NORTH (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH $89^{\circ}49'32''$ WEST, ALONG LAST SAID LINE, 755.19 FEET TO THE TRANSITION BETWEEN SAID NORTHERLY RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD NORTH AND THE AFORESAID EASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD, AND THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED PART "F", DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5626, PAGE 1245 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH $44^{\circ}29'48''$ WEST, ALONG SAID TRANSITION AND SAID NORTHEASTERLY LINE, 55.90 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD; THENCE NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH $01^{\circ}10'53''$ EAST, 344.71 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1687.02 FEET, AN ARC DISTANCE OF 38.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $00^{\circ}31'26''$ EAST, 38.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.22 ACRES, MORE OR LESS

Legal Description Dated

03/14/2017 **EXHIBIT 1**

Page 1 of 3

Page _____ of _____

ORDINANCE

Legal Description

PARCEL 2

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD (COUNTY ROAD NO. 617, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE EASTERLY, ALONG SAID NORTHERLY LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°38'35" EAST, 1070.83 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 89°38'35" EAST, 175.50 FEET; COURSE NO. 3: NORTH 89°46'12" EAST, 120.01 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 256.67 FEET, AN ARC DISTANCE OF 37.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°31'49" WEST, 37.86 FEET TO A POINT ON THE ARC OF SAID CURVE AND THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 113 (SOUTHSIDE BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON JACKSONVILLE TRANSPORTATION AUTHORITY RIGHT OF WAY MAP, DATED APRIL 29, 1999); THENCE SOUTHERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 259.67 FEET, AN ARC DISTANCE OF 110.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°52'04" WEST, 109.37 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 324.15 FEET, AND ARC DISTANCE OF 64.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°29'19" WEST, 64.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 00°10'42" EAST, 81.99 FEET; COURSE NO. 4: SOUTH 33°04'07" WEST, 127.45 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD NORTH (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE WESTERLY AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°49'32" WEST, 144.86 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 2: SOUTHERLY, ALONG AND AROUND THE

Legal Description Dated

03/14/2017 EXHIBIT 1

ORDINANCE

Legal Description

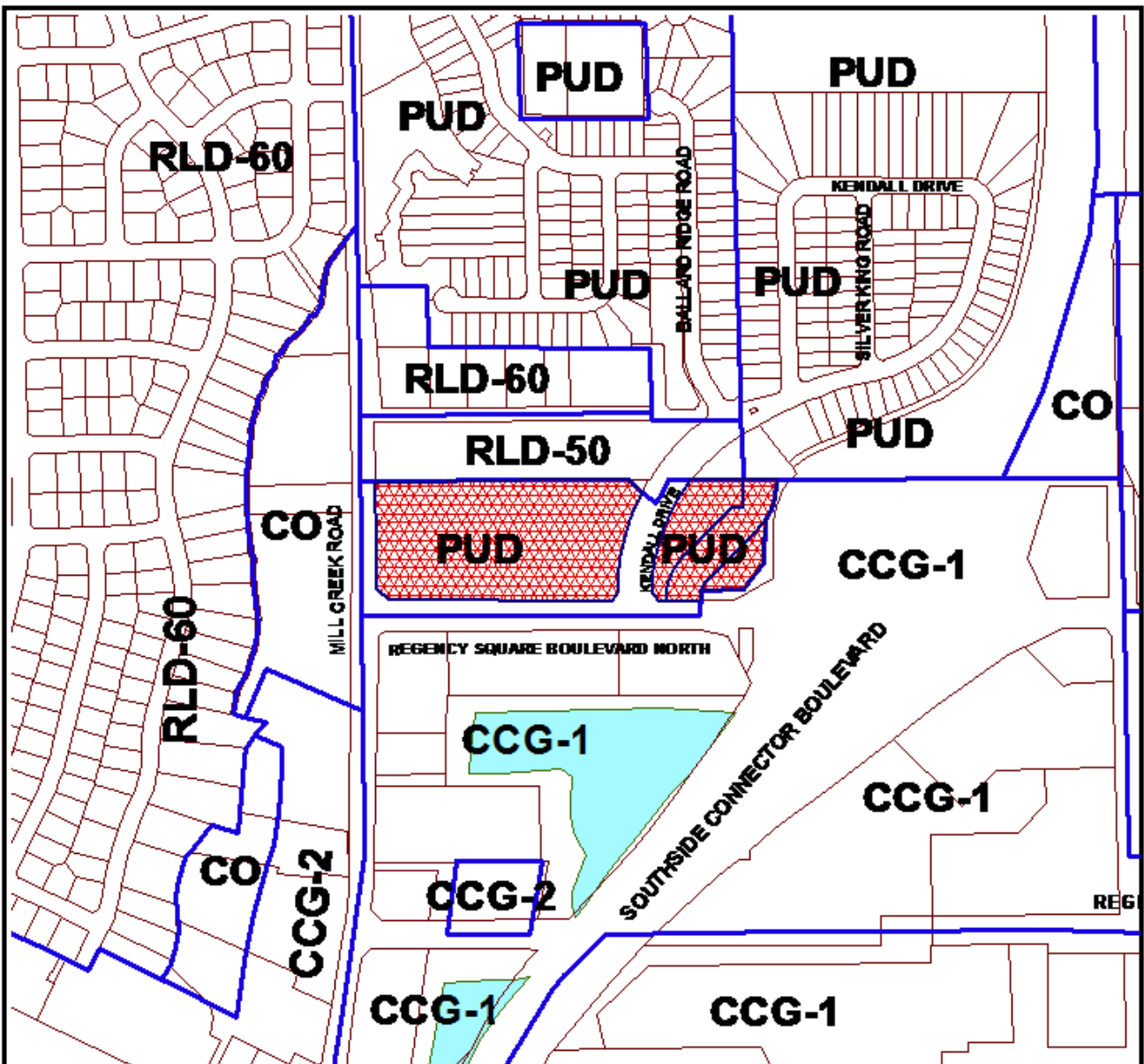
ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 133.14 FEET, AN ARC DISTANCE OF 35.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°16'38" WEST, 35.69 FEET; COURSE NO. 3: SOUTH 89°49'32" WEST, 142.35 FEET TO THE EASTERLY LINE OF KENDALL DRIVE (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 40°14'48" WEST, 38.30 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 637.25 FEET, AN ARC DISTANCE OF 345.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°29'14" EAST, 341.38 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 642.77 FEET, AN ARC DISTANCE OF 83.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°45'43" EAST, 83.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.23 ACRES, MORE OR LESS.

Legal Description Dated

03/14/2017 EXHIBIT 1

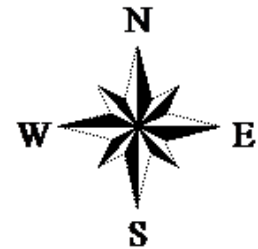
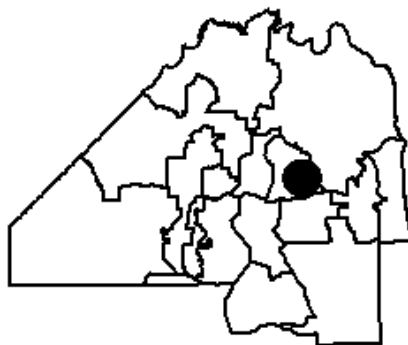
Page 3 of 3



REQUEST:

FROM: PUD

TO: RLD-40



COUNCIL DISTRICT:

01

ORDINANCE NUMBER:

ORD-2017-0311

TRACKING NUMBER:

T-2017-1395

Page 1 of 1

EXHIBIT A

Property Ownership Affidavit

Date: January 20, 2017

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

Re: Ownership Certification

Gentleman:

I, Robert L. Stein, President, The Regency Group, Partner of Regency Property Venture (RPV) hereby certify that RPV is the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for Rezoning RE#'s 120820-1510, 120820-1625, 120820-1755, 120830-0280, submitted to the Jacksonville Planning and Development Department.

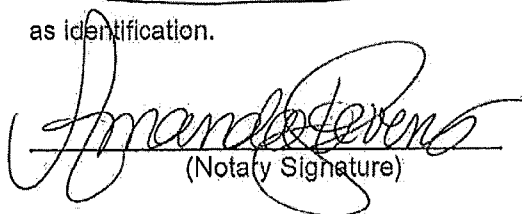


Robert L. Stein

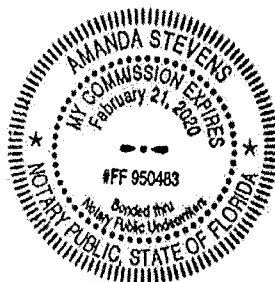
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20th day of January (month), 2017 (year) by Robert L. Stein who is personally known to me or has produced _____ as identification.



(Notary Signature)



Page _____ of _____

EXHIBIT B

Agent Authorization

Date: January 20, 2017

City of Jacksonville

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

Re: Agent Authorization for the following site location:

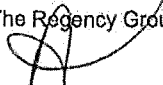
RE #'s 120820-1510, 120820-1625, 120820-1755, 120830-0280

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Gregory E. Matovina to act as agent to file application(s) for Regency Property Venture 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.

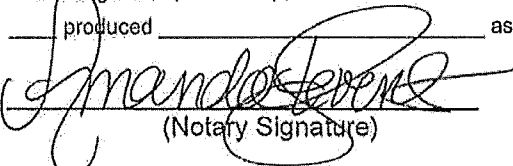
REGENCY PROPERTY VENTURE, a Florida general partnership

By: The Regency Group, Inc., Partner

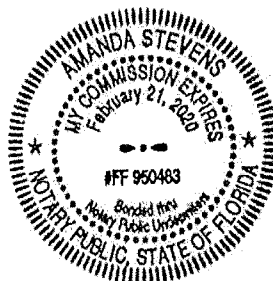
By: 
Robert L. Stein, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 20th day of January (month), 2017 (year) by Robert L. Stein, President of The Regency Group, Inc., the Partner of Regency Property Venture, a Florida general partnership, on behalf of the Partnership. He is [check one]: personally known to me, or produced _____ as identification.


(Notary Signature)

{affix notary seal}





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
THE REGENCY GROUP, INC.

Filing Information

Document Number	F40881
FEI/EIN Number	59-2139249
Date Filed	08/17/1981
Effective Date	08/10/1981
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/30/2008
Event Effective Date	NONE

Principal Address

ONE INDEPENDENT DRIVE
SUITE 3120
JACKSONVILLE, FL 32202

Changed: 04/24/2007

Mailing Address

ONE INDEPENDENT DRIVE
SUITE 3120
JACKSONVILLE, FL 32202

Changed: 04/24/2007

Registered Agent Name & Address

F & L CORP.
ONE INDEPENDENT DRIVE
SUITE 1300
JACKSONVILLE, FL 32202

Name Changed: 04/30/1998

Address Changed: 06/11/2004

Officer/Director Detail

Name & Address

Title VD

STEIN, MARTIN EJR
ONE INDEPENDENT DRIVE, STE 3120
JACKSONVILLE, FL 32202

Title COBD

NEWTON, JOAN W
ONE INDEPENDENT DRIVE, STE 3120
JACKSONVILLE, FL 32202

Title PTD

STEIN, ROBERT L
ONE INDEPENDENT DRIVE, STE 3120
JACKSONVILLE, FL 32202

Title VD

STEIN, RICHARD W
ONE INDEPENDENT DRIVE, STE 3120
JACKSONVILLE, FL 32202

Title S

DANIELS, ALEXA A
ONE INDEPENDENT DRIVE, STE 3120
JACKSONVILLE, FL 32202

Title VP

Commander, Charles E, III
ONE INDEPENDENT DRIVE STE 3120
JACKSONVILLE, FL 32202

Annual Reports

Report Year	Filed Date
2015	01/08/2015
2016	01/19/2016
2017	02/09/2017

Document Images

02/09/2017 -- ANNUAL REPORT	View image in PDF format
01/19/2016 -- ANNUAL REPORT	View image in PDF format
07/16/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
01/16/2014 -- ANNUAL REPORT	View image in PDF format
01/28/2013 -- ANNUAL REPORT	View image in PDF format
02/14/2012 -- ANNUAL REPORT	View image in PDF format
03/07/2011 -- ANNUAL REPORT	View image in PDF format
04/15/2010 -- ANNUAL REPORT	View image in PDF format

04/28/2009 -- ANNUAL REPORT	View image in PDF format
12/30/2008 -- Amendment	View image in PDF format
04/09/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format
04/24/2006 -- ANNUAL REPORT	View image in PDF format
01/11/2006 -- Merger	View image in PDF format
04/22/2005 -- ANNUAL REPORT	View image in PDF format
04/16/2004 -- ANNUAL REPORT	View image in PDF format
04/30/2003 -- ANNUAL REPORT	View image in PDF format
05/13/2002 -- ANNUAL REPORT	View image in PDF format
05/01/2001 -- ANNUAL REPORT	View image in PDF format
05/03/2000 -- ANNUAL REPORT	View image in PDF format
05/06/1999 -- ANNUAL REPORT	View image in PDF format
03/25/1999 -- Amendment	View image in PDF format
04/30/1998 -- ANNUAL REPORT	View image in PDF format
05/16/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

REGENCY PROPERTY VENTURE 
 C/O REGENCY GROUP INC
 ONE INDEPENDENT DR SUITE 3120
 JACKSONVILLE, FL 32202

Primary Site Address
 0 N REGENCY SQUARE BLVD
 Jacksonville FL 32211

Official Record Book/Page
 14466-01589

Tile #
 7413

0 N REGENCY SQUARE BLVD

Property Detail

RE #	120830-0280
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	24423

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$37,050.00	\$37,050.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$37,050.00	\$37,050.00
Assessed Value	\$37,050.00	\$37,050.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$37,050.00	See below

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

Taxable Values and Exemptions – In Progress 

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History 

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
14466-01589	7/18/2007	\$57,000.00	QC - Quit Claim	Qualified	Vacant

Extra Features 

No data found for this section

Land & Legal 

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	0.57	Acreage	\$37,050.00	1	13-2S-27E .57
										2	PT NE1/4 OF NW1/4 RECD
										3	O/R 14466-1589

Buildings 

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$37,050.00	\$0.00	\$37,050.00	\$423.92	\$423.92	\$409.80
Public Schools: By State Law	\$37,050.00	\$0.00	\$37,050.00	\$180.40	\$168.73	\$174.06
By Local Board	\$37,050.00	\$0.00	\$37,050.00	\$83.29	\$83.29	\$80.36
FL Inland Navigation Dist.	\$37,050.00	\$0.00	\$37,050.00	\$1.19	\$1.19	\$1.11
Water Mgmt Dist. SJRWMD	\$37,050.00	\$0.00	\$37,050.00	\$11.20	\$10.69	\$10.69
Gen Gov Voted	\$37,050.00	\$0.00	\$37,050.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$37,050.00	\$0.00	\$37,050.00	\$0.00	\$0.00	\$0.00
			Totals	\$700.00	\$687.82	\$676.02
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$37,050.00	\$37,050.00	\$0.00	\$37,050.00		
Current Year	\$37,050.00	\$37,050.00	\$0.00	\$37,050.00		

2016 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2016
2015
2014

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

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

REGENCY PROPERTY VENTURE
 ONE INDEPENDENT DR SUITE 3120
 JACKSONVILLE, FL 32202

Primary Site Address
 0 KENDALL DR 1
 Jacksonville FL 32211

Official Record Book/Page
 14466-01585

Tile #
 7413

0 KENDALL DR

Property Detail

RE #	120820-1510
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	59633

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$93,600.00	\$93,600.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$93,600.00	\$93,600.00
Assessed Value	\$93,600.00	\$93,600.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$93,600.00	See below

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Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
14466-01585	4/2/2008	\$144,400.00	SW - Special Warranty	Qualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	1.44	Acreage	\$93,600.00

Legal

LN	Legal Description
1	13-2S-27E 1.44
2	PT SW 1/4 RECD O/R 14466-1585(EX PT
3	RECD O/R 5762-698)

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$93,600.00	\$0.00	\$93,600.00	\$1,070.96	\$1,070.96	\$1,035.28
Public Schools: By State Law	\$93,600.00	\$0.00	\$93,600.00	\$455.74	\$426.25	\$439.73
By Local Board	\$93,600.00	\$0.00	\$93,600.00	\$210.41	\$210.41	\$203.02
FL Inland Navigation Dist.	\$93,600.00	\$0.00	\$93,600.00	\$3.00	\$3.00	\$2.80
Water Mgmt Dist. SJRWMD	\$93,600.00	\$0.00	\$93,600.00	\$28.30	\$27.00	\$27.00
Gen Gov Voted	\$93,600.00	\$0.00	\$93,600.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$93,600.00	\$0.00	\$93,600.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,768.41	\$1,737.62	\$1,707.83
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$93,600.00	\$93,600.00	\$0.00	\$93,600.00		
Current Year	\$93,600.00	\$93,600.00	\$0.00	\$93,600.00		

2016 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2016

2015

2014

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

More Information

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

REGENCY PROPERTY VENTURE
 2101 W PLATT ST
 TAMPA, FL 33606

Primary Site Address
 0 N REGENCY SQUARE BLVD
 Jacksonville FL 32211

Official Record Book/Page
 10286-00594

Title #
 7413

0 N REGENCY SQUARE BLVD

Property Detail

RE #	120820-1625
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	54554

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$87,484.00	\$87,484.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$87,484.00	\$87,484.00
Assessed Value	\$87,484.00	\$87,484.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$87,484.00	See below

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Taxable Values and Exemptions – In Progress

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
10286-00594	12/19/2001	\$100.00	MS - Miscellaneous	Unqualified	Vacant
05762-00698	1/16/1984	\$43,000.00	WD - Warranty Deed	Unqualified	Vacant
05126-00209	6/6/1980	\$464,600.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	42,000.00	Square Footage	\$84,000.00
2	1000	COMMERCIAL	PUD	0.00	0.00	Common	1,742.00	Square Footage	\$3,484.00

Legal

LN	Legal Description
1	13-2S-27E 1.03
2	PT NW1/4 OF SW1/4 RECD
3	O/R 5126-209,5762-698(EX PT RECD
4	O/R 5762-700,5763-2288,6178-1535,
5	7256-320,7321-1367,10286-600,
6	PBK 64-113,PT IN R/W) LYING E OF
7	KENDALL DR

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$87,484.00	\$0.00	\$87,484.00	\$972.28	\$1,000.98	\$967.63
Public Schools: By State Law	\$87,484.00	\$0.00	\$87,484.00	\$425.96	\$398.40	\$411.00
By Local Board	\$87,484.00	\$0.00	\$87,484.00	\$196.66	\$196.66	\$189.75
FL Inland Navigation Dist.	\$87,484.00	\$0.00	\$87,484.00	\$2.72	\$2.80	\$2.62
Water Mgmt Dist. SJRWMD	\$87,484.00	\$0.00	\$87,484.00	\$25.69	\$25.24	\$25.24
Gen Gov Voted	\$87,484.00	\$0.00	\$87,484.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$87,484.00	\$0.00	\$87,484.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,623.31	\$1,624.08	\$1,596.24
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$87,484.00	\$84,975.00	\$0.00	\$84,975.00		
Current Year	\$87,484.00	\$87,484.00	\$0.00	\$87,484.00		

2016 TRIM Property Record Card (PRC)

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Property Record Card (PRC)

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

2016

2015

2014

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More Information

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

REGENCY PROPERTY VENTURE
 ONE INDEPENDENT DR STE 3120
 JACKSONVILLE, FL 32202

Primary Site Address
 0 N REGENCY SQUARE BLVD
 Jacksonville FL 32211

Official Record Book/Page
 10286-00594

Tile #
 7413

0 N REGENCY SQUARE BLVD

Property Detail

RE #	120820-1755
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	356981

Value Summary

	2016 Certified	2017 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,422,496.00	\$1,422,496.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$1,422,496.00	\$1,422,496.00
Assessed Value	\$1,422,496.00	\$1,422,496.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$1,422,496.00	See below

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Taxable Values and Exemptions – In Progress

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
10286-00594	12/19/2001	\$100.00	MS - Miscellaneous	Unqualified	Vacant
05762-00698	1/16/1984	\$43,000.00	WD - Warranty Deed	Unqualified	Vacant
05126-00209	6/6/1980	\$464,600.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	CCG-1	0.00	0.00	Common	355,624.00	Square Footage	\$1,422,496.00

Legal

LN	Legal Description
1	13-2S-27E 8.164
2	PT NW1/4 OF SW1/4 RECD
3	O/R 5126-209,5762-698 LYING
4	W OF KENDALL DR, N OF REGENCY
5	SQUARE BLVD(EX PT RECD O/R 17124-1476)

Buildings

No data found for this section

2016 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$1,422,496.00	\$0.00	\$1,422,496.00	\$0.00	\$16,276.06	\$15,733.80
Public Schools: By State Law	\$1,422,496.00	\$0.00	\$1,422,496.00	\$0.00	\$6,478.05	\$6,682.89
By Local Board	\$1,422,496.00	\$0.00	\$1,422,496.00	\$0.00	\$3,197.77	\$3,085.39
FL Inland Navigation Dist.	\$1,422,496.00	\$0.00	\$1,422,496.00	\$0.00	\$45.52	\$42.53
Water Mgmt Dist. SJRWMD	\$1,422,496.00	\$0.00	\$1,422,496.00	\$0.00	\$410.39	\$410.39
Gen Gov Voted	\$1,422,496.00	\$0.00	\$1,422,496.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,422,496.00	\$0.00	\$1,422,496.00	\$0.00	\$0.00	\$0.00
			Totals	\$0.00	\$26,407.79	\$25,955.00
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$0.00	\$0.00	\$0.00	\$0.00		
Current Year	\$1,422,496.00	\$1,422,496.00	\$0.00	\$1,422,496.00		

2016 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2016

- To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here: 

More Information

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



Fidelity National Title Insurance Company

Gartner, Brock & Simon
1300 Riverplace Boulevard Suite 525
Jacksonville, FL 32207
Phone: 904-399-0870
Fax: 904-399-1113

Fidelity National Title Insurance Company

Revised: REV 12 19 16

**COMMITMENT FOR TITLE INSURANCE
SCHEDULE A**


Order No.: 5974558

1. Effective Date: ~~August 25~~November 22, 2016 at 5:00 PM
2. Policy or Policies to be issued: Premium: \$TBD
 - A. ALTA Owners 2006 with Florida Modifications
Proposed Insured: Matovina & Company, a Florida corporation
Proposed Amount of Insurance: \$1,200,000.00
 - B. ALTA Loan 2006 with Florida Modifications
Proposed Insured: To be determined, its successors and/or assigns as their interests may appear
Proposed Amount of Insurance: \$1,000.00
3. The estate or interest in the land described or referred to in this Commitment is:

Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Regency Property Venture, a Florida general partnership by deed in OR 14466, page 1585 as to ~~parcel 1~~part;
Regency Property Venture, a Florida general partnership (SUCCESSOR BY MERGER TO EQUITY PARTICIPATIONS, INC.) by deeds in OR 5126, page 209 and OR5762, page 698 as to ~~Parcel 2 and Parcel 4~~parts;
Regency Property Venture, a Florida general partnership by deed in OR ~~1712414466~~, page ~~14761589~~ as to ~~parcel 3~~part;
5. The land referred to in this Commitment is described in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: 
Authorized Officer or Agent





SCHEDULE B SECTION I REQUIREMENTS

The following are requirements to be complied with:

- 1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Instrument(s) creating the estate or interest to be insured must be properly executed, delivered and filed for record:
A. Duly executed Warranty Deed from Regency Property Venture, a Florida general partnership, Grantor, to Matovina & Company, a Florida corporation, Grantee, conveying the land described on Schedule A hereof.

The Company will require, and attached thereto, an Affidavit establishing: (i) the names of all the partners; reflecting the Partnership is currently in existence (and as of the date of being vested in title); (ii) the partner(s) executing the Deed are authorized to do so; (iii) that neither the partners nor the partnership have been in bankruptcy during the existence of the partnership; and (iv) that the corporate partners, if any, have not been dissolved. (Note: If the general partner is a business entity, proof of the good standing of said entity and proof as to the person(s) who are authorized to execute on behalf of said entity should be required)

- B. Duly executed Mortgage from Matovina & Company, a Florida corporation, Mortgagor, to To be determined, Mortgagee, encumbering the land described on Schedule A hereof in an amount to be determined.

Together with proof that Matovina & Company, a Florida corporation is currently in good standing under the laws of the State of . If the current transaction involves the execution of documents incident to the transaction by an officer other than the president, chief executive officer or any vice-president, then a recordable resolution of the corporation's Board of Directors, Shareholders and/or Members must be obtained.

- 3. Record in the Public Records a release or satisfaction of the Mortgage from GL NATIONAL, INC. and others in favor of FIRST UNION NATIONAL BANK OF FLORIDA and NATIONSBANK OF FLORIDA, N.A. in the original principal amount of \$15,296.400.00, recorded December 23, 1992 in Official Record Book 7483, Page 1248, as modified in Official Records Book 7732, page 965 and further modified in Official Records Book 7967, page 1963 and further modified in Official Records Book 8229, page 1227 and partly modified or affected by Partial Release of Mortgage as filed February 11, 2008 which Mortgage is now held by FIRST UNION NATIONAL BANK OF FLORIDA, a national banking association, by virtue of the following Assignment(s) of Mortgage recorded in Official Records Book 7964, Page 126. NOTE: said mortgage appears to affect a portion or portions of the subject lands as lie Easterly of Kendall Drive.

NOTE: HAS BEEN SATISFIED OF RECORD IN OR 17782, PAGE 1585.

- 4. Satisfactory survey and survey description, in conformity with the minimum technical standards for land surveys, certified to the Company, and/or its agent, dated no more than 90 days prior to the closing of the subject transaction, disclosing the nature and extent of any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title to the Land. Additional requirements and/or exceptions will be made for any such matters disclosed.

55. Proof of payment, satisfactory to the Company, of taxes for the year(s) 2016 in the gross amount of \$1,737.62 under Tax Folio Number:120820-1510 as to Part (formerly parcel 1).

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**SCHEDULE B SECTION I
Requirements continued**

Proof of payment, satisfactory to the Company, of taxes for the year(s) 2016 in the gross amount of \$26,407.79 under Tax Folio Number:120820-1755 as to Part (formerly parcel 2).

Proof of payment, satisfactory to the Company, of taxes for the year(s) 2016 in the gross amount of \$687.82 under Tax Folio Number:120830-0280 as to Part (formerly parcel 3).

Proof of payment, satisfactory to the Company, of taxes for the year(s) 2016 in the gross amount of \$1,624.08 under Tax Folio Number:120820-1625 as to Part (formerly parcel 4).

6. NOTE: No open mortgage(s) were found of record. Agent must confirm with the owner that the property is free and clear.

7. Proof of payment of any outstanding assessments in favor of Duval County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Duval County, Florida, any special taxing district and any municipality.

68. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

79. **NOTE: This commitment is being issued with the INSURED NAME "To Be Determined" and is subject to the review and approval of the Company's State Underwriting Office once this information is added to Schedule A. The Company reserves the right to revise and amend this commitment in accordance with said review.**

810. **NOTE: This commitment is being issued with the LIABILITY "To Be Determined" and is subject to the review and approval of the Company's State Underwriting Office once this information is added to Schedule A. The Company reserves the right to revise and amend this commitment in accordance with said review.**

END OF SCHEDULE B SECTION I





**SCHEDULE B SECTION II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
6. Reservation of perpetual non- exclusive easement for utilities, drainage and ingress and egress as set forth in Deed filed February 22, 1984 in Official Records Book 5762, page 698 of the current public records of Duval County, Florida.
7. Reservation of perpetual non- exclusive easement for utilities, drainage and ingress and egress as set forth in Deed filed February 22, 1984 in Official Records Book 5763, page 2288 of the current public records of Duval County, Florida.
8. Reservation of all rights of ingress, egress, light, air and view between grantors' remaining property and any facility constructed on the above property (note Southside Boulevard Extension) as set forth in deed to City of Jacksonville in Official Records Book 5423, page 1081 of the current public records of Duval County, Florida.
9. Terms, conditions and provisions of Stipulated Final Judgment including, but not limited to, limitations on ingress and egress as set forth in Stipulated Final Judgment filed July 24, 2007 in Official Records Book 14101, page 1338 of the current public records of Duval County, Florida.

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SCHEDULE B SECTION II
EXCEPTIONS

10. Terms, conditions and provisions of Non-Exclusive Grant of Easement to JEA, a body politic and corporate as filed September 11, 2007 in Official Records Book 14177, page 2081 of the public records of Duval County, Florida.

11. Should mortgage proceeds exceed the amount of purchase price, then Pending disbursement of the full proceeds of the loan secured by the mortgage Insured, this policy only insures the amount actually disbursed, and the amount of insurance under this policy shall increase to the extent of such disbursement up to the amount of insurance stated in Schedule A, but neither the date of policy nor any other part of the policy shall be deemed changed by virtue of such disbursement.

For Tax Year 2015 Parcel/ID # 120820-1510, Taxes for the year(s) 2016 in the gross tax-amount isof \$1,768.41, exemption type is NONE, and payment status is PAID-737.62 under Tax Folio Number:120820-1510 as to Part (formerly parcel 1) are DUE AND PAYABLE.

For Tax Year 2015 Parcel/ID # 120820-1750, Taxes for the year(s) 2016 in the gross tax-amount isof \$26,994.00, exemption type is NONE, and payment status is PAID-407.79 under Tax Folio Number:120820-1755 as to Part (formerly parcel 2) are DUE AND PAYABLE.

For Tax Year 2015 Parcel/ID # 120820-1750, Taxes for the year(s) 2016 in the gross tax-amount is \$700.00, exemption type is NONE, and payment status is PAID- of \$687.82 under Tax Folio Number:120830-0280 as to Part (formerly parcel 3) are DUE AND PAYABLE.

For Tax Year 2015 Parcel/ID # 120820-1625, taxes for the year(s) 2016 in the gross tax-amount isof \$1,623.31, exemption type is NONE, and payment status is PAID-624.08 under Tax Folio Number:120820-1625 as to Part (formerly parcel 4-

NOTE: THAT ONE OR MORE OF THE ASSESSMENT NOS. MAY CHANGE ON THE 2016 TAX ROLL) are DUE AND PAYABLE.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse Intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

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Fidelity National Title Insurance Company

**SCHEDULE B SECTION II
EXCEPTIONS**

NOTE: All recording references in this commitment/policy shall refer to the public records of Duval County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 6420 Southpoint Parkway , Suite 100, Jacksonville, FL 32216; Telephone 904-633-9494.

Searched By: J. C. CLAXTON

END OF SCHEDULE B SECTION II

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EXHIBIT "A"

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF DUVAL AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1+A

THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 14466, PAGE 1585 EXCEPT FOR ANY PART IN OFFICIAL RECORDS BOOK 5762, PAGE 698 ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 2:

ALL THAT PART OF THE NORTHWEST 1/4 OF THE SW1/4 A PORTION OF SECTION 13, TOWNSHIP 2S2 SOUTH, RANGE 27 EAST AS LIES NORTH OF REGENCY SQUARE BOULEVARD NORTH, EAST OF MILL CREEK ROAD AND WEST OF KENDALL DRIVE (AS SHOWN ON PLAT IN PLAT BOOK 64, PAGE 113, 114), EXCEPTING THEREFROM ANY PART IN DEED AS FILED IN OFFICIAL RECORDS BOOK 17124, PAGE 1476 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

THAT LAND AS, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN DEED FILED IN OFFICIAL RECORDS BOOK 14466, PAGE 1589 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AS FOLLOWS:

PARCEL 4:

ALL THAT PART OF THE NORTHWEST 1/4 OF THE SW1/4 OF SECTION 13, TOWNSHIP 2S, RANGE 27 EAST AS LIES NORTH OF REGENCY SQUARE BOULEVARD NORTH, WEST OF LANDS AS DESCRIBED IN DEED IN OFFICIAL RECORDS BOOK 14466, PAGE 1585 AND EAST OF KENDALL DRIVE (AS SHOWN ON PLAT IN PLAT BOOK 64, PAGE 113, 114)

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD (COUNTY ROAD NO. 617, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 89°38'35" EAST, ALONG SAID NORTHERLY LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 848.90 FEET; THENCE SOUTH 49°27'35" EAST, 66.12 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF KENDALL DRIVE (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 757.25 FEET, AN ARC DISTANCE OF 367.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°51'50" WEST, 364.22 FEET; THENCE SOUTH 40°07'17" WEST, CONTINUING ALONG LAST SAID LINE, 38.73 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD NORTH (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°49'32" WEST, ALONG LAST SAID LINE, 755.19 FEET, TO THE TRANSITION BETWEEN SAID NORTHERLY RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD NORTH AND THE AFORESAID EASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD, AND THE NORTHEASTERLY LINE OF THOSE LANDS DESIGNATED PART "F", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5626, PAGE 1245, OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 44°29'48" WEST, ALONG SAID TRANSITION AND SAID NORTHEASTERLY LINE, 55.90 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD; THENCE NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTH 01°10'53" EAST, 344.71 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND

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Exhibit "A" continued

AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1687.02 FEET, AN ARC DISTANCE OF 38.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°31'26" EAST, 38.71 FEET, TO THE POINT OF BEGINNING.

PARCEL B

A PORTION OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MILL CREEK ROAD (COUNTY ROAD NO. 617, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE NORTHERLY LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 89°38'35" EAST, ALONG SAID NORTHERLY LINE OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 13, A DISTANCE OF 1070.83 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°38'35" EAST, ALONG LAST SAID LINE, 175.50 FEET, TO THE NORTHERLY LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13; THENCE NORTH 89°46'12" EAST, ALONG LAST SAID LINE, 120.01 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5762, PAGE 2288, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, AND ALONG THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 113 (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 259.67 FEET, AN ARC DISTANCE OF 148.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°41'14" WEST, 146.09 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF STATE ROAD 113, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 324.15 FEET, AN ARC DISTANCE OF 64.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°29'19" WEST, 64.02 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 00°10'42" EAST, 81.99 FEET; COURSE NO. 3: SOUTH 33°04'07" WEST, 127.45 FEET; COURSE NO. 4: SOUTH 89°49'32" WEST, 144.86 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; COURSE NO. 5: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 133.14 FEET, AN ARC DISTANCE OF 35.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°16'38" WEST, 35.69 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF REGENCY SQUARE BOULEVARD NORTH (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°49'32" WEST, ALONG LAST SAID LINE, 142.35 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF KENDALL DRIVE (A 120 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 40°14'48" WEST, 38.30 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 637.25 FEET, AN ARC DISTANCE OF 345.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°29'14" EAST, 341.38 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 642.77 FEET, AN ARC DISTANCE OF 83.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°45'43" EAST, 83.81 FEET, TO THE POINT OF BEGINNING.

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ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Sharon A Hudson
Matovina & Company
2955 Hartley Rd, Suite 108
Jacksonville, Florida, 32257

August 24, 2016

Project Name: Regency Properties(2014-0702)
Availability#: 2016-1317

Dear Mr/Mrs Sharon A Hudson,

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#: 2016-1317
 Request Received On: 8/18/2016
 Availability Response: 8/24/2016
 Prepared by: Mollie Price

Project Information

Name: Regency Properties(2014-0702)
 Type: Single Family
 Requested Flow: 26,250 gpd
 Location: East of Mill Creek Rd. and North of Regency Square Blvd. N.
 Parcel ID No.: 120820-1755, 120830-0280, 120820-1625, 120820-1510
 Description: Single Family Subdivision120820-1755, 120830-0280, 120820-1625, 120820-1510

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 12-in water main along the north side of Regency Square Blvd. N.
 Connection Point #2: Existing 12-in water main along the west side of Kendall Drive
 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. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. Stub-outs are noted on the as-builts, however it is the contractor's responsibility to field verify.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 12-in gravity sanitary sewer main along the west side of Mill Creek Rd
 Connection Point #2: Existign 8-in gravity sanitary sewer line on the south side of Regency Square Blvd N
 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. If connection to the gravity sewer system is unavailable, then connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

Reclaimed Water Connection

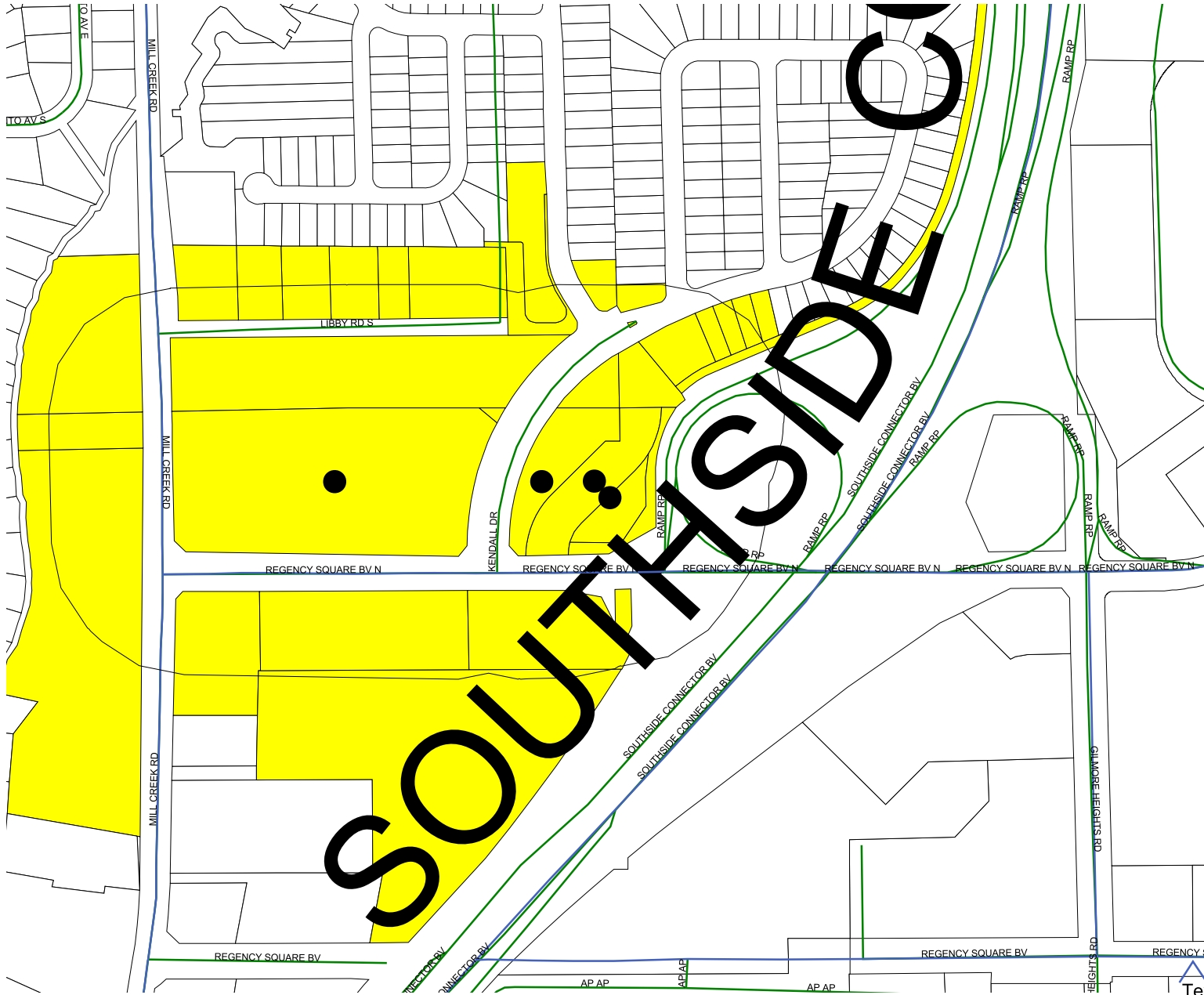
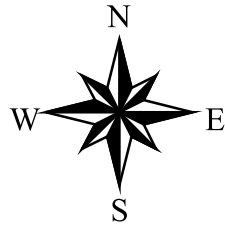
Sewer Region/Plant: South Grid
 Connection Point #1: No reclaim in the foreseeable future
 Connection Point #2: NA
 Special Conditions: No reclaim in the foreseeable future.

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.

	A	B	C	D	E	F	G	H	I
1	RE	LNAME	LNAME	MAIL_ADDR1	MAIL_ADDR2	MAIL_	MAIL_CITY	MA	MAIL_ZIP
2	120821 0205	BAPTIST MED LLC		8 BUCKINGHAM PLANTATION DR			BLUFFTON	SC	29910
3	121150 0100	EATHANS FATHER LLC		3000-6 HARTLEY RD			JACKSONVILLE	FL	32257
4	120877 0010	FORD NAOMI L		12184 LAKE FERN DR E			JACKSONVILLE	FL	32258
5	120820 1500	GL NATIONAL INC		C/O GATE LANDS COMPANY	9540 SAN JOSE BLVD P O BOX 23627		JACKSONVILLE	FL	32241-3627
6	120821 0210	HCMC PROPERTIES INC		9570 REGENCY SQUARE BV			JACKSONVILLE	FL	32225-8100
7	120830 0300	JACKSONVILLE TRANSPORTATION AUTHORITY		100 N MYRTLE AV	P O BOX O		JACKSONVILLE	FL	32203-0455
8	120825 0530	KEENE WILHELMENIA ESTATE		9043 LIBBY RD S			JACKSONVILLE	FL	32211-6403
9	123028 2120	KIEN DIEU		1642 HAWKINS COVE DR			JACKSONVILLE	FL	32246
10	123028 1650	LENNAR HOMES LLC		9440 PHILLIPS HWY STE 7			JACKSONVILLE	FL	32256
11	120820 1875	MILL CREEK LLC		CO THE COLLINS GROUP	3840 CROWN POINT RD SUITE A		JACKSONVILLE	FL	32257-6066
12	120830 0350	REGENCY GROUP INC		C/O GEORGE BROOKSHIRE	ONE INDEPENDENT DR		JACKSONVILLE	FL	32202
13	123028 0127	REGENCY MALL REALTY LLC ET AL		150 GREAT NECK RD STE 304			NEW YORK	NY	11021
14	120820 1510	REGENCY PROPERTY VENTURE		ONE INDEPENDENT DR SUITE 3120			JACKSONVILLE	FL	32202
15	120821 0260	SOUTHSIDE CONNECTOR L L C		7880 GATE PKWY STE 300			JACKSONVILLE	FL	32256
16	120878 0000	TREDINICK SUE BEDSAUL TRUST 48.87% INT ET AL		9250 BAYMEADOWS RD STE 400			JACKSONVILLE	FL	32256-1813
17	120823 0000	WHITE GWENDOLYN ET AL		3395 CLYDE DR			JACKSONVILLE	FL	32208-5521
18	120825 0520	WHITE LAVERT ET AL		9029 LIBBY RD S			JACKSONVILLE	FL	32211-6403
19	120825 0540	WHITE VIOLA E		9055 LIBBY RD S			JACKSONVILLE	FL	32211-6403
20	120825 0510	WHITE WALTER H		9011 LIBBY RD S			JACKSONVILLE	FL	32211-6403
21	120823 0010	WILLIAMS GEORGIANA		9067 LIBBY RD S			JACKSONVILLE	FL	32211
22		Greater Arlington/Beaches		638 Queens Harbor BV			JACKSONVILLE	FL	32225

KENDALL DR REZONING



SOUTHSIDE



- Major Highways (with Functional Class)
- Text
- Highway Text
- Street Text
- Streets
- River
- Parcels - December 2016
- Municipal Boundaries 20150428

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc
 Date: 03/20/2017 Time: 09:38:17
 Location: P13 Clerk: CVM
 Transaction 0172235

Miscellaneous
 Item: CR - CR404604
 Receipt 0172235.0001-0001 2,260.00
 Total Paid 2,260.00
 CHECK 5851 2,260.00
 Total Tendered 2,260.00
 Paid By: MATOVINA AND COMP.
 Thank You

3/15/2017

Printing :: CR404604

Duval County, City Of Jacksonville
Michael Corrigan , Tax Collector

231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR404604
 User: Patterson, Connie

Date: 3/15/2017
 Email: ConstanceP@coj.net

REZONING/VARIANCE/EXCEPTION

Name: SHARON HUDSON
Address: 0 Kendall Dr, Jacksonville FL 32211
Description: Request for Conventional Rezoning for four pieces of property (RE#: 120820-1510; 120820-1625; 120820-1755; 1208230-0280) from PUD to RLD-40

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									2260.00

Total Due: \$2,260.00

NOTICE OF PUBLIC HEARING SIGN POSTING AFFIDAVIT

I hereby attest that the attached pictures show the NOTICE OF PUBLIC HEARING SIGNS

provided to me for application 2017-311 were posted on the property/site located at:

120820-1510, 120820-1625, 120820-1755, 120830-0280
Real Estate Number(s)

0 KENDALL DR, 0 REGENCY SQUARE BLDG N
Street Address

JACKSONVILLE FL 32211
City, State Zip Code

Printed Name GREGORY E MATOVINA

Signature Gregory E Matovina

Dated this 26th day of April, 2017.

STATE OF FLORIDA
COUNTY OF DUVAL

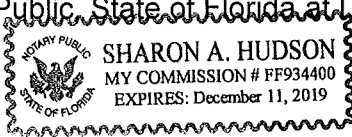
The foregoing instrument was acknowledged before me this 26th day of April, 2017
by GREGORY E MATOVINA (Applicant/Agent)

Such person(s): (notary must check applicable box)

- is (are) personally known to me; or
- produced a current _____ driver's license as identification; or
- produced _____ as identification.

Sharon A Hudson
[print or type name]

Notary Public, State of Florida at Large





REZONING
A PUBLIC HEARING CONCERNING
REZONING OF THIS PROPERTY
WILL BE HELD AT THE OFFICE
OF THE CITY CLERK, JACKSONVILLE,
FLORIDA, ON **11/15/2011** AT **10:00 AM**
BY **APPROXIMATELY 11:00 AM**

