

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2017-834 TO

PLANNED UNIT DEVELOPMENT

JANUARY 18, 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 **2017-834** to Planned Unit Development.

Location: Lofton Alley between San Jose Boulevard and Mandarin Terrace

Real Estate Number(s): 156279-0000, 156280-0000 and 156281-0000

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

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)

Proposed Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Louis Sleiman
Olde Mandarin, LLC
6622 Southpoint Drive South, Suite 350
Jacksonville, Florida 32216

Owner(s): Luis Llera
3032 Delor Drive
Jacksonville, Florida 32223

Patrick Boardman
3040 Delor Drive
Jacksonville, Florida 32223

David Cannington
3046 Delor Drive
Jacksonville, Florida 32223

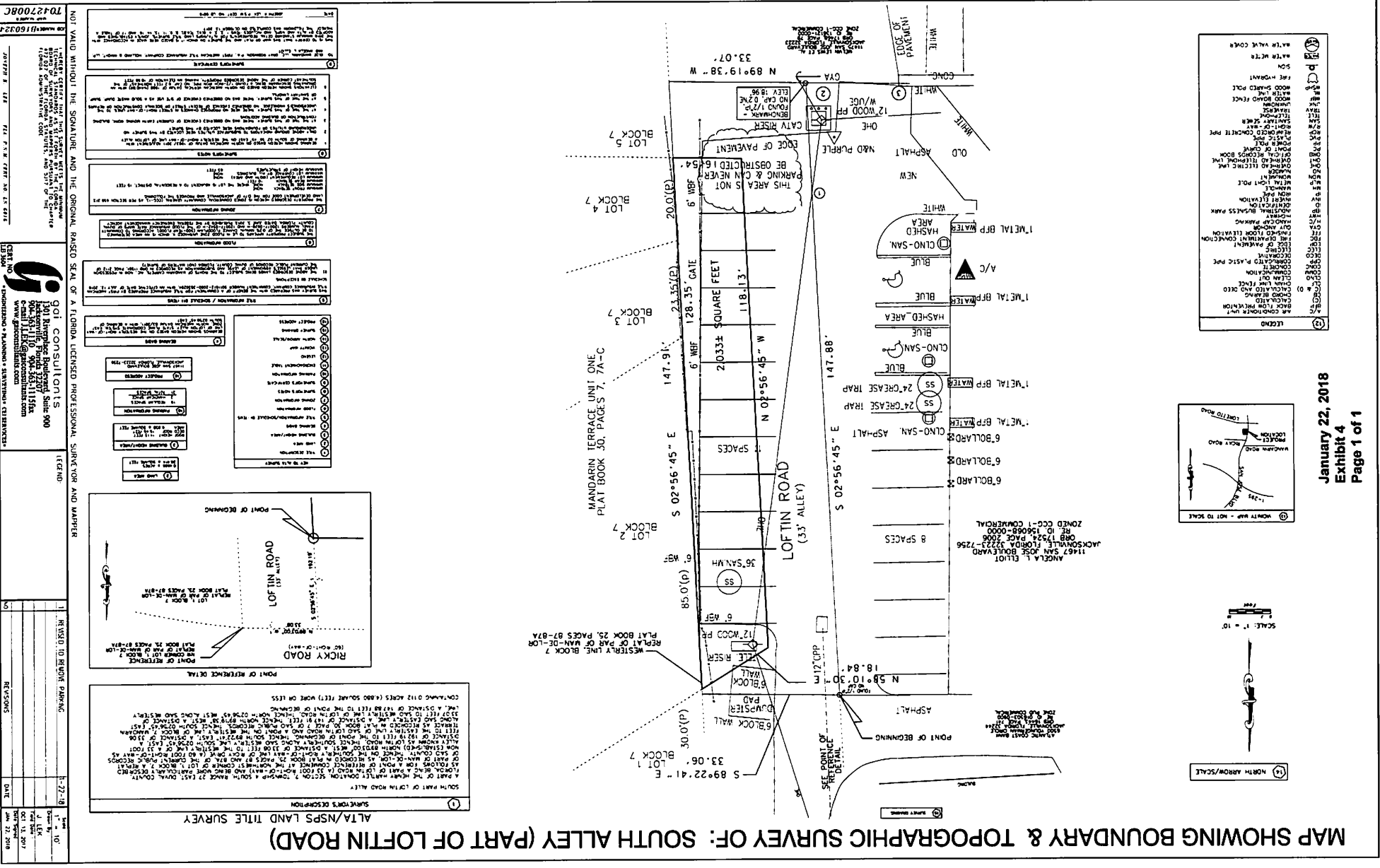
Staff Recommendation: **APPROVE**

MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF: SOUTH ALLEY (PART OF LOFTIN ROAD)

January 22, 2018

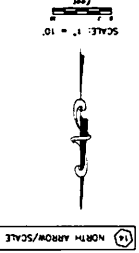
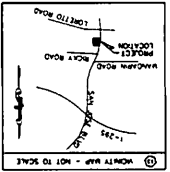
Exhibit 4

Page 1 of 1



LEGEND

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER

DATE: 01/22/2018

TIME: 10:00

PROJECT: ALTA/NSPS LAND TITLE SURVEY

CLIENT: GCI CONSULTANTS

PROJECT ADDRESS: 1148 SAN JOSE BOULEVARD, JACKSONVILLE, FLORIDA 32223-7256

PLAT BOOK 25, PAGES 25-27A

PLAT BOOK 26, PAGES 26-27A

PLAT BOOK 27, PAGES 27-28

PLAT BOOK 28, PAGES 28-29

PLAT BOOK 29, PAGES 29-30

PLAT BOOK 30, PAGES 30-31

301 GCI CONSULTANTS
 Jacksonville, Florida 32207
 Phone: 904.252.1155
 Email: j.l.fleming@gciconsultants.com
 www.gciconsultants.com

REVISIONS

NO.	DATE	REVISIONS
1	01-22-18	ISSUED TO BUREAU FOR PUBLISHING
2		
3		
4		
5		
6		
7		
8		
9		
10		

GENERAL INFORMATION

Application for Planned Unit Development **2017-834** seeks to rezone approximately 0.06 acres of land from RLD-60 to PUD. The rezoning to PUD is being sought so that the property can be developed as a parking area for the commercial building located at 11467 San Jose Boulevard. The parcel is an alley that runs behind the commercial buildings on San Jose Boulevard. Ordinance 2017-575 has been introduced to close the alley from Ricky Drive 340 feet south.

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 Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. However, there is a companion Application for Small-Scale Land Use Amendment to the Future Land Use Map Series L-5266-17C (Ordinance 2017-833) that seeks to amend the portion of the site that is within the LDR land use category to Community General Commercial (CGC). Staff is recommending that Application for Small-scale Large-scale Land Use Amendment to the Future Land use Map Series L-5266-17C be approved. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

Community General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Transit-Oriented Developments (TOD), as defined in this element, are encouraged when in close proximity to an existing or planned JTA mass transit system station or Rapid Transit System (RTS). Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein.

The uses provided herein shall be applicable to all CGC sites within the Suburban Area.

Principal Uses: Commercial retail sales and service establishments including auto sales;

Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development. Existing dwellings which were legally built as single or multifamily dwellings prior to adoption of the 2030 Comprehensive Plan are allowed within this category. Adult entertainment facilities are allowed by right only in Zoning District CCG-2.

Secondary Uses: Secondary uses shall be permitted pursuant to the Commercial land use introduction. In addition, the following secondary uses may also be permitted: Group care facilities; Criminal justice facilities; Dude ranches; Riding academies; Private camps; Camping grounds; Shooting ranges; Fishing and hunting camps; Fairgrounds; Race tracks; Stadiums and arenas; Transit stations; Transportation terminals and facilities (but not freight or truck terminals); Personal property storage establishments; Crematoria; Blood donation and plasma centers; Building trade contractors; Rescue missions; and Day labor pools.

Accessory Uses: Warehousing, light manufacturing and fabricating may be permitted provided it is part of a commercial retail sales or service establishment, and the accessory use shall be located on a road classified as collector or higher on the Functional Highway Classification Map.

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

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

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

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

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

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Low Density residential (LDR). There is a companion Application for Small-Scale Land Use Amendment to the Future Land use Map Series L-5266-17C (Ordinance 2017-833) that seeks to amend the

portion of land that is within the LDR land use category to Community General Commercial (CGC).

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

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

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

(2) Consistency with the Concurrency Mobility and Management System

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

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The use of existing and proposed landscaping: The parcels have existing scrub brush landscape along the edge with the residential parcels. No new landscaping is proposed.

Traffic and pedestrian circulation patterns: The alley is used by customers of the commercial establishments on San Jose Boulevard. The alley exists on paper from Ricky Drive to Loretto Road; however it is not fully open. An Ordinance has been introduced to close the alley. Closing the alley is not expected to significantly impact the traffic pattern.

The use and variety of building setback lines, separations, and buffering: The Written Description indicates there are no setbacks. However the Written Description only allows for a parking area and the size of the parcel limits any building which could be constructed on the parcel.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed application limits the use to a parking area and there are no permissible uses by exception. The parcels are located between a commercial corridor and residential dwellings. A parking area at this location will provide additional parking for customers and employees of the commercial establishment. In addition the ownership of the parcels will transfer from the City to the private entity which will ensure continuing maintenance.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	PUD (88-1079)	Mandarin Volunteer Fire Dept.
South	CGC	CCG-1	Commercial uses
East	LDR	RLD-60	Single family dwellings
West	CGC	CCG-1	Restaurant, commercial uses

Any other factor deemed relevant to the privacy, safety, preservation, protection or welfare of lands surrounding the proposed PUD which includes any existing or planned use of such lands: The Written Description indicates there will be no uncomplementary buffer between the commercial use and the residential dwellings to the east. The parcel is paved almost up to the common property line. There is a six foot high wood fence along the common property line. Requiring the 10 foot wide uncomplementary buffer will significantly reduce the usable parking area. This area is not expected to be heavily used and staff feels the uncomplementary buffer is not necessary.

(6) Intensity of Development

The proposed development is consistent with the CGC functional land use category as a commercial development. The PUD is appropriate at this location because it will offer additional parking for the commercial building directly to the west.

(7) Usable open spaces plazas, recreation areas.

The project will be developed with the required amount of open space. No recreation area is required.

(8) Impact on wetlands

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

(9) Listed species regulations

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

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

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

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2030 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on January 5, 2018, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2017-834** be **APPROVED** with the following exhibits:

1. The original legal description dated November 28, 2017.
2. The original written description dated November 28, 2017.
3. The original site plan dated November 28, 2017.



Aerial view of site



Lofton Alley behind retail store looking north.



Lofton Alley behind retail store looking south.



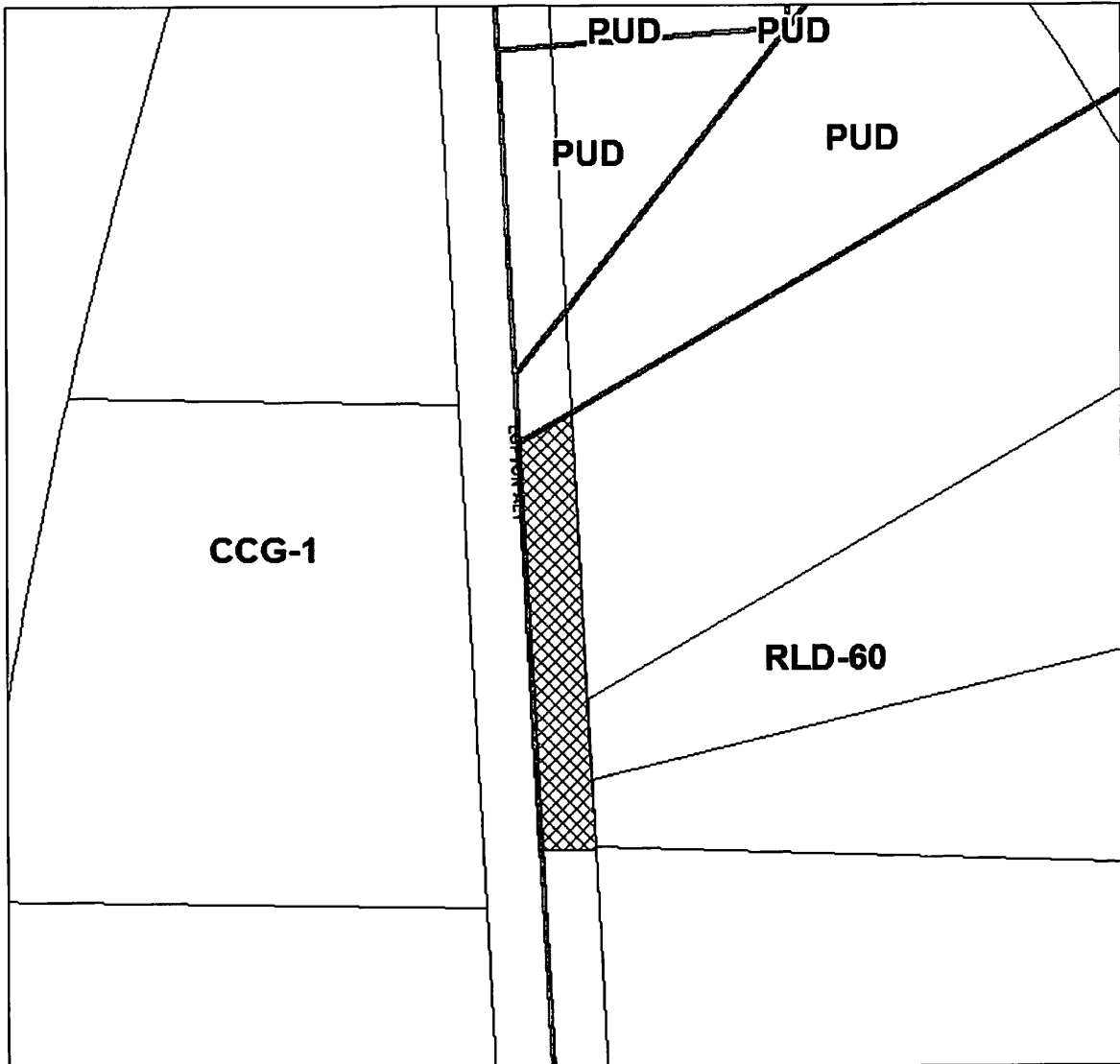
Dense plant growth and a fence block the alley south of the subject property.

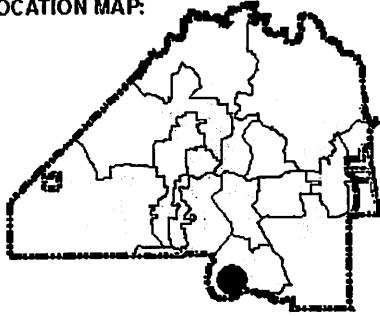



Lofton Alley is behind the fence south of the subject property.



Lofton Alley is closed on the south end.



<p>REQUEST SOUGHT:</p> <p>FROM: RLD-60</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	 <p>0 15 30 60 Feet</p> <p>COUNCIL DISTRICT: 6</p>
<p>ORDINANCE NUMBER: ORD-2017-0834</p>	<p>TRACKING NUMBER: T-2017-1617</p>	<p>PAGE 1 OF 1</p>

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2017-0834 Staff Sign-Off/Date BEL / 10/18/2017

Filing Date 10/18/2017 Number of Signs to Post 2

Hearing Dates:

1st City Council 01/23/2018 Planning Commission 01/18/2018

Land Use & Zoning 02/06/2018 2nd City Council 02/13/2018

Neighborhood Association OLDE MANDARIN NEIGHBORHOOD ASSOC., RAMSGATE HOA, HAMMOCK OAKS BEAUTIFICATION COMMITTEE

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1590

Application Status PENDING

Date Started 10/20/2017

Date Submitted 10/20/2017

General Information On Applicant

Last Name	First Name	Middle Name
SLEIMAN	LOUIS	
Company Name		
TRIFORCE DEVELOPMENT		
Mailing Address		
SOUTH, SUITE 350		
City	State	Zip Code
JACKSONVILLE	FL	32216
Phone	Fax	Email
9046525718	904	

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
-----	-----	-----
Company/Trust Name		
-		
Mailing Address		
-		
City	State	Zip Code
-		
Phone	Fax	Email
	904	

Last Name	First Name	Middle Name
LLERA	LUIS	
Company/Trust Name		
Mailing Address		
3032 DELOR DRIVE		
City	State	Zip Code
JACKSONVILLE	FL	32223

Phone Fax Email

Last Name First Name Middle Name
BOARDMAN PATRICK

Company/Trust Name

Mailing Address
3040 DELOR DRIVE

City State Zip Code
JACKSONVILLE FL 32223

Phone Fax Email

Last Name First Name Middle Name
CANNINGTON DAVID

Company/Trust Name

Mailing Address
3046 DELOR DRIVE

City State Zip Code
JACKSONVILLE FL 32223

Phone Fax Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	156279 0000	6	3	RLD-60	PUD
Map	156280 0000	6	3	RLD-60	PUD
Map	156281 0000	6	3	RLD-60	PUD

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 #
5266

Total Land Area (Nearest 1/100th of an Acre) 0.06

Development Number

Proposed PUD Name LOFTON ALLEY

Justification For Rezoning Application

CLOSE ABANDONED BLIGHTED ALLEY AND ALLOW APPLICANT TO USE ALLEY FOR PARKING.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
0	LOFTON ALY	

Between Streets

SAN JOSE BLVD	and	MANDARIN TERRACE
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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 | |
| 0.06 Acres @ \$10.00 /acre: | \$10.00 |
| 3) Plus Notification Costs Per Addressee | |
| 24 Notifications @ \$7.00 /each: | \$168.00 |
| 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): | \$2,447.00 |

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

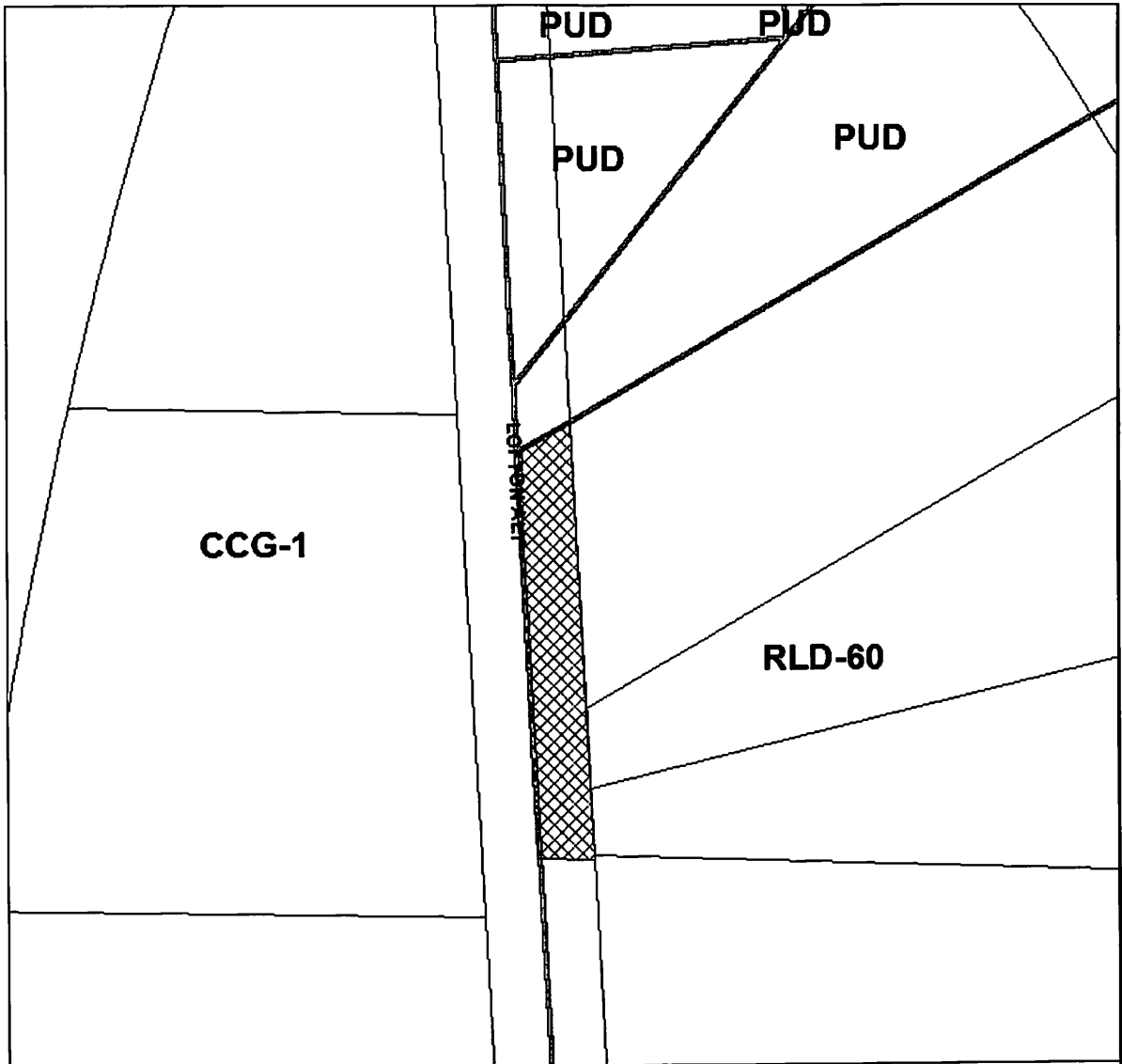
November 28, 2017

EXHIBIT 1

LOFTIN ROAD ALLEY RE-ZONING PARCEL

A PART OF THE HENRY HARTLEY DONATION, SECTION 7, TOWNSHIP 4 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING A PART OF LOFTIN ROAD (A 33 FOOT RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 7, A REPLAT OF PART OF MAN-DE-LOR, AS RECORDED IN PLAT BOOK 25, PAGES 87 AND 87A, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF LOFTIN ROAD (A 33 FOOT ROAD) SOUTH 02°56'45" EAST, A DISTANCE OF 205.00 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 7, MANDARIN TERRACE UNIT ONE, AS RECORDED IN PLAT BOOK 30, PAGES 7, 7A, 7B AND 7C, SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°56'45" EAST, A DISTANCE OF 128.35 FEET TO THE SOUTHWEST CORNER OF LOT 4, BLOCK 7, SAID MANDARIN TERRACE UNIT ONE; THENCE NORTH 89°03'00" WEST, A DISTANCE OF 16.54 FEET TO THE CENTERLINE OF AFORESAID LOFTIN ROAD; THENCE NORTH 02°56'45" WEST ALONG SAID CENTERLINE, A DISTANCE OF 118.13 FEET; THENCE NORTH 58°10'30" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 18.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,033 SQUARE FEET, MORE OR LESS.

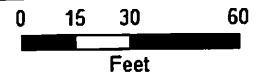
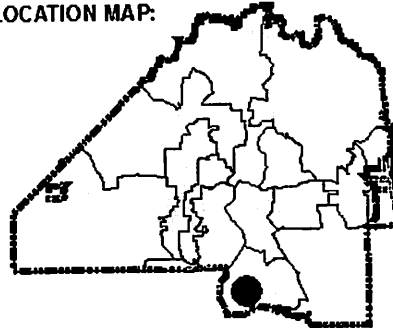


REQUEST SOUGHT:

FROM: RLD-60

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

6

APPLICATION NUMBER

T-17-1617

PAGE 1 OF 1

Property Ownership Affidavit - Individual

Date: 11/28/17

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 3032 Delor Drive RE#(s): 156279-0000

To Whom it May Concern:

I [name] Luis Lera hereby certify that I am the Owner of the property located at [address] 3032 Delor Drive, in connection with filing application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to the above referenced property.

By [Signature]

Print Name: LUIS A. LERA

**STATE OF FLORIDA
COUNTY OF DUVAL**

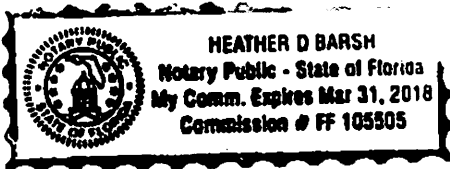
Sworn to and subscribed and acknowledged before me this 28th day of November 2017, by Luis A. Lera, who is personally known to me or who has produced FLOL as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

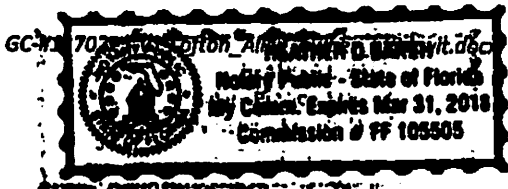
Heather D. Barsh

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: March 31, 2018



Property Ownership Affidavit - Individual

Date: 11/28/17

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 3032 Pelor Drive RE#(s): 156279-0000

To Whom it May Concern:

I [name] Lillian Llera hereby certify that I am the Owner of the property located at [address] 3032 Pelor Drive, in connection with filing application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to the above referenced property.

By Lillian Llera

Print Name: Lillian Llera

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28th day of November 2017 by Liliana Llera, who is personally known to me or who has produced FLDL as identification and who took an oath.

Heather D. Barsh

(Signature of NOTARY PUBLIC)

Heather D. Barsh

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: March 31, 2018

Property Ownership Affidavit - Individual

Date: 11/25/17

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 3032 Delor Drive RE#(s): 156279-0000

To Whom it May Concern:

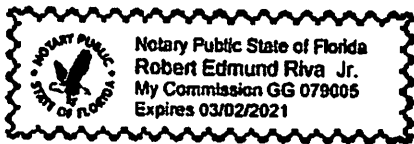
I [name] Erica Liera hereby certify that I am the Owner of the property located at [address] 3032 Delor Drive, in connection with filing application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to the above referenced property.

By Erica Liera
Print Name: ERICA J. LIERA

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25th day of November 2017, by ERICA JEAN LIERA, who is personally known to me or who has produced FL DRIVER'S LICENSE as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)



ROBERT E. RIVA, JR.
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/2/21

Property Ownership Affidavit - Individual

Date: 11/27/17

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 3040 Peltor Drive RE#(s): 156280-0000

To Whom it May Concern:

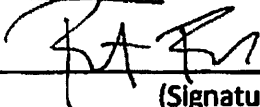
I [name] Patrick Loue Boardman hereby certify that I am the Owner of the property located at [address] 3040 Peltor Drive, in connection with filing application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to the above referenced property.

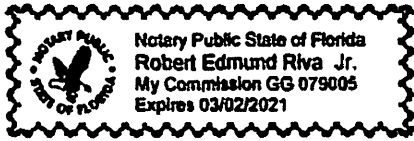
By 

Print Name: PATRICK BOARDMAN

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 27th day of NOVEMBER 2017, by PATRICK L. BOARDMAN, who is personally known to me or who has produced FL DRIVER'S LICENSE as identification and who took an oath.


(Signature of NOTARY PUBLIC)



ROBERT E. RIVA, JR.
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/2/21

Property Ownership Affidavit - Individual

Date: _____

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 3046 Pelor Drive RE#(s): 156281-0000

To Whom it May Concern:

I [name] David Cannington hereby certify that I am the Owner of the property located at [address] 3046 Pelor Drive in connection with filing application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to the above referenced property.

By David Cannington

Print Name: DAVID CANNINGTON

STATE OF FLORIDA
COUNTY OF DUVAL

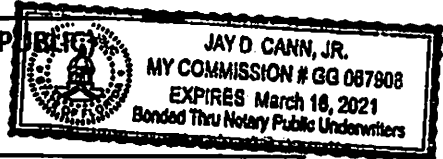
Sworn to and subscribed and acknowledged before me this 28th day of NOVEMBER 2017 by DAVID CANNINGTON, who is personally known to me or who has produced FLDL as identification and who took an oath.

[Handwritten Signature]

(Signature of NOTARY PUBLIC)

JAY D CANN JR
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____



Property Ownership Affidavit - Individual

Date: _____

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 3046 Delor Drive RE#(s): 156221-0000

To Whom It May Concern:

I [name] Stacey Cannington hereby certify that I am the Owner of the property located at [address] 3046 Delor Drive, in connection with filing application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to the above referenced property.

By

Print Name: STACEY CANNINGTON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 29th day of NOVEMBER 2017, by STACEY CANNINGTON, who is personally known to me or who has produced FLDL as identification and who took an oath.

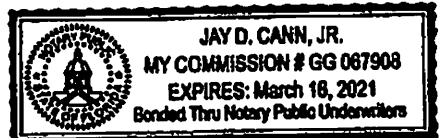
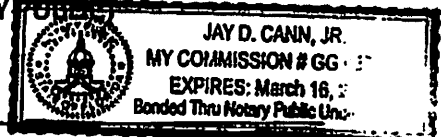
(Signature of NOTARY PUBLIC)

JAY D. CANN, JR.

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: _____



Agent Authorization - Individual

Date: 11/28/17

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: 3032 Delor Drive RE#(s): 156274-0000

To Whom it May Concern:

You are hereby advised that [name] Luis Llera, as owner of property located at

[address] 3032 Delor Drive hereby authorizes and empowers Olde Mandarin LLC to act as agent to file application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to 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.

By [Signature]
Print Name: LUIS A. LLERA

STATE OF FLORIDA
COUNTY OF DUVAL

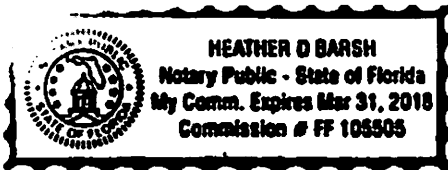
Sworn to and subscribed and acknowledged before me this 28th day of November 2017
by Luis A. Llera, who is personally known to me or who has produced
FCOL as identification and who took an oath.

[Signature]

(Signature of NOTARY PUBLIC)

Heather D. Barsh

(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: March 31, 2018

Agent Authorization - Individual

Date: 11/28/17

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: 3032 Peltor Drive RE#(s): 156279-0000

To Whom it May Concern:

You are hereby advised that [name] Lillian Llera, as owner of property located at

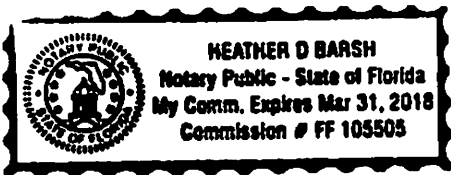
[address] 3032 Peltor Drive hereby authorizes and empowers Olde Mandarin LLC to act as agent to file application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to the above referenced property, and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By: [Signature]

Print Name: Lillian Llera

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28th day of November 2017, by Liliana Llera, who is personally known to me or who has produced FDOL as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

Heather D. Barsh
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: March 31, 2018

Agent Authorization - Individual

Date: 11/28/17

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: 3032 Peloc Drive RE#(s): 156279-0000

To Whom it May Concern:

You are hereby advised that [name] Erica Llera, as owner of property located at

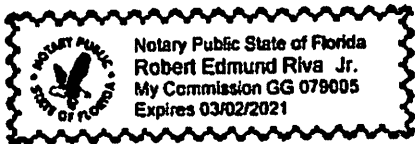
[address] 3032 Peloc Drive hereby authorizes and empowers Olde Mandarin LLC to act as agent to file application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to the above referenced property, and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

By Erica Llera

Print Name: ERICA J. LLERA

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28th day of NOVEMBER 2017
by ERICA JEAN LLERA, who is personally known to me or who has produced
FL DRIVERS LICENSE as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)

ROBERT G. RIVA, JR.
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/2/21

Agent Authorization - Individual

Date: 11/27/17

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: 3040 Pelor Drive RE#(s): 196280-0000

To Whom it May Concern:

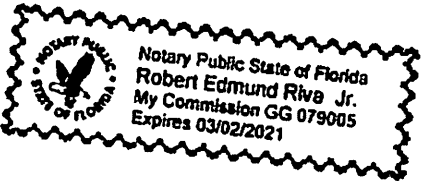
You are hereby advised that [name] Patrick Lowe Boardman as owner of property located at

[address] 3040 Pelor Drive hereby authorizes and empowers Olde Mandarin LLC to act as agent to file application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to 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.

By [Signature]
Print Name: PATRICK BOARDMAN

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 27th day of NOVEMBER 2017,
by PATRICK L. BOARDMAN, who is personally known to me or who has produced
FL DRIVER'S LICENSE as identification and who took an oath.



[Signature]
(Signature of NOTARY PUBLIC)
ROBERT E. RIVA JR.
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 3/2/21

Agent Authorization - Individual

Date: _____

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 3046 Delcor Drive RE#(s): 156281-0000

To Whom it May Concern:

You are hereby advised that [name] David Cannington, as owner of property located at [address] 3046 Delcor Drive hereby authorizes and empowers Olde Mandarin LLC to act as agent to file application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to 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.

By David Cannington

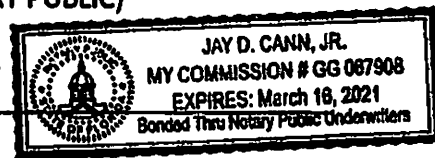
Print Name: DAVID CANNINGTON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 28th day of NOVEMBER 2017 by DAVID CANNINGTON who is personally known to me or who has produced FLDL as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
JAY D CANN JR
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires:



Agent Authorization - Individual

Date: _____

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 3046 Delor Drive RE#(s): 156281-0000

To Whom it May Concern:

You are hereby advised that [name] Stacey Cannington, as owner of property located at [address] 3046 Delor Drive hereby authorizes and empowers Olde Mandarin LLC to act as agent to file application(s) for land use amendment and rezoning for the land currently contained within Lofton Alley but adjacent to 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.

By [Signature]
Print Name: STACEY CANNINGTON

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 25th day of NOVEMBER 2017,
by STACEY CANNINGTON who is personally known to me or who has produced
FLDL as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)
JAY D. CANN JR
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: _____

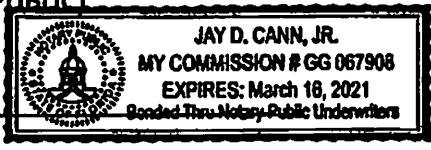


EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: Lofton Alley

Ladies and Gentleman;

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

Sincerely,
OLDE MANDARIN, LLC, as Agent for Property Owners Llera, Boardman and Cannington

By: 

Name: Louis Sleiman

Its: Manager

EXHIBIT D

WRITTEN DESCRIPTION

**Lofton Alley PUD
Written Description
November 28, 2017**

INTRODUCTION

Olde Mandarin, LLC, a Florida limited liability company (the "Agent"), is the agent for the fee simple owners (the "Applicants") of the residential real property described in Exhibit 1 to this PUD Rezoning Application (the "Property") and is also the fee simple owner of that certain commercial real property located on San Jose Boulevard (RE# 156068-0000) (the "Agent's Property"), operated as a multi-unit retail shopping center and adjacent to the westerly boundary of the Property. The Property is currently the subject of a right-of-way Closure and Abandonment Application (Application No. 2017-575), seeking to vacate the Property as a City right-of-way, with title to the Property reverting to the Applicants. The Property is approximately 0.06 acres and is currently used as a parking lot serving Agent's Property, per prior approvals by the City.

SITE DEVELOPMENT HISTORY

As part of Agent's development of Agent's Property, a site plan was approved which included the Property. The Property has since been developed by Agent as parking spaces serving the Agent's Property. During the Right-of-Way Closure and Abandonment process for the Property, discussion ensued regarding the need to rezone the Property from RLD 60 to PUD in order for the Property to provide parking serving Agent's Property.

I. PROJECT DESCRIPTION

- A. Number of acres: 0.06 acres**
- B. Project Architect/Planner: None**
- C. Project Engineer: Bueme Engineering (Michael Bueme)**
- D. Project Developer: City of Jacksonville**
- E. Current Land Use Classification: LDR**
- F. Current Zoning District: RLD 60**
- G. Requested Land Use Category: CGC**

H. Requested Zoning District: PUD

I. RE Parcel: No Applicable – located east of 156068-0000

II. QUANTITATIVE DATA

Total Gross Acreage

Total Gross Acreage	0.06 Acres	100%
Amount of each different land use by acreage		
Single Family	Acres	0%
Total number of units	d.u	
Multiple Family	Acres	0%
	d.u	
Commercial	Acres	0%
Industrial		0%
Other land use		0%
Total Amount of non-residential floor area		0%
Active recreation and/or open space		0%
Passive open space, wetlands		0%
Public and private right-of-way (and parking)	0.06 Acres	100%
Maximum coverage of buildings and structures	sq.ft.	0%

III. STATEMENTS

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

The usual application of the Zoning Code would impose landscape buffer requirements that cannot be achieved for the Property.

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

The Property will continue to be used as a parking area serving the Agent's Property.

C. Justification for the rezoning.

For many years the Property, owned by the City, has been blighted, frequented by homeless residents, a regular sight for dumping, full of potholes and not maintained. In connection with Agent's development of Agent's Property, Agent cleaned-up the Property and restored it to a reputable, pleasing condition which has benefitted the Applicants by improving the condition of the Property and the adjacent lots owned by the Applicants. This rezoning is

being sought to legally validate the parking rights and existing development of the Property that have previously been approved.

D. Phase schedule of construction (include initiation dates and completion dates):

Not applicable

IV. USES AND RESTRICTIONS

- A. Permitted Uses: Parking and drive aisle serving the Agent's Property
- B. Permissible Uses by Exception: None
- C. Limitations on Permitted or Permissible Uses by Exception: None
- D. Permitted Accessory Uses and Structures: NONE

V. DESIGN GUIDELINES

A. Lot Requirements:

- (1) Minimum lot area: Not applicable
- (2) Minimum lot width: Not applicable
- (3) Maximum lot coverage: 100%
- (4) Minimum front yard: None
- (5) Minimum rear yard: None
- (6) Minimum side yard: None
- (7) Maximum height of structures: Not applicable

B. Ingress, Egress and Circulation: Not applicable

- (1) **Parking.** Parking for the Property shall be consistent with the approved site plan for Agent's Property.
- (2) **Vehicular access to the Property shall be by way of San Jose Boulevard, substantially as shown on the Site Plan for the Property and the Applicant's Property.**
- (2) **Pedestrian Access.** There will not be sidewalks on the Property.

C. Signs: None

D. **Landscaping:** Landscaping for the Property shall be consistent with the approved site plan for the Agent's Property, which does not include a landscape buffer between the Property and the adjacent residential lots owned by certain of the Applicants.

E. **Recreation and Open Space:** Not applicable.

F. **Utilities**

Water will be provided by JEA

Sanitary sewer will be provided by JEA

Electric will be provided by JEA

G. **Wetlands:** Not applicable

VI. DEVELOPMENT PLAN APPROVAL

See attached Exhibit E

Land Use Table

Not Applicable

PREPARED BY AND RETURN TO:

Terry A. Moore, Esquire
GrayRobinson, P.A.
50 North Laura Street, Suite 1100
Jacksonville, Florida 32202

WARRANTY DEED

THIS INDENTURE is made this 20th day of July, 2016, by and between **ANGELA L. ELLIOTT**, a married person, formerly known as Angela L. Jordan, whose mailing address is 1439 Fruit Cove Road, North, St. Johns, Florida 32259, hereinafter referred to as "Grantor" and **OLDE MANDARIN, LLC**, a Florida limited liability company, whose mailing address is 6622 Southpoint Drive South, Suite 350, Jacksonville, Florida 32216, hereinafter referred to as "Grantee".

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the following described real property located in the County of Duval, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (hereinafter called the "Property").

THE PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD OF GRANTOR,

TOGETHER WITH all rights, title and interest of the Grantor.

TO HAVE AND TO HOLD the above-described property with the appurtenances upon the trusts and for the uses and purposes herein set forth.

AND GRANTOR HEREBY COVENANTS with Grantee that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever; and that the property is free of all encumbrances except ad valorem taxes accruing subsequent to December 31, 2015 and those certain matters shown on Exhibit "B" attached hereto and by this reference made a part hereof, which are not reimposed by reference herein.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the date first above written.

Signed, sealed and delivered in the presence of:

Lydia Hope Perdue Angela L. Elliott
Print name: Lydia Hope Perdue Angela L. Elliott

Terry A. Moore
Print name: Terry A. Moore

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of July, 2016, by Angela L. Elliott, a single person, who is personally known to me or did produce her Florida Driver's License as identification or did produce _____ as identification

LYDIA HOPE PERDUE
Notary Public, State of Florida
My Comm. Expires April 18, 2017
Commission No. FF 185500

Lydia Hope Perdue
Print name: _____
Notary Public, State of Florida at Large
My Commission expires: _____
Comm. No.: _____

EXHIBIT "A"

A part of the Henry Hartley Donation, Section 7, Township 4 South, Range 27 East, Duval County, Florida, more particularly described as follows:

For the point of reference, commence at a permanent reference monument located at the Northwest corner of Lot 1, Block 7, according to replat of part of Man-De-Lor, as recorded in Plat Book 25, Pages 87, 87A, of the current Public Records of Duval County, Florida, and run North 89°03' West, a distance of 33.08 feet along the Southerly right of way line of De Lor Drive to an iron pipe; run thence South 02°56'45" East, a distance of 192.19 feet to an iron pipe for the point of beginning;

From said point of beginning continue South 02°56'45" East, a distance of 147.74 feet to an iron pipe; run thence North 89°36'30" West a distance of 176.1 feet to an iron pipe on the Easterly right of way line of State Road No. 13 (formerly State Road No. 47); run thence in a Northerly direction along said Easterly right of way line and along the arc of a curve concave to the East and having a radius of 1,860.08 feet, a chord distance of 149.96 feet to an iron pipe; run thence South 89°36'30" East, a distance of 140.37 feet to the point of beginning.
LESS AND EXCEPT ANY PART IN ROAD RIGHT OF WAY.

More correctly described as a parcel of land lying in and being part of the Henry Hartley Donation, Section 7, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of Lot 1, Block 7, a replat of part of Man-De-Lor, as recorded in Plat Book 25, Pages 87 and 87A, of the current Public Records of said county; thence, on the Southerly right of way line of Ricky Drive, a 60 foot right of way as now established, North 89°03'00 West, 33.08 feet to the Westerly line of a 33 foot alley; thence, on said Westerly line, South 02°56'45" East, 192.19 feet to the point of beginning;

Thence, continue on said Westerly line South 02°56'45" East, 147.88 feet; thence, North 89°19'38" West, 155.63 feet to the Easterly right of way line of San Jose Boulevard and/or State Road. No. 13, a 120 foot right of way as now established, and a point on a curve, said point having a radial bearing of South 02°12'09" East; thence on said Easterly right of way line around and along a curve to the right, said curve having a radius of 1839.86 feet and a central angle of 04°40'17", an arc distance of 150.01 feet (North 11°08'00" East, 149.97 feet, chord bearing and distance) to a point of said curve; thence South 89°22'41" East, 119.06 feet to the point of beginning.

EXHIBIT "B"

1. Land use and zoning restrictions in effect from time to time
2. Those matters, if any, shown by a current survey of the Property

Sales Price \$10.00
TAX PARCEL # 156280-0000R

Prepared by and return to:
Dorothy L. Boardman
3705 Point Pleasant Road
Jacksonville, Florida 32217

WARRANTY DEED

This indenture, made this 10TH day of SEPTEMBER, 2014 A.D., between Dorothy Lowe Boardman, trustee of the Dorothy Lowe Boardman living trust dated May 14, 2008, of the County of Duval in the State of Florida, hereinafter Grantor, and Patrick Lowe Boardman, a single man, of the County of Duval in the State of Florida, hereinafter Grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of ten (\$10.00) dollars, to her in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, his heirs and assigns forever, the following described land, to wit:

Lot 3, Block 7, MANDARIN TERRACE UNIT ONE, as per plat thereof, recorded in Plat Book 30, Pages 7, 7A, 7B, and 7C of the Public Records of Duval county, Florida. Property address: 3040 Delor Drive, Jacksonville Florida 32223.

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.

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


Sales Price \$10.00
TAX PARCEL # 156280-0000R

Page 2

WARRANTY DEED

Signed, sealed, and delivered in the presence of :

WITNESSES


CESAR GUTIERREZ


Dorothy Lowe Boardman, trustee
SS # XXX-XX-

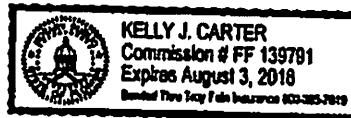

Sheena Sevens

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of Sept, 2014, by Dorothy Boardman who is personally known to me () or who has produced a driver's license as identification () and who executed the foregoing instrument and acknowledged before me that she executed the same for the purpose expressed.

Witness my hand and official seal in the county and state aforesaid this 10th day of September, 2014.

(Seal)



Notary Public 

My Commission Expires 8/3/18

Prepared by:
VyStar Financial Group LLC dba VyStar Title Agency
760 Riverside Avenue
Jacksonville, Florida 32204
File Numbers: 16-3460

Quit Claim Deed

Made this 29th day of September, 2016 A.D. By Dorothy Lowe Boardman, a single woman whose post office address is 3705 Point Pleasant Rd. Jacksonville FL 32217 hereinafter called the grantor, to Patrick L. Boardman, a single man whose post office address is: 3040 Delov Dr, Jacksonville, Florida 32223, hereinafter called the grantee:

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

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

Lot 3, Block 7, MANDARIN TERRACE - UNIT ONE, as per plat thereof, recorded in Plat Book 30, Pages 7, 7A, 7B and 7C, of the Public Records of Duval County, Florida.

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

Parcel ID Number: 156280-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in our presence:

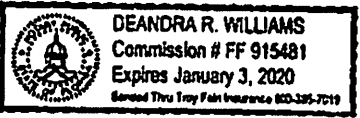
Tyler A. [Signature]
Witness Signature
Witness Printed Name Tyler A. [Name]

[Signature] (Seal)
Dorothy Lowe Boardman
Address: 3705 Point Pleasant Rd. Jacksonville FL 32217

[Signature]
Witness Signature
Witness Printed Name [Name]

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 29 day of September, 2016 by Dorothy Lowe Boardman, who is/are personally known to me or who has produced [ID] identification. EMP. 05/11/2021



Notary Public
Print Name: Deandra R. Williams
My Commission Expires: 01/03/2020

NOTE TO CLERK OF COURT: DEED STAMPS WERE PAID ON DEED RECORDED IN Official Records Book 16907, Page 1253 IN WHICH THE GRANTOR SIGNED AS TRUSTEE AND NOT INDIVIDUALLY THIS DEED IS INTENDED TO CONVEY THE INDIVIDUAL INTEREST OF THE GRANTOR

Return to: Janet Coburn, Grantor - 3060 Amellia Dr., Jacksonville, FL 32257

This instrument prepared by:
Charles A. Sears

WARRANTY DEED

For \$100.00 and love and affection, I Janet B. Coburn (Grantor) of 3060 Amellia Drive, Jacksonville, County of Duval, State of Florida, hereby bargain, deed and convey to David Cannington and Stacey Cannington (husband and wife) of 3046 Delor Drive, Jacksonville, County of Duval, State of Florida, jointly with right of survivorship the following described land in Duval County, free and clear with WARRANTY COVENANTS; to wit: Lot 4, Block 7, Mandarin Terrace Unit 1, according to the plat thereof, as recorded in Plat Book 30, pages 7, 7A, 7B and 7C of the Current Public Records of Duval County, Florida. Address: 3046 Delor Drive, Jacksonville, FL Real Estate Number 156281-0000

SUBJECT TO RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS AND RESERVATIONS OF RECORD, Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantors by deed of sale, dated February 27, 1996,

WITNESS the hands and seal of said Grantors this 15th day of December 2010.

Signed and Sealed in our Presence:

Charles A. Sears
Charles A. Sears

Janet B. Coburn
Grantor

Greg Sears
Greg Sears

State of FLORIDA
County of DUVAL

On 12/15/10 before me, Colleen M Banks personally appeared Janet B Coburn personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal
Signature Colleen M Banks

Affiant Known Unknown
ID Produced _____

(Seal)



<p>RECORD AND RETURN TO: Watson, Dykes & Schloth, P.A. 208 Ponte Vedra Park Dr., Suite 101 Ponte Vedra Beach, Florida 32082</p> <p>THIS INSTRUMENT PREPARED BY: Watson, Dykes & Schloth, P.A. 208 Ponte Vedra Park Dr., Suite 101 Ponte Vedra Beach, Florida 32082</p> <p>Re: Parcel ID#: 156279-0000</p>	
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**CORRECTIVE
GENERAL WARRANTY DEED**

THIS WARRANTY DEED, made this 6th day of October, 2010 by Equity Trust Company Custodian FBO John H. McGlynn, III IRA 50% undivided interest, hereinafter called Grantor, and whose address is 256 Walker Street Unit E, Atlanta GA 30313, to Luis Llera and Lillian Llera, husband and wife, and Erica Llera, a married person, as joint tenants with rights of survivorship, hereinafter called Grantees and whose address is 2600 Emperor Drive, Jacksonville, FL 32223.

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

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten and NO/100 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, grants, bargains, sells, alienes, remises, releases, conveys and confirms unto the said Grantees, the following described land, situate, lying and being in Duval County, Florida, to-wit:

Lot 2, Block 7, MANDARIN TERRACE, UNIT ONE, according to the plat thereof as recorded in Plat Book 30, pages 7, 7A, 7B and 7C, of the current public records of Duval County, Florida

This Corrective General Warranty Deed is being recorded to convey the above interest of the Grantor in the above captioned property which was not conveyed due to an inadvertent clerical error relating to the failure to record all pages of the original General Warranty Deed recorded at O.R. Book 13303, Pages 581-582, of the current public records of Duval County, Florida. Proper documentary stamp taxes were paid at the time of recording of the above reference Warranty Deed, therefore, no documentary stamp tax is due.

The real property described in this instrument is neither the Constitutional Homestead property nor the primary physical residence of the Grantor.

SUBJECT TO taxes accruing subsequent to December 31, 2005
SUBJECT TO covenants, restrictions and easements of record, if any, which are not specifically reimposed or extended hereby.

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

TO HAVE AND TO HOLD the same in fee simple forever.
AND the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free from all encumbrances.

(2)

IN WITNESS WHEREOF, Grantor has hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in our presence:

Equity Trust Company Custodian FBO
John H. McGlynn, III IRA 50%
undivided interest

Michael Dea
By: Michael Dea
Its: President

[Signature]
Witness Signature

Katie Arthur
Witness Printed Name

[Signature]
Witness Signature

Kelly A. Hansong
Witness Printed Name

STATE OF Ohio
COUNTY OF Lorain

The foregoing instrument was acknowledged before me this 6 day of October, 2010, by Michael Dea as President of Equity Trust Company Custodian FBO John H. McGlynn, III IRA 50% undivided interest, who is/are personally known to me or has produced his/her/their Drivers License, as identification.

Shannon Byrd
Notary Signature
Shannon Byrd
Notary Printed Name
Notary Public, State of Ohio
at Large

My commission expires:



SHANNON BYRD
Notary Public, State of Ohio
My Commission Expires
October 29, 2012

EXHIBIT H

Aerial Photograph

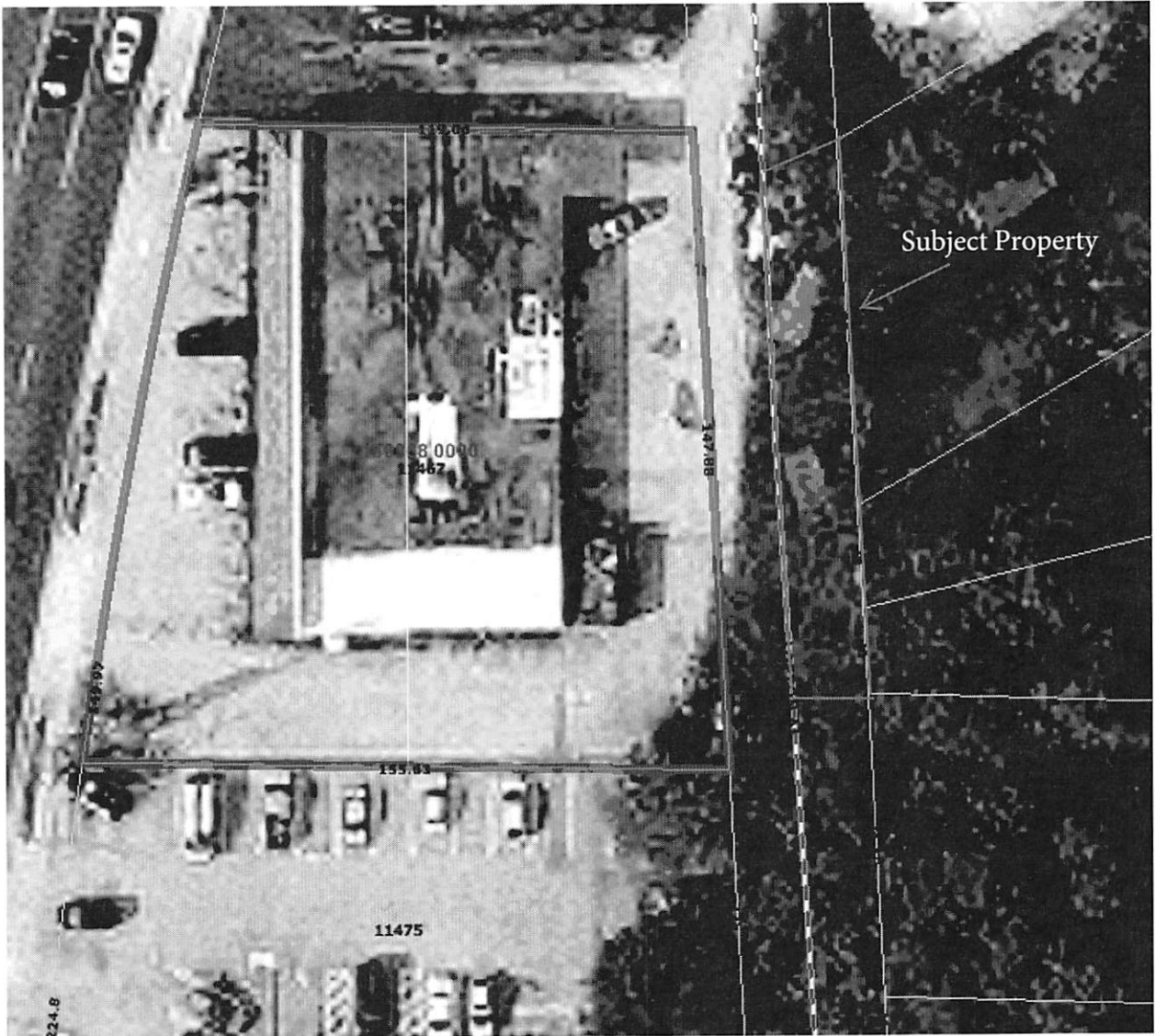
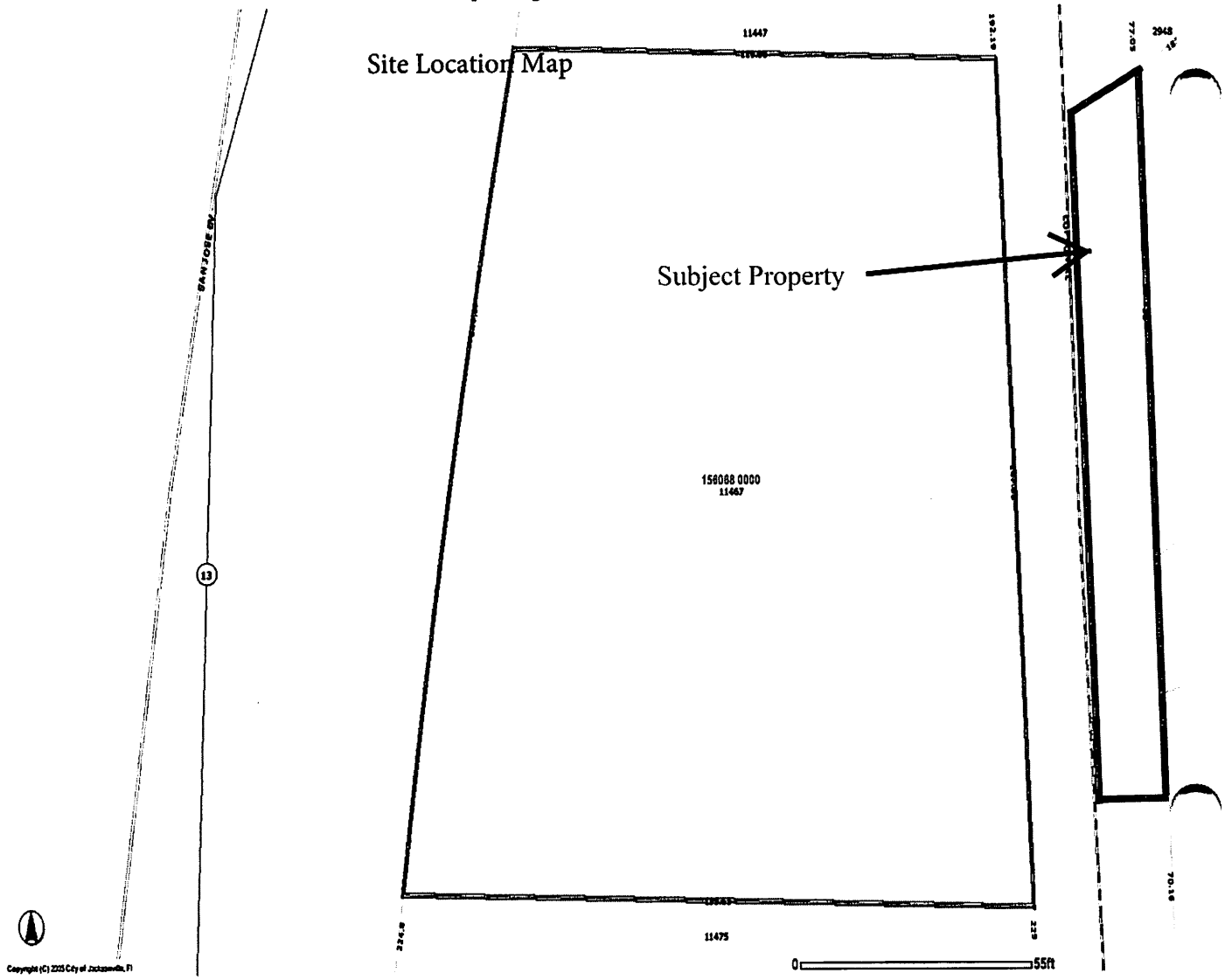


EXHIBIT K

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions
156068 0000	OLDE MANDARIN LLC	11467 SAN JOSE BLVD JACKSONVILLE 32223	920000	0.45	1764302118	7607	07-4S-27E .468 HENREY HARTLEY DONATION PT RECD O/R 17643-2118