

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-0495

TO PLANNED UNIT DEVELOPMENT

AUGUST 17, 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 **2017-0495** to Planned Unit Development.

Location: 0 Atlantic Boulevard
West side of Kernan Boulevard South between Atlantic
Boulevard and Kensington Lake Drive

Real Estate Numbers: 165264 0050

Current Zoning District: Planned Unit Development (Ord. 2003-0131)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Residential Professional Institutional (RPI)

Proposed Land Use Category: Business Park (BP)

Planning District: Greater Arlington/Beaches, District 2

Applicant/Agent: Michael Herzberg, AICP
4071 Cove St. Johns Road
Jacksonville, FL 32277

Owner: Property Management Support, Inc.
1 Sleiman Parkway
Jacksonville, FL 32216

Staff Recommendation: **APPROVE WITH CONDITIONS**

GENERAL INFORMATION

Application for Planned Unit Development (PUD) **2017-0495** seeks to rezone approximately 2.34 acres of land from PUD (2003-0131) to PUD. There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the *2030 Comprehensive Plan*, **Ordinance 2017-0494 (Application 2016C-032)** that changes the function land use category of the subject property from Residential Professional Institutional (RPI) to Business

Park (BP). The property is located west of Kernan Boulevard South, between Atlantic Boulevard and Kensington Lakes Drive and is accessed via a driveway from Kernan Boulevard South adjacent to the abutting properties to the east. The current PUD zoning district allows for a variety of commercial and multi-family residential uses; however, the subject property has not been previously developed and the property owners are seeking to expand the use of potential uses for the site to include a self-storage facility along with other commercial uses.

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 RPI 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, a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series of the *2030 Comprehensive Plan* (Ordinance 2017-0494, Application 2016C-032) was filed requesting an amendment of the subject property's functional land use category from RPI to BP. The BP future land use category is primarily intended to accommodate commercial office and light industrial uses. If the amendment is adopted by City Council, this Application for Rezoning from PUD to PUD 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. The proposed PUD sets out a development plan for the remaining undeveloped parcel located in Kernan Village South. The proposed PUD seeks to permit all uses approved under the previous PUD (2003-0131) with the addition of a self-storage facility.

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

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 meet all portions of the City's land use regulations and further 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 a Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 of the Zoning Code, *Advisory recommendation on amendment of Zoning Code or rezoning of land*, the subject property is proposed to be in the BP functional land use category as identified in the Future Land Use Map series (FLUMs). The PUD site plan appears to be compatible with the development characteristics of the BP, Suburban Area (UA) land use category description.

This proposed rezoning to Planned Unit Development is consistent with the *2030 Comprehensive Plan* including the following Future Land Use Element (FLUE) goals, objectives and policies:

Future Land Use Element (FLUE) 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.

FLUE Policy 1.1.10

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

FLUE Policy 1.1.22

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

FLUE Policy 3.2.3

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

FLUE Objective 3.2

Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

FLUE Policy 3.2.7

The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

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.

The subject site is currently vacant land located just west of two banks with frontage on the west side of Kernan Boulevard. The applicant is seeking to rezone the PUD to allow the construction of a self-storage unit to serve the nearby commercial and residential areas. Entrance to the site will be from Kernan Boulevard by way of a twenty-foot wide access between the two banks. The PUD will limit the height of the storage structure to fifty (50) feet due to the civilian height restriction zone of Craig Airfield. There is a companion land use amendment (Ord. 2017-0490) to change the land use from RPI to BP to allow for the construction of the storage units. Therefore, the proposed rezoning is consistent with FLUE Policies 1.1.10, 1.1.22, 3.1.3, and 3.2.7, FLUE Objectives 1.1, 3.2 and 6.3. Further, the subject site is served by city water and city sewer.

The proposed rezoning has been identified as being related to the following issues identified in the *2030 Comprehensive Plan*:

Airport Environment Zone

The site is located within the 50 foot Height and Hazard Zone for Craig Airfield. Zoning will limit development to a maximum height of less than 50 feet, unless approved by the Jacksonville Aviation Authority (JAA) or the Federal Aviation Administration (FAA). 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 656.1005.1(d).

FLUE 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.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the *2030 Comprehensive Plan* pursuant to Chapter 650, Comprehensive Planning Ordinance.

(2) Consistency with the Concurrency and Mobility Management System

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

(3) Allocation of residential land use

The proposed PUD adds a non-residential use, personal self-storage facility to the existing approved PUD, which contains multi-family uses. As such, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis contained within the FLUE of the *2030 Comprehensive Plan*.

(4) Internal compatibility

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

The existence or absence of, and the location of, open spaces, plazas, recreational areas and common areas: The proposed PUD is for a public storage facility; therefore, no open space or recreational area requirements exist.

The use of existing and proposed landscaping: The subject property is currently undeveloped. The proposed landscaping includes a twenty (20) foot buffer along the southern property line. This buffer will include a wall, fence, or berm(s) that will be at least eight (8) feet in height and at least 85% opaque, meeting the standards for buffers in the City of Jacksonville Land Use Regulations. Additionally, the site will further be developed in accordance with Part 12 of the Zoning Code.

The treatment of pedestrian ways: Sidewalks will be provided as required by the *2030 Comprehensive Plan*.

Traffic and pedestrian circulation pattern: The property will be accessed via a twenty (20) foot access road between the two adjoining commercial properties from Kernan Boulevard South. This is a privately maintained access road developed as part of the overall commercial development. Pedestrian walkways will be developed in accordance with the *2030 Comprehensive Plan*.

The use and variety of building setback lines, separations and buffering: The proposed development consists of a series of personal storage warehouses. Each warehouse building will be oriented towards the north, east and west property lines. Loading and storage areas will also be located along the westerly and easterly areas of the buildings in a manner that will screen the areas from the adjacent roadways and residential development from the south. Additionally, a twenty (20) foot landscape buffer with associated fence/wall/berm is proposed along the southern property line. The fence/wall/berm will be a minimum of eight (8) feet in height and at least 85% opaque. The Written Description also states that any structure in Parcel 'C' shall be no closer than 260 feet from the residentially occupied building to the south.

Signage: The PUD proposes one street frontage sign for Parcel "A", not exceeding one square foot for each linear foot of street frontage for the parcel. Additionally, one shared street frontage sign, not exceeding 200 square feet, will be for use by all occupants of the property and it will be allocated and maintained by the owners and occupants of the property in accordance with their record easement and operation agreements. Wall signs will also be permitted in accordance with Sec. 656, Part 13 of the Zoning Code.

(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:

Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The western boundary of the subject property is bounded by an existing retention pond that assists with the separation of the site from the abutting residential to the west. Additionally, the property abuts commercial uses to the north and east. The southern property line abuts a multi-family residential development. A twenty (20) foot landscape buffer is proposed along the south property line to further separate the proposed uses from the adjoining multi-family residential.

The type, number and location of surrounding external uses: The subject property is predominantly surrounded by a variety of PUD zoning districts that include a variety of uses including multi-family, single-family and commercial. The subject site is separated by the single-family uses to the west by an existing retention pond associated with the existing commercial development. The property is immediately adjacent to commercial uses to the north and east. However, a multi-family development abuts the property immediately to the south.

The Comprehensive Plan and existing zoning on surrounding lands: The request for the proposed PUD to develop a personal self-storage facility within the BP land use category is relatively consistent with the adjacent uses, zoning and land use categories as shown below:

<u>Adjacent Property</u>	<u>Land Use Category</u>	<u>Zoning District</u>	<u>Current Use(s)</u>
North	CGC	PUD	Commercial
East	RPI	PUD	Commercial
South	MDR	PUD	Multi-family
West	RPI/LDR	CO/RMD-A/PUD	Retention/Single-family

Lighting: The applicant has not submitted a lighting plan for the proposed development.

(6) Intensity of Development

The proposed development will be relatively consistent with the BP functional land use category and is proposed to be personal self-storage facility, not to exceed 57,500 square feet according to the Land Use Table (Exhibit F). The PUD is appropriate at this location with specific reference to the following:

The availability and location of utility services and public facilities and services: Jacksonville Electric Authority (JEA) electric, water, and sewer services are available at this location.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system and arteries: As shown on the proposed site plan, access to the

site will be available via an existing access road within the PUD from Kernan Boulevard South. Internal access to the site is also available throughout parking lots and other driveways within the existing PUD (PUD 1995-0610 and PUD 2003-0131).

(7) Usable open spaces plazas, recreation areas.

The proposed PUD is for a commercial self-storage storage facility or other commercial use; therefore, no open space or recreational area requirements exist.

(8) Impact on wetlands

No wetlands were identified as being located on the parcel subject to the PUD rezoning. However, any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(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.

Parking shall conform to requirements as set forth in Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

The project will be developed in accordance with the *2030 Comprehensive Plan*.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on August 1, 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 the application for Rezoning **2017-00495** be **APPROVED** with the following exhibits:

1. **The legal description dated June 15, 2017.**
2. **The written description dated April 26, 2017.**
3. **The site plan dated April 26, 2017.**

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2017-0495** be **APPROVED** **subject to the following conditions, which may only be changed through a rezoning:**

1. **All sides of the building shall have architectural details, including faux windows, variations in wall planes, and contrasting banding and pilasters. Flat roofs with parapets shall have contrasting color caps. No plain concrete block is permitted. Architectural elevations shall be submitted at the time of Verification of Substantial Compliance of the PUD for review and approval by the Planning and Development Department.**
2. **Prior to requesting a final building inspection or occupying the facility in any manner the owner, applicant or developer shall submit to the Planning Department separate certification letters confirming that all horizontal and vertical components of the development have been substantially completed, and all conditions to the development order have been satisfied. This condition shall apply to both phased and non-phased developments.**



Aerial

Source: Staff, Planning and Development Department

Date: 07.27.2017



Subject Property, looking north

Source: Google StreetView

Date: 08.03.2017



Adjoining commercial along Kernan Boulevard South (subject property behind)

Source: Google StreetView

Date: 08.03.2017



Signage and drive leading to subject site
Source: Staff, Planning and Development Department
Date: 08.01.2017



Adjoining multi-family to the south
Source: Google StreetView
Date: 08.03.2017



Adjoining retention pond and single-family to the west

Source: Google StreetView

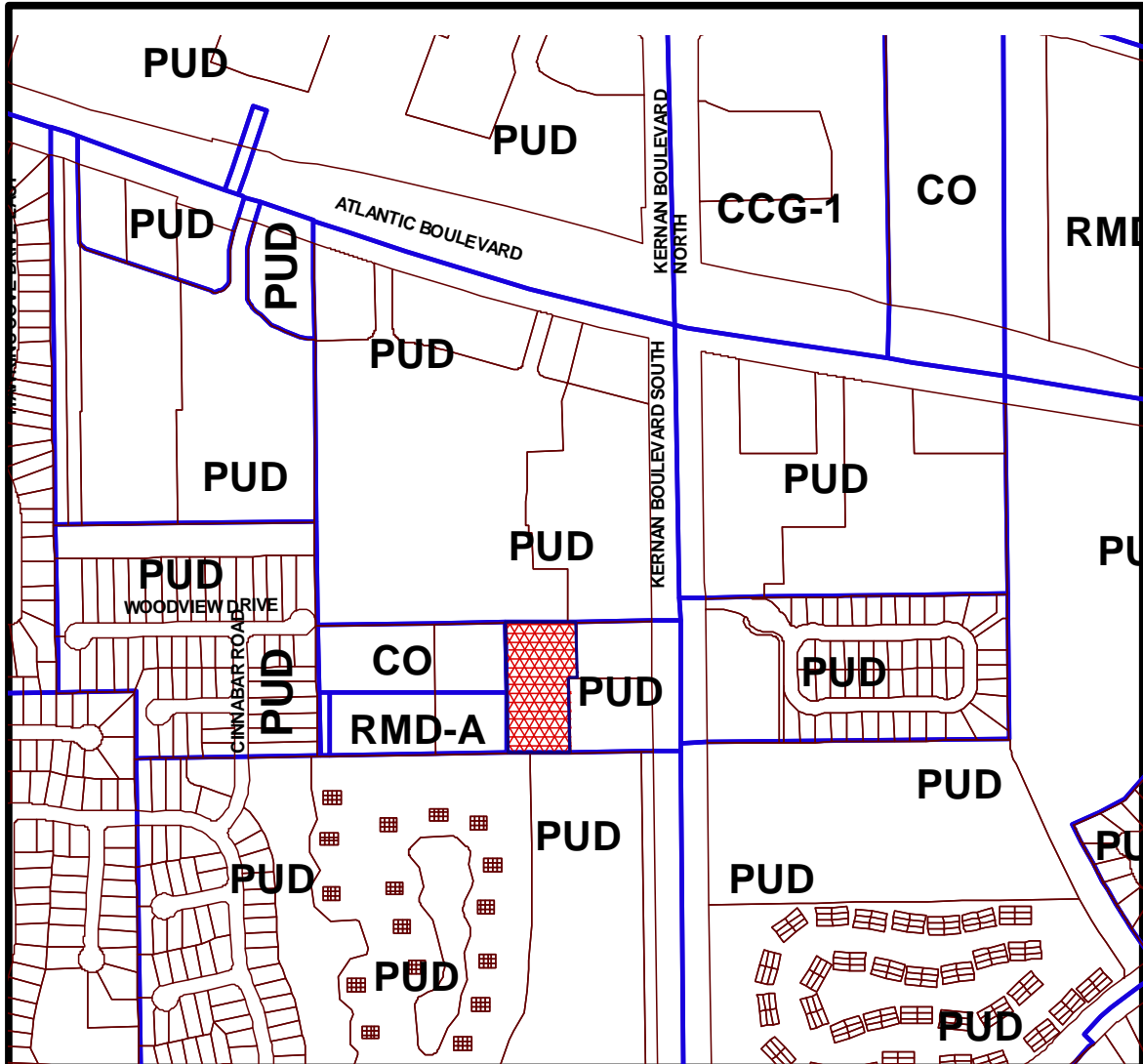
Date: 08.03.2017

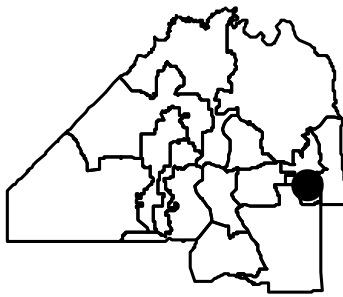
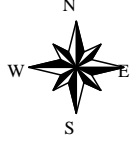


Adjoining commercial to the north (Wal-Mart)

Source: Staff, Planning and Development Department

Date: 08.01.2017



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>		 <p>0 100 Feet</p> <p>COUNCIL DISTRICT: 03</p>
<p>TRACKING NUMBER: T-2017-1422</p>		<p>Page 1 of 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0495 **Staff Sign-Off/Date** N/A / N/A
Filing Date 07/25/2017 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 08/22/2017 **Planning Comission** 08/17/2017
Land Use & Zoning 09/06/2017 **2nd City Council** N/A
Neighborhood Association COALITION OF KERNAN PROPERTIES
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 1422 **Application Status** PENDING
Date Started 04/06/2017 **Date Submitted** 04/26/2017

General Information On Applicant

Last Name HERZBERG **First Name** MICHAEL **Middle Name**
Company Name
Mailing Address
 4071 COVE ST. JOHNS ROAD
City JACKSONVILLE **State** FL **Zip Code** 32277
Phone 9047318806 **Fax** 9047311109 **Email** MHERZBERG@SLEIMAN.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name PROPERTY **First Name** MANAGEMENT **Middle Name** SUPPORT
Company/Trust Name
 PROPERTY MANAGEMENT SUPPORT, INC.
Mailing Address
 1 SLEIMAN PARKWAY
City JACKSONVILLE, **State** FL **Zip Code** 32216
Phone 9047318806 **Fax** **Email** MHERZBERG@SLEIMAN.COM

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	165264 0050	3	2	PUD	PUD

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

Existing Land Use Category
 RPI

Land Use Category Proposed? **If Yes, State Land Use Application #**

5231

Total Land Area (Nearest 1/100th of an Acre) 2.34**Development Number****Proposed PUD Name** ATLANTIC KERNAN SELF STORAGE**Justification For Rezoning Application**

THE EXISTING PUD WILL REMAIN ON ALL PORTIONS OF OTHER PARCELS AND THE SOLE PURPOSE OF THIS PUD IS TO PERMIT AN APPROPRIATELY DESIGNED SELF STORAGE FACILITY, ACTING AS A TRANSITIONAL USE BETWEEN THE INTENSIVELY DEVELOPED COMMERCIAL NODE AT ATLANTIC AND KERNAN AND THE MID-RISE RESIDENTIAL DEVELOPMENTS TO THE SOUTH.

Location Of Property**General Location**

SOUTHWEST QUADRANT OF THE INTERCHANGE AT ATLANTIC AND KERNAN BOULEVARDS

House # **Street Name, Type and Direction** **Zip Code**

KERNAN BLVD S 32246

Between Streets

ATLANTIC BOULEVARD and KENSINGTON LAKES DRIVE

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**
 - 2.34 Acres @ \$10.00 /acre:** \$30.00
- 3) Plus Notification Costs Per Addressee**
 - 7 Notifications @ \$7.00 /each:** \$49.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,348.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT A - Property Ownership Affidavit

Date: 11/30/16

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:

RE # 165264-0050

To Whom it May Concern:

I Robert K. White hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for Rezoning/Land Use submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By _____

By Robert White

Print Name: _____

Print Name: Robert K. White
Chief Operating Officer

Its: _____

*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me this 14th day of December 2016, by Robert K. White, who is personally known to me or who has produced _____ as identification and who took an oath.

Lynn S. Bidleman
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



Agent Authorization - Corporation

Date: 1/10/17

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: N/A RE#(s): 165264-0050

To Whom it May Concern:

You are hereby advised that Robert K. White as COO of Property Management Support, 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. Said owner hereby authorizes and empowers MIKE HERZBERG to act as agent to file application(s) for Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

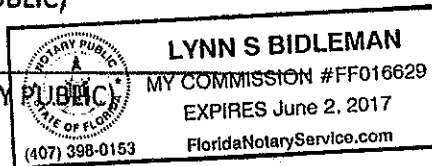
(signature) [Handwritten Signature]
(print name) Robert K. White

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 9th day of January 2017, by Robert K. White as COO of Property Management Support, Inc. a Florida corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

[Handwritten Signature]
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: _____

EXHIBIT C

Binding Letter

Date: 4/26/17

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: ATLANTIC KERNAN SELF STORAGE PUD

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 hereof, 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 development 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 that are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,

By: Robert K. White
(Owner's Signature)

Robert K. White
Chief Operating Officer

Its: C.O.O.

ORDINANCE _____

Legal Description

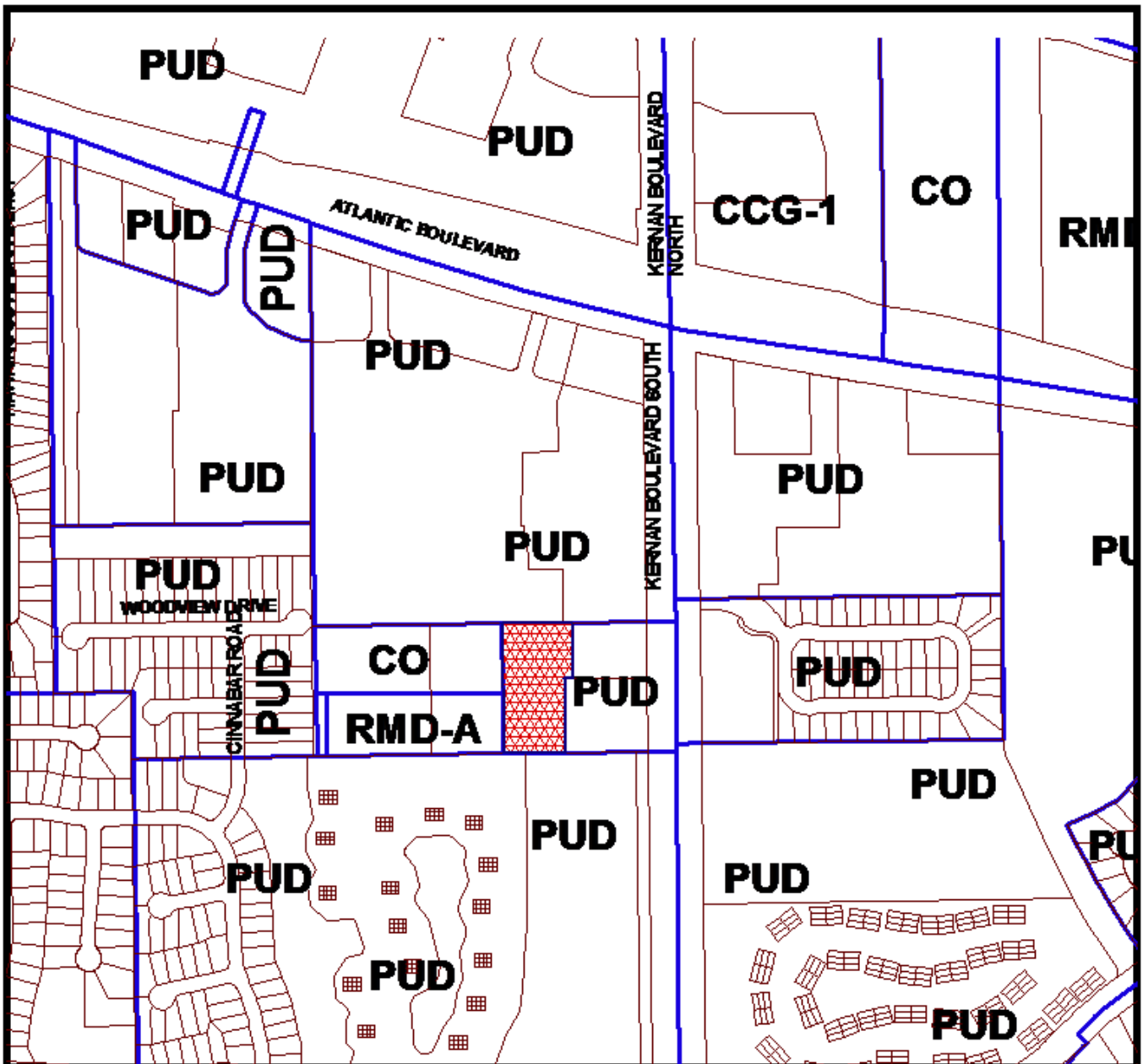
KERNAN VILLAGE SOUTH PROPOSED SELF-STORAGE PARCEL

A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE SOUTH 00°44'44" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, 978.67 FEET; THENCE SOUTH 89°15'16" WEST, 285.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°15'16" WEST, 242.00 FEET; THENCE SOUTH 00°44'44" EAST, 450.00 FEET; THENCE NORTH 89°15'16" EAST, 215.00 FEET; THENCE NORTH 00°44'44" WEST, 256.00 FEET; THENCE THENCE NORTH 89°15'16" EAST, 27.00 FEET; THENCE NORTH 00°44'44" WEST, 194.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.34 ACRES MORE OR LESS.

Revised: 6/15/2017

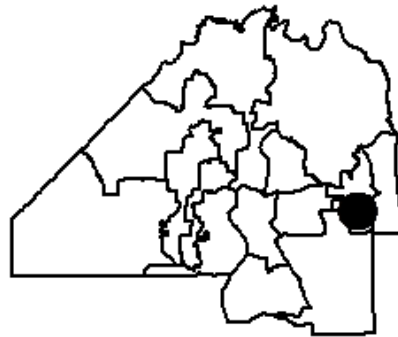
EXHIBIT 1



REQUEST SOUGHT:

FROM: PUD

TO: PUD



0 100 Feet

COUNCIL DISTRICT:

03

TRACKING NUMBER:

T-2017-1422

Page 1 of 1

EXHIBIT D
WRITTEN DESCRIPTION
Kernan Self Storage PUD
April 26, 2017

I. PROJECT DESCRIPTION

The fee simple owner of the real property identified in the attached Exhibit, RE# 165264-0050, (“The Property”), which contains approximately 2.22 acres, is currently zoned Planned Unit Development (PUD) via Ordinance 2003-131-E, and all portions of the subject property are designated RPI. The owners of the Property have identified the site as an opportunity to provide a self-storage facility near a major interchange and proximate to densely developed residential communities.

The Property is located within an intensive commercial node, which also contains one of the few grade separated interchanges along these major corridors. With a height of almost 50 feet and carrying four lanes of traffic at speeds of 45 miles per hour, the infrastructure in this immediate area is urban in nature. As would be expected at the confluence of two such roadways, the property on all four corners of the intersection promote intensive commercial uses. The subject property itself was intended as a multi-use development, allowing retail and office activities.

Adjacent and surrounding parcels are utilized for various intensive commercial activities including, Wal-Mart, a BJ’s Warehouse, restaurants, hotels, and other retail venues. All totaled, the interchange area is entitled for almost two-million square feet of retail uses. The Property was originally intended as a transition between the intensive commercial activity and the large residential population extending out in each direction from the interchange.

The Subject Property does not possess significant or unique characteristics, variation of elevations or natural features. The applicant has not utilized any outside professional services in preparing this PUD request, but will engage all required engineers and contractors upon adoption by the City. The PUD does not differ significantly from the conventional zoning code for IBP. The allowable uses are reduced from the conventional district and landscape standards along the residential boundary are increased to offer more buffering than would typically be afforded. The proposed PUD is intended to respect the original PUD while permitting this additional use for self-storage. In consideration of the uses on either side of the Property, the PUD is the appropriate vehicle to buffer the residential to the south from the large Shopping Center located at the intersection of Atlantic Boulevard and Kernan Boulevard. The subject property represents an ideal infill opportunity, promoting a transitional use between intensive residential and intensive commercial developments. Additionally, the PUD permits the continuation of the original development plan for the other two parcels in the existing PUD and allows signage for this parcel on the existing sign structure as a part of that PUD. No changes will occur to the remaining two properties of the original PUD, currently developed as banks with drive thru’ s. The Property has always permitted commercial uses but due to the lack of frontage the parcel was never developed. Self-storage uses are ideal for creating the appropriate transition between the other uses while promoting an architectural style that looks more like a professional office.

Additionally, these uses have lesser impacts than their office counterparts. The proposed development not only acts as a land use and zoning buffer, but also a physical barrier to noise and lighting associated with the overpass. This PUD zoning will offer flexibility to the developers, while providing certainty to the community.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as described within this written description and the City’s Zoning Code. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

II. USES AND RESTRICTIONS

The Property will be developed and operate as two individual parcels, Parcel A and Parcel C. These Parcel identifiers are utilized as they most closely match those of the original PUD for this property (ORD. 2003-131-E). These parcels may be combined or divided, so long as development on either area is consistent with this PUD narrative or as depicted on the attached site plan (Exhibit E) dated January 30, 2017 (the “Site Plan,”) which is incorporated herein by this reference.

A. Permitted Uses:

The Permitted Uses on Parcel “A” shall be as follows:

- (1) Personal Property Storage Establishments, either as multi-story buildings or as conventional single story self-storage facilities with roll up doors.
- (2) Banks, including drive-thru tellers, savings and loan institutions, and similar uses.
- (3) Professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses.
- (4) Medical and dental or chiropractic offices and clinics.
- (5) Commercial indoor recreational or entertainment facilities such as bowling alleys, swimming pools, indoor skating rinks, movie theaters.

- (6) Art galleries, museums, community centers, dance, art, gymnastics, martial arts or music studios.
- (7) Vocational, trade or business schools and similar uses.
- (8) Day care centers or care centers meeting the performance standards and development criteria set forth in Part 4.
- (9) An establishment or facility which includes the retail sale and service of beer or wine for off-premises consumption or for on-premises conjunction with a restaurant.
- (10) Express or parcel delivery offices and similar uses (but not freight or truck terminals)
- (11) Veterinarians and animal boarding, subject to the performance standards and development criteria set forth in Part 4.
- (12) Retail outlets for the sale of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.
- (13) Churches, including a rectory or similar use.
- (b) *Permitted accessory uses and structures.* See [Section 656.403](#).
- (c) *Permissible uses by exception.* None

III. DEVELOPMENT STANDARDS

A. Dimensional Standards.

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – 7,500 square feet

Lot Width – 75 feet

Yards -

Front: 20 feet

Side: None, except that any structure on Parcel “C” shall not be closer than 260 feet to a residentially occupied building to the south.

Rear: 10 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 60%
3. *Maximum height of structures:* Shall be limited to fifty (50) feet.

B. Ingress, Egress and Circulation.

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

C. Signs.

1. One street frontage sign for Parcel “A” not exceeding one square foot for each linear foot of street frontage for that parcel.
2. One shared street frontage sign, not exceeding 200 square feet in area for use in common by all of the occupants of the Property, to be allocated and maintained by the owners and occupants of the Property in accordance with their recorded easement and operation agreements. (Both 1 and 2 Signage are already existing on site)
3. Wall signs are permitted in accordance with the City of Jacksonville Land Use Regulations.

D. Site Design and Landscaping.

1. Site Design shall promote integration of the combined parcels. Additionally, the developer shall provide a landscape buffer, 20 feet in width along the entire southern border of Parcel “C”, which shall include a wall, fence, berm(s) and/ or landscaping at least eight (8) feet in height and at least eighty-five percent (85%) opacity, and meeting the standards for such buffers in the City of Jacksonville Land Use Regulations.
2. Part 12 of the Zoning Code shall be implemented as applicable to all other landscape matters.

E. Building Orientation

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating buildings and their primary entryways toward the east, west, and north, nearest the adjacent roadways. Loading and storage areas shall be located along the westerly and easterly areas of the buildings, in a manner that screens these areas from the adjacent roadways and the residential development to the south.

F. Parking

1. Parking shall conform to Part 6, Zoning Code, as it relates to all matters.

IV. 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 rezoning is a reasonable manner by which to permit the infill of an undeveloped parcel, while promoting a transition in uses and intensity.

The proposed zoning will act as a vehicle to properly locate a low intensity use between a densely developed residential community and an intensive commercial development at this major interchange. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The

project seeks to permit supportive uses consistent with the nature of the corridors and the relationship to the built environment.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which cannot be subject to generalized site plans;

Represents a valuable opportunity to promote transitional land use, buffering and design standards that act to reduce impacts associated with the infrastructure and development patterns at this intersection. The PUD offers a combination of possible uses, properly designed to promote the integration of several properties in an efficient and effective manner. This development plan represents a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3, FLUE, Achieve a well balanced and organized combination of uses while protecting the neighborhoods and enhancing the viability of non-residential areas.
2. Objective 3.2, FLUE, Promote the viability of emerging commercial and industrial areas to achieve an integrated land use fabric, supporting the City's residential areas.
3. Policy 3.2.1, FLUE, promote development of light industrial uses in the form of nodes or centers.
4. Policy 3.2.2, FLUE, promote through the LDR's, infill of existing commercial areas
5. Policy 3.2.12, FLUE, promoting areas inappropriate for less intense development for light industrial uses, requiring these uses to be appropriately buffered from commercial development.
6. Policy 3.2.18, FLUE, City shall permit business parks in locations adjacent to residential areas, subject to the Development Areas, Category descriptions and the LDR's.

V. SUCCESSORS IN TITLE

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

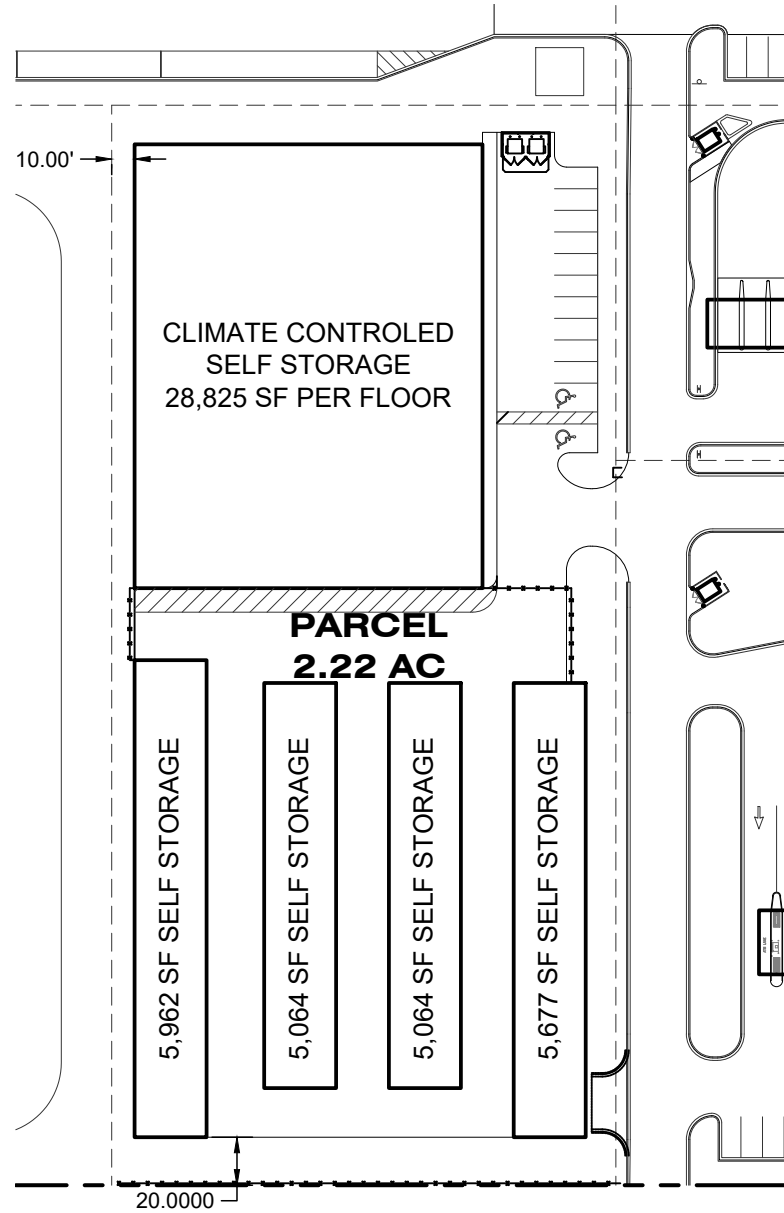
VI. PUD REVIEW CRITERIA

- A. *Consistency with Comprehensive Plan.* The Property is designated RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. A small scale land use amendment accompanies this PUD, creating a transitional land use pattern with Parcel "C" being amended to the BP Land Use Category. This PUD zoning will promote a logical pattern of Land Use that is both appropriate, given the nature of this interchange, and promotes reinvestment of underutilized commercial property.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.
- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from Kernan Boulevard, via an existing driveway between the two existing banks, as well as from those individual outparcels and the shopping center to the north.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to permit infill at an existing intensive, commercial node. The City's 2030 Comprehensive Plan promotes IBP uses as a buffer between commercial and residential uses and it is the specific intent of this PUD to promote architectural design, office building appearance, while creating a logical transition.
- F. The development will be appropriately screened from adjacent properties and structures and will be oriented in a manner that will reduce impacts to the surrounding uses.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements.
- I. *Listed Species Regulations.* Not Applicable.

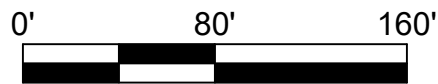
- J. *Off-Street Parking & Loading Requirements.* The development will be constructed in accordance with Part 6, Zoning Code.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- M. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.

KERNAN VILLAGE

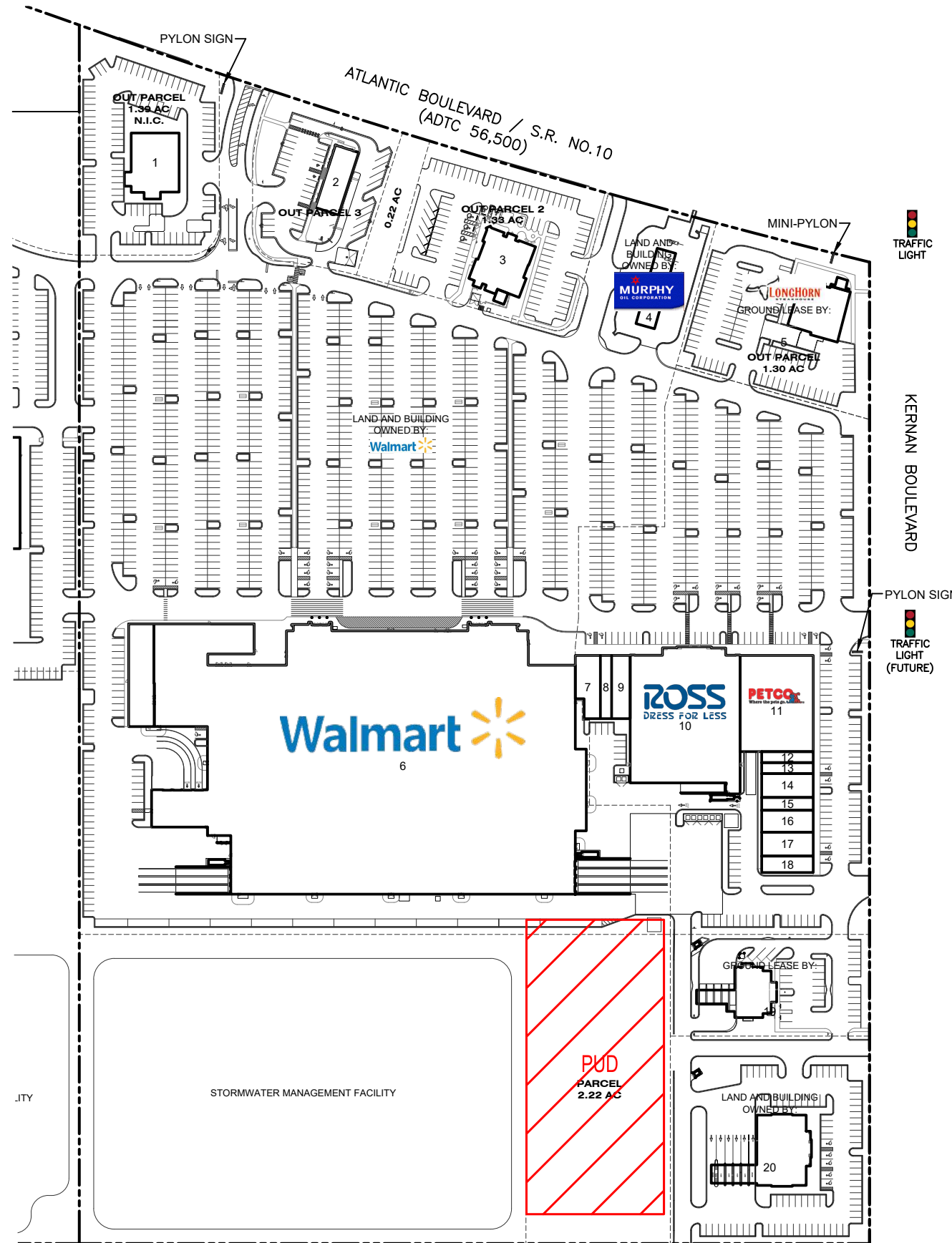
11900 ATLANTIC BLVD., JACKSONVILLE, FLORIDA 32225



ENLARGED VIEW
SCALE



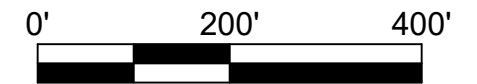
1"=80' HORIZ.



SITE SUMMARY

TENANT	UNIT	SIZE
1. POTTER'S HOUSE SOUL FOOD BISTRO	11876	1.39 ac
2. JOLLIBEE	11884	0.97 ac
3. CINCO DE MAYO	11892	1.33 ac
4. MURPHY'S OIL (WAL-MART)	0	N/A
5. LONGHORN STEAKHOUSE	11998	1.30 ac
6. WAL-MART SUPERCENTER	0	203,622 sf
7. PAYLESS SHOE	201	3,000 sf
8. GAMESTOP	203	1,500 sf
9. MYRE'S ASIAN MARKET	204	2,480 sf
10. ROSS DRESS FOR LESS	206	30,187 sf
11. PETCO	213	15,000 sf
12. SUPERCUT	219	1,200 sf
13. T & L NAILS	220	1,200 sf
14. OSAKA THAI	221	2,600 sf
15. AVAILABLE (18.66' x 75')	223	1,400 sf
16. LESLIE'S SWIMMING POOL SUPPLIES	225	2,400 sf
17. KERNAN CHIROPRACTIC	226	2,600 sf
18. TROPICAL SMOOTHIE	228	1,800 sf
19. JACKSONVILLE BANK	1	0.98 ac
20. VYSTAR CREDIT UNION		2.01 ac

SCALE



1"=200' HORIZ.

04/26/2017

EXHIBIT F

PUD Name **ATLANTIC KERNAN SELF STORAGE**

Date Apr 26, 2017

Land Use Table

Total gross acreage	2.22	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	 %
Total number of dwelling units		D.U.	
Multiple family		Acres	 %
Total number of dwelling units		D.U.	
Commercial	1.16	Acres	100 %
Industrial		Acres	 %
Other land use		Acres	 %
Active recreation and/or open space		Acres	 %
Passive open space, wetlands, pond	0.37	Acres	17 %
Public and private right-of-way	0.65	Acres	29 %
Maximum coverage of non-residential buildings and structures	57,500	Sq. Ft.	60 %

Michael Corrigan, Tax Collector
 Duval County/City of Jacksonville
 Comments - taxcollector@coj.net
 Inquiries - (904)630-1918
 WWW.COJ.NET/TC
 Date: 06/16/2017 Time: 15:36:44
 Location: P12 Clerk: MRS
 Transaction 0364119

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

Date: 6/8/2017
 Email: AMartina@coj.net

Miscellaneous
 Item: CR - CR415578
 Receipt 0364119.0001-0001 2,355.00
 Total Paid 2,355.00
 CHECK 000009491 2,355.00
 Total Tendered 2,355.00
 Paid By: MICHAEL HERZBERG
 Thank You

DN
 Name: Property Management Support, Inc.
 Address: 1 Steiman Parkway, Jacksonville FL 32216
 Description: T-1422 0 Kernan Blvd S Atlantic Kernan Self-Storage PUD

ILAcct	SubstNo	UserCode	Project	ProjectDt	Grant	GrantDt	DocNo	Amount
								2355.00

Total Due: \$2,355.00

MIN. RETURN
PHONE # 636-9777

Book 10275 Page 1130

Prepared by and Return to:
George H. Hodges, Jr.
P.O. Box 16771
Jacksonville, Florida 32245

Doc# 2001323077
Book: 10275
Pages: 1130 - 1133
Filed & Recorded
12/19/2001 08:35:07 AM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 2.50
DEED DOC STAMP \$ 2,387.00
RECORDING \$ 17.00

FOR RECORDER ONLY

TRUSTEE'S DEED

THIS INDENTURE, made this 10th day of December, 2001, by CITY NATIONAL BANK OF FLORIDA, a United States banking corporation formerly known as City National Bank of Miami, as Trustee under the provisions of a certain Liquidating Land Trust Agreement dated the 2nd day of August, 1973, known as Trust No. 5196-5, with a mailing address of Post Office Box 16771, Jacksonville, Florida, 32245 ("Grantor") and PROPERTY MANAGEMENT SUPPORT, INC., a Florida corporation, as Trustee of Kernan Retail Land Trust u/t/a dated October 12, 2001, whose address is 1 Sleiman Parkway, Suite 270, Jacksonville, Florida 32216 ("Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration, in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land situate, lying and being in Duval County, Florida, to-wit:

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

RE Parcel I.D. # 165264-0000 (S/H #16)

TO HAVE AND HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, lien, interest and claim whatsoever in Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever, and the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its Vice President and Trust Officer, and its corporate seal to be affixed, attested by its Trust Officer, on the day and year above written.

WITNESSES:

CITY NATIONAL BANK OF FLORIDA, a United States banking corporation formerly known as City National Bank of Miami, as Trustee under the provisions of a certain Liquidating Land Trust Agreement dated the 2nd day of August, 1973, known as Trust No. 5196-5

[Signature]
Print: Maryda Perez

SEAL [Signature]
Print: William E. Shockett
Title: Executive Vice President & Trust Officer

[Signature]
Print: Gloria Pelaez-Cabouli

Attest: _____
Print: _____
Title: _____

STATE OF FLORIDA

COUNTY OF DADE

CITY NATIONAL BANK OF FLORIDA, a United States banking corporation formerly known as City National Bank of Miami, as Trustee under the provisions of a certain Liquidating Land Trust Agreement dated the 2nd day of August, 1973, known as Trust No. 5196-5, that the said persons so appearing before me are the individuals and the officers aforementioned of said corporation, and who executed the foregoing deed; and that then and there, said individuals as aforesaid officers acknowledged before me, that the seal affixed to said deed is the corporate seal of said corporation; that their names officially are by them respectively subscribed thereto; that said deed was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses, pursuant to law, and that the same is the free act and deed of said corporation.

I, the undersigned, an officer duly authorized to take and certify acknowledgment of deeds in said State and County, hereby certify that before me came WILLIAM E. SHOCKETT, as EXECUTIVE V.P., and TRUST OFFICER, as _____ of CITY NATIONAL BANK OF FLORIDA, a United States banking corporation formerly known as City National Bank of Miami, and duly authorized to accept and execute trust within the State of Florida, as Trustee under the provision of a certain Liquidating Land Trust Agreement dated the 2nd day of August, 1973, known as Trust No. 5196-5, that the said persons so appearing before me are the individuals and the officers aforementioned of said corporation, and who executed the foregoing deed; and that then and there, said individuals as aforesaid officers acknowledged before me, that the seal affixed to said deed is the corporate seal of said corporation; that their names officially are by them respectively subscribed thereto; that said deed was signed, sealed and delivered by said corporation in the presence of two subscribing witnesses, pursuant to law, and that the same is the free act and deed of said corporation.

The above persons are personally known to me.

WITNESS my hand and seal at Miami, Dade County, Florida this 10 day of December, 2001.

[Signature]
Notary Public, State of Florida
Print: GLORIA PELAEZ-CABOULI

My commission expires:

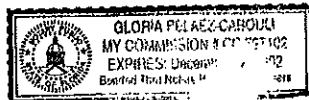
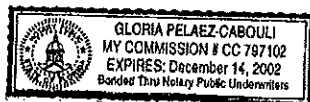


EXHIBIT A
(Page 1 of 2)*Developer Tract*

All that certain tract or parcel of land being a portion of Section 21, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: for a point of reference, commence at the intersection of the Southerly right-of-way line of Atlantic Boulevard (a variable width right-of-way as now established) with the Westerly right-of-way line of Kernan Boulevard South (a 200-foot right-of-way as now established); thence South 00°44'44" East, along last mentioned Westerly right-of-way line, 229.12 feet to the Point of Beginning; thence continue South 00°44'44" East, along said Westerly right-of-way line, 749.55 feet; thence South 89°15'16" West, 289.94 feet; thence North 00°44'44" West, 188.12 feet; thence South 89°15'16" West, 117.57 feet; thence North 00°44'44" West, 123.64 feet; thence South 89°15'16" West, 10.66 feet; thence North 00°44'44" West, 28.47 feet; thence South 89°15'16" West, 10.00 feet; thence North 00°44'44" West, 78.86 feet; thence North 05°45'28" East, 41.27 feet; thence North 00°44'44" West, 133.38 feet; thence North 89°15'16" East, 125.50 feet; thence North 00°44'44" West, 175.00 feet; thence North 15°00'12" East, 62.68 feet; thence South 74°59'48" East, 291.94 feet to the Point of Beginning, containing 6.50 acres, more or less.

TOGETHER WITH:

Outparcel 1

All that certain tract or parcel of land being a portion of Section 21, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: for the Point of Beginning commence at the intersection of the Southerly right-of-way line of Atlantic Boulevard (a variable width right-of-way as now established) with the Westerly right-of-way line of Kernan Boulevard South (a 200-foot right-of-way as now established); thence South 00°44'44" East, along last mentioned Westerly right-of-way line, 229.12 feet; thence North 74°59'48" West, 291.94 feet; thence North 15°00'12" East, 214.63 feet to the said Southerly right-of-way line of Atlantic Boulevard; thence in an Easterly direction, along the arc of a curve in last mentioned right-of-way line, said curve being concave Northerly and having a radius of 11549.49 feet, a chord bearing and distance of South 76°27'50" East, 229.83 feet to the Point of Beginning, containing 1.30 acres, more or less.

TOGETHER WITH:

Outparcel 2

All that certain tract or parcel of land being a portion of Section 21, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: for a point of reference, commence at the intersection of the Southerly right-of-way line of Atlantic Boulevard (a variable width right-of-way as now established) with the Westerly right-of-way line of Kernan Boulevard South (a 200-foot right-of-way as now established); thence in a Northwesterly direction along the arc of a curve in the said Southerly right-of-way line of Atlantic Boulevard, said curve being concave Northeasterly and having a radius of 11549.49 feet, a chord bearing and distance of North 76°10'30" West, 346.31 feet; thence in a Easterly direction, along the arc of a curve in the Northerly right-of-way line of old Atlantic Boulevard (as closed by City of Jacksonville Ordinance No. 81-897-371), said curve being concave Southerly and having a radius of 7211.97 feet, a chord bearing and distance of North 88°11'52" East, 1.16 feet; thence in a Westerly direction, along the arc of a curve in the said Southerly right-of-way line of Atlantic Boulevard, said curve being concave Northerly and having a radius of 11549.16 feet, a chord bearing and distance of North 75°12'13" West, 47.62 feet to the Point of Beginning; thence South 15°00'12" West, 188.55 feet to a point of curvature; thence in a Southwesterly direction, along the arc of a curve, said curve being concave Northwesterly and having a radius of 25.00 feet, a chord bearing and distance of South 60°00'12" West, 35.36 feet to the point of tangency of said curve; thence North 74°59'48" West, 276.32 feet to a point of curvature; thence in a Northwesterly direction, along the arc of a curve, said curve being concave Southwesterly and having a radius of 798.00 feet, a chord bearing and distance of North 79°06'38" West, 114.50 feet to a point of reverse curvature; thence in a Northwesterly direction, along the arc of a curve, said curve being concave Northeasterly and having a radius of 45.00 feet, a chord bearing and distance of North 41°59'06" West, 59.33 feet to the point of tangency of said curve; thence North 00°44'44" West, 208.25 feet to the said Southerly right-of-way line of Atlantic Boulevard; thence in an Easterly direction, along the arc of a curve in last mentioned right-of-way line, said curve being concave Northerly and having a radius of 11549.16 feet, a chord bearing and distance of South 73°47'26" East, 521.92 feet to the Point of Beginning, containing 2.44 acres, more or less.

EXHIBIT A
(Page 2 of 2)

TOGETHER WITH:

Developer Pond

A portion of Section 21, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: commence at the intersection of the Southerly right-of-way line of Atlantic Boulevard (a variable width right-of-way as now established) with the Westerly right-of-way line of Kernan Boulevard South (a 200-foot right-of-way as now established), thence South $00^{\circ}44'44''$ East, along last mentioned Westerly right-of-way line, 978.67 feet; thence South $89^{\circ}15'16''$ West, 500.00 feet to the Point of Beginning; thence continue South $89^{\circ}15'16''$ West, 252.35 feet; thence South $00^{\circ}44'44''$ East, 450.00 feet; thence North $89^{\circ}15'16''$ East, 252.35 feet; thence North $00^{\circ}44'44''$ West, 450.00 feet to the Point of Beginning, containing 2.61 acres, more or less.

TOGETHER WITH:

City Pond

A portion of Section 21, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: commence at the intersection of the Southerly right-of-way line of Atlantic Boulevard (a variable width right-of-way as now established) with the Westerly right-of-way line of Kernan Boulevard South (a 200-foot right-of-way as now established), thence South $00^{\circ}44'44''$ East, along last mentioned Westerly right-of-way line, 978.67 feet; thence South $89^{\circ}15'16''$ West, departing said Westerly right-of-way line, 258.00 feet to the Point of Beginning; thence South $00^{\circ}44'44''$ East, 450.00 feet; thence South $89^{\circ}15'16''$ West, 242.00 feet; thence North $00^{\circ}44'44''$ West, 450.00 feet; thence North $89^{\circ}15'16''$ East, 242.00 feet to the Point of Beginning, containing 2.50 acres, more or less.

TOGETHER WITH:

Residual Parcel

A portion of Section 21, Township 2 South, Range 28 East, Jacksonville, Duval County, Florida and being more particularly described as follows: commence at the intersection of the Southerly right-of-way line of Atlantic Boulevard (a variable width right-of-way as now established) with the Westerly right-of-way line of Kernan Boulevard South (a 200-foot right-of-way as now established), thence South $00^{\circ}44'44''$ East, along last mentioned Westerly right-of-way line, 978.67 feet to the Point of Beginning; thence continue South $00^{\circ}44'44''$ East along said Westerly right-of-way line, 450.00 feet; thence South $89^{\circ}15'16''$ West, departing said Westerly right-of-way line, 258.00 feet; thence North $00^{\circ}44'44''$ West, 450.00 feet; thence North $89^{\circ}15'16''$ East, 258.00 feet to the Point of Beginning, containing 2.67 acres, more or less.

2

470002
RETURN TO:
First American Title Ins. Co.
25400 US 19 N, Suite 135
Clearwater, FL 33763

LA

This instrument prepared by and after
Recording, return to:

Locke Lord Bissell & Liddell LLP
2200 Ross Avenue, Suite 2200
Dallas, Texas 75201
Attn: Robert J. Banta
Property Tax Folio No: 165264-0030,
165264-0010, 165264-0015, 165264-0065,
165264-0035, and a portion of 165264-0050

SPECIAL WARRANTY DEED

THAT PROPERTY MANAGEMENT SUPPORT, INC., a Florida corporation, as Trustee of Kernan Retail Land Trust u/t/a dated October 12, 2001 ("**Grantor**"), whose address is 1 Sleiman Parkway, Suite 270, Jacksonville, Florida 32216, Attention: Robert White, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto WS KERNAN VILLAGE, LLC, a Delaware limited liability company ("**Grantee**"), whose address for the purposes hereof is 2600 Citadel Plaza Drive, Suite 125, Houston, Texas 77008-1315, that certain tract or parcel of land located in Duval County, Florida, and being more particularly described in Exhibit A attached hereto and incorporated herein by this reference for all purposes, together with all and singular the improvements, buildings, structures and fixtures located thereon or attached thereto (all of such land, improvements and property are collectively referred to herein as the "**Property**"); provided, however, that this conveyance is made and accepted subject to all those certain easements, covenants, restrictions and other matters more particularly described in Exhibit B attached hereto and incorporated herein by this reference for all purposes, to the extent that same are valid and subsisting and affect the Property (the "**Permitted Exceptions**"). Permitted Exceptions shall include taxes for the year 2011 and subsequent years which Grantee assumes and agrees to pay.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns in fee simple forever; and Grantor does hereby bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof, by, through or under Grantor, but not otherwise; subject, however, to the Permitted Exceptions.

[SIGNATURE PAGE TO FOLLOW]

EXHIBIT "A"
PROPERTY DESCRIPTION
(See Attached)

EXHIBIT "A"
LEGAL DESCRIPTION
Kernan Village Shopping Center

DEVELOPER TRACT:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°44'44" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE 229.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°44'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 749.55 FEET; THENCE SOUTH 89°15'16" WEST, 289.94 FEET; THENCE NORTH 00°44'44" WEST, 188.12 FEET; THENCE SOUTH 89°15'16" WEST, 117.57 FEET; THENCE NORTH 00°44'44" WEST, 123.64 FEET; THENCE SOUTH 89°15'16" WEST, 10.66 FEET; THENCE NORTH 00°44'44" WEST, 28.47 FEET; THENCE SOUTH 89°15'16" WEST, 10.00 FEET; THENCE NORTH 00°44'44" WEST, 78.86 FEET; THENCE NORTH 05°45'28" EAST, 41.27 FEET; THENCE NORTH 00°44'44" WEST, 133.38 FEET; THENCE NORTH 89°15'16" EAST, 125.50 FEET; THENCE NORTH 00°44'44" WEST, 175.00 FEET; THENCE NORTH 15°00'12" EAST, 62.68 FEET; THENCE SOUTH 74°59'48" EAST 291.94 FEET TO THE POINT OF BEGINNING.

OUTPARCEL 1:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°44'44" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE 229.12 FEET; THENCE NORTH 74°59'48" WEST, 291.94 FEET; THENCE NORTH 15°00'12" EAST, 214.63 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE IN AN EASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11549.49 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 76°27'50" EAST, 229.83 FEET TO THE POINT OF BEGINNING.

OUTPARCEL 2:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A NORTHWESTERLY DIRECTION ALONG THE ARC OF A CURVE IN THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 11549.49 FEET, A CHORD BEARING AND DISTANCE OF NORTH 76°10'30" WEST, 346.31 FEET; THENCE IN A EASTERLY DIRECTION, ALONG THE ARC OF A CURVE IN THE NORTHERLY RIGHT-OF-WAY LINE OF OLD ATLANTIC BOULEVARD (AS CLOSED BY CITY OF JACKSONVILLE ORDINANCE NO. 81-897-371), SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 7211.97 FEET, A CHORD BEARING AND DISTANCE OF NORTH 88°11'52" EAST, 1.16 FEET; THENCE IN A WESTERLY DIRECTION, ALONG THE ARC OF A

CURVE IN THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11549.16 FEET, A CHORD BEARING AND DISTANCE OF NORTH 75°12'13" WEST, 47.62 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15°00'12" WEST, 188.55 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 60°00'12" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°59'48" WEST, 276.32 FEET TO A POINT OF CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 798.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 79°06'38" WEST, 114.50 FEET TO A POINT OF REVERSE CURVATURE; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 45.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 41°59'06" WEST, 59.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°44'44" WEST, 208.25 FEET TO THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE IN LAST MENTIONED RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 11549.16 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 73°47'26" EAST, 521.92 FEET TO THE POINT OF BEGINNING.

OUTPARCEL A:

A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE SOUTH 00°44'44" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, 978.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°44'44" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 194.00 FEET; THENCE SOUTH 89°15'16" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, 285.00 FEET; THENCE NORTH 00°44'44" WEST, 194.00 FEET; THENCE NORTH 89°15'16" EAST, 285.00 FEET TO THE POINT OF BEGINNING.

STORM WATER POND:

A PORTION OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT-OF-WAY LINE OF KERNAN BOULEVARD SOUTH (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE SOUTH 00°44'44" EAST, ALONG LAST MENTIONED WESTERLY RIGHT-OF-WAY LINE, 978.67 FEET; THENCE SOUTH 89°15'16" WEST, 500.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°15'16" WEST, 252.35 FEET; THENCE SOUTH 00°44'44" EAST, 450.00 FEET; THENCE NORTH 89°15'16" EAST, 252.35 FEET; THENCE NORTH 00°44'44" WEST, 450.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

RIGHTS, PRIVILEGES AND EASEMENTS PURSUANT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED AS OF DECEMBER 14, 2001, BETWEEN WAL-MART STORES EAST, LP, A DELAWARE LIMITED PARTNERSHIP, PROPERTY MANAGEMENT SUPPORT, INC., A FLORIDA CORPORATION, AS TRUSTEE OF KERNAN RETAIL LAND TRUST U/T/A DATED OCTOBER 12, 2001, AND PROPERTY MANAGEMENT SUPPORT, INC., A FLORIDA CORPORATION, AS TRUSTEE OF KERNAN WEST LAND TRUST U/T/A DATED NOVEMBER 13, 2001, RECORDED IN OFFICIAL RECORDS BOOK 10275, PAGE 1143 OF THE PUBLIC RECORDS OF DUVAL COUNTY,

FLORIDA;

RIGHTS, PRIVILEGES AND EASEMENTS PURSUANT TO DECLARATION OF EASEMENTS DATED SEPTEMBER 14, 2004, EXECUTED BY PROPERTY MANAGEMENT SUPPORT, INC., A FLORIDA CORPORATION, AS TRUSTEE OF KERNAN RETAIL LAND TRUST U/T/A DATED OCTOBER 12, 2001, RECORDED IN OFFICIAL RECORDS BOOK 12044, PAGE 1666 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. The lien of the taxes for the year 2011 and subsequent years, which are not yet due and payable.
2. The terms, provisions and conditions contained in that certain Easements with Covenants and Restrictions Affecting Land between Wal-Mart Stores East, LP and Property Management Support, Inc., a Florida corporation, as Trustee of Kernan West Land Trust u/t/a November 13, 2001 recorded in Book 10275, Page 1143, as affected by Assignment and Assumption of Easements with Covenants and Restrictions Affecting Land recorded of even date herewith in the Official Records of Duval County, Florida.
3. The terms, provisions and conditions contained in that certain unrecorded Ground Lease, evidenced by Memorandum of Lease dated May 27, 2003 between Property Management Support, Inc., a Florida corporation, as Trustee of Kernan Retail Land Trust u/t/a October 12, 2001, as landlord, and Rare Hospitality Management, Inc., as tenant, recorded in Book 11470, Page 297. (Affects Leasehold Interest only)
4. Declaration of Restrictive Covenants in favor of Yystar Credit Union recorded in Book 12044, Page 1660.
5. The terms, provisions and conditions contained in that certain Declaration of Easements recorded in Book 12044, Page 1666.
6. The terms, provisions and conditions contained in that certain Notice to Potential Lienors Pursuant to Section 713.10, Florida Statutes recorded in Book 14809, Page 1558.
7. The terms, provisions and conditions contained in that certain Notice to Potential Lienors Pursuant to Section 713.10, Florida Statutes recorded in Book 14809, Page 1575.
8. Grant of Easement in favor of Comcast of Greater Florida/Georgia, Inc. recorded in Book 14954, Page 1869.
9. The rights of tenants, as tenants only, under the written lease agreements described on Exhibit B attached to the Assignment and Assumption of Tenant Leases dated of even date herewith. Such rights do not include any rights of first refusal or options to purchase all or any portion of the insured land.
10. Notice of Future Advance, Mortgage Modification and Amended and Restated Mortgage and Security Agreement dated as of December 24, 2003 between Property Management Support, Inc., a Florida corporation, as Trustee of Kernan Retail Land Trust u/t/a dated October 12, 2001, as borrower ("*Borrower*"), and Nationwide Life Insurance Company, an Ohio corporation, as lender ("*Lender*"), recorded January 30, 2004 in Book 11609,

Special Warranty Deed - Exhibit B

B-1

Page 1459; as affected by Reaffirmation and Ratification of Note, Mortgage and Security Agreement and Other Loan Documents dated as of February 25, 2009 ("2009 Reaffirmation") among Lender, Borrower, and Shopping Center Developers of Florida, Inc., as Responsible Party, recorded April 16, 2009 in Book 14845, Page 906, and as further affected by Modification of Note, Mortgage and Security Agreement and Other Loan Documents ("2011 Modification") recorded of even date herewith in the Official Records of Duval County, Florida.

11. Amended and Restated Assignment of Leases, Rents and Profits dated December 24, 2003 by Property Management Support, Inc., a Florida corporation, as Trustee of Kernan Retail Land Trust u/t/a October 12, 2001 ("Borrower"), to Nationwide Life Insurance Company ("Lender"), recorded January 30, 2004 in Book 11609, Page 1500; as affected by Reaffirmation and Ratification of Note, Mortgage and Security Agreement and Other Loan Documents dated as of February 25, 2009 ("2009 Reaffirmation") among Lender, Borrower, and Shopping Center Developers of Florida, Inc., as Responsible Party, recorded April 16, 2009 in Book 14845, Page 906, and as further affected by Modification of Note, Mortgage and Security Agreement and Other Loan Documents ("2011 Modification") recorded of even date herewith in the Official Records of Duval County, Florida.
12. UCC Financing Statement listing Property Management Support, Inc., a Florida corporation as Trustee of Kernan Retail Land Trust u/t/a October 12, 2001, as debtor, and Nationwide Life Insurance Company, as lender, recorded January 30, 2004 in Book 11609, Page 1513.
13. Easement granted to Jacksonville Electric Authority by instrument recorded in Book 10820, Page 486.
14. The terms, conditions and provisions contained in that certain unrecorded Lease, evidence by Memorandum of Lease dated June 10, 2003, between Property Management Support, Inc., a Florida corporation, as Trustee of Kernan Retail Land Trust u/t/a October 12, 2001, as lessor, and Payless Shoe Source, Inc., as lessee, recorded in Book 11149, Page 1598. (Affects Leasehold Interest Only)

PROPERTY MANAGEMENT SUPPORT INC1 SLEIMAN PKWY STE 270
JACKSONVILLE, FL 32216-8059**Primary Site Address**
0 ATLANTIC BLVD
Jacksonville FL 32246**Official Record Book/Page**
10275-01130**Tile #**
8421**0 ATLANTIC BLVD**

Property Detail

RE #	165264-0050
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	101976

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.](#)

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)	\$519,843.00	\$519,843.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$519,843.00	\$519,843.00
Assessed Value	\$519,843.00	\$519,843.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$519,843.00	See below

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 exemptionsSJRWMD/FIND Taxable Value
No applicable exemptionsSchool Taxable Value
No applicable exemptions**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<u>10275-01130</u>	12/10/2001	\$341,000.00	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	PUD	0.00	0.00	Common	101,930.00	Square Footage	\$519,843.00

Legal

LN	Legal Description
1	21-2S-28E 2.34
2	PT GOVT LOT 8 RECD O/R 10275-1130
3	BEING CITY POND(EX PT RECD
4	O/R 12044-1653)

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	\$519,843.00	\$0.00	\$519,843.00	\$5,947.99	\$5,947.99	\$5,749.83
Public Schools: By State Law	\$519,843.00	\$0.00	\$519,843.00	\$2,531.12	\$2,367.37	\$2,442.22
By Local Board	\$519,843.00	\$0.00	\$519,843.00	\$1,168.61	\$1,168.61	\$1,127.54
FL Inland Navigation Dist.	\$519,843.00	\$0.00	\$519,843.00	\$16.63	\$16.63	\$15.54
Water Mgmt Dist. SJRWMD	\$519,843.00	\$0.00	\$519,843.00	\$157.15	\$149.97	\$149.97
Gen Gov Voted	\$519,843.00	\$0.00	\$519,843.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$519,843.00	\$0.00	\$519,843.00	\$0.00	\$0.00	\$0.00
			Totals	\$9,821.50	\$9,650.57	\$9,485.10
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$519,843.00	\$519,843.00	\$0.00	\$519,843.00		
Current Year	\$519,843.00	\$519,843.00	\$0.00	\$519,843.00		

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](#)



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

Detail by Entity Name

Florida Profit Corporation
PROPERTY MANAGEMENT SUPPORT, INC.

Filing Information

Document Number	P94000076925
FEI/EIN Number	59-3273473
Date Filed	10/19/1994
Effective Date	10/17/1994
State	FL
Status	ACTIVE

Principal Address

1 SLEIMAN PARKWAY STE 270
JACKSONVILLE, FL 32216

Changed: 04/26/2001

Mailing Address

1 SLEIMAN PARKWAY STE 270
JACKSONVILLE, FL 32216

Changed: 04/26/2001

Registered Agent Name & Address

WHITE, ROBERT K
1 SLEIMAN PARKWAY
STE 270
JACKSONVILLE, FL 32216

Name Changed: 05/08/2007

Address Changed: 04/13/2005

Officer/Director Detail

Name & Address

Title DP

SLEIMAN, ANTHONY T
1 SLEIMAN PARKWAY STE 270
JACKSONVILLE, FL 32216

Title DVST

Title DVAS

SLEIMAN, ELI TJR.
 1 SLEIMAN PARKWAY STE 270
 JACKSONVILLE, FL 32216

Title DVAS

SLEIMAN, JOSEPH E
 1 SLEIMAN PARKWAY STE 270
 JACKSONVILLE, FL 32216

Title COO

WHITE, ROBERT K
 1 SLEIMAN PARKWAY, SUITE 270
 JACKSONVILLE, FL 32216

Annual Reports

Report Year	Filed Date
2015	01/14/2015
2016	01/26/2016
2017	01/13/2017

Document Images

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04/21/2003 -- ANNUAL REPORT	View image in PDF format
05/08/2002 -- ANNUAL REPORT	View image in PDF format
04/26/2001 -- ANNUAL REPORT	View image in PDF format
04/25/2000 -- ANNUAL REPORT	View image in PDF format
05/05/1999 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations