

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2018-0415

August 9, 2018

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 **2018-0415**.

Location 0 San Pablo Road and 0 Dixie Landing Road

Real Estate Number(s): 181772-0025; 181772-0000

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Commercial Residential and Office (CRO)

Current Land Use Category: Residential-Professional-Institutional (RPI)

Planning District: Southeast (3)

Owner: Walter D. Dickinson Family Trust
Walter D. Dickinson
5182 Dixie Landing Drive.
Jacksonville, Florida. 32224

Marina San Pablo Landing, LLC
Alan E. Dickinson
P.O. Box 3377
Ponte Vedra Beach, Florida. 32004

Agent: Michael C. Holbrook
Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, Florida. 32246

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2018-0415** seeks to rezone two lots totaling approximately 1.51 acres of land from CO to CRO. The property is currently vacant timberlands. The applicant is seeking to rezone the property to CRO due to the current Land Use category of RPI allowing for residential units as a permitted use.

STANDARDS, CRITERIA AND FINDINGS

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

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

Yes. According to the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan, Residential-Professional-Institutional (RPI) that is in the Suburban Development Area is intended to provide for low to medium density residential development. Development which includes medium density residential and professional office uses is preferred. Multi-family dwellings, office, institutional is considered a principal use in this category. Single-use developments shall be limited to residential or office. Single use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) category. Mixed use developments may not include more than 90 percent of any individual use.

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

Yes. The proposed rezoning is consistent with the following Goals, Objectives, and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

Goal 1

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

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 proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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 development review process.

Policy 1.2.9

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

Goal 3

To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1

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

Policy 3.1.3

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

Policy 3.1.6

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

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

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for Craig Municipal Airport. Zoning will limit development to a maximum height of less than 500', unless approved by

the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d). See Objective 2.5 of the Future Land Use Element below:

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.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property will meet the requirements of the CRO zoning district as set forth in the Zoning Code.

SURROUNDING LAND USE AND ZONING

The subject property is located about a tenth of a mile south of J. Turner Butler Boulevard (SR 202) on the eastern corner of the San Pablo Road, Marina San Pablo Place, and Dixie Landing Drive intersection. The site is located within the Suburban Area Development Boundary. The proposed CRO zoning district permits development well suited to the contiguous residential development density. The area along San Pablo/ Marina San Pablo is largely residential in nature and is characterized by a mixture of large and small lots with single-family homes, as well as a condo complex located along the Intercostal Waterway. The surrounding Land Use and Zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	RPI	CRO	Vacant
East	MDR	PUD	Res. Common Area
South	RPI	PUD	Timber
West	CGC	CO	Office 3+ Stories

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on July 26, 2018, the required Notice of Public Hearing signs were posted.

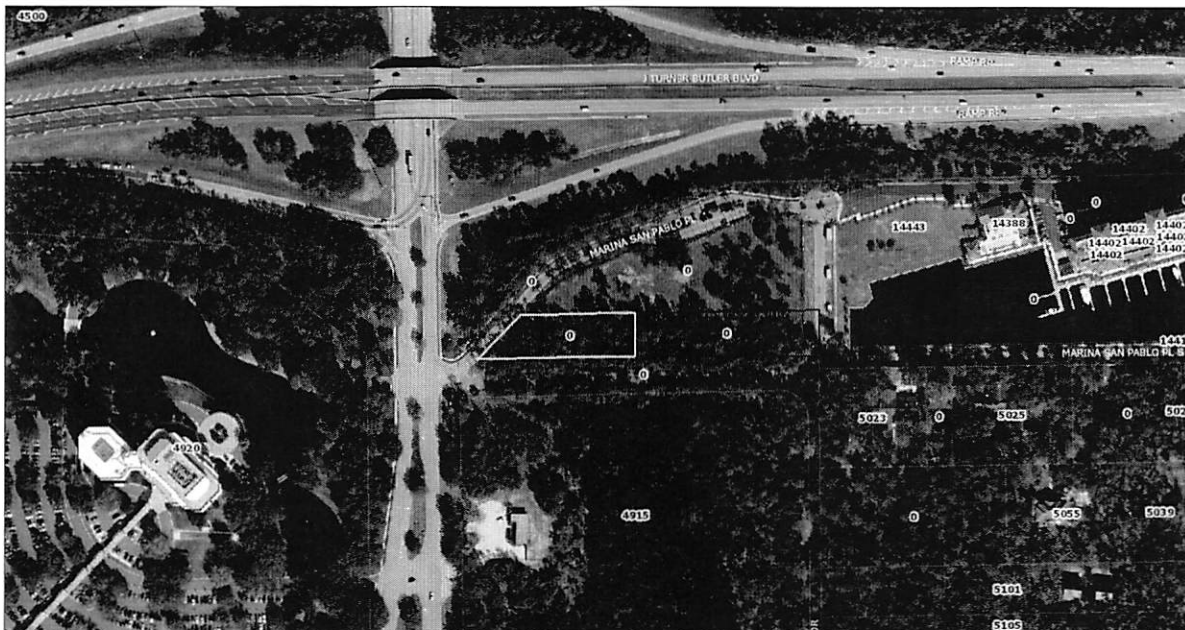


Date: July 26th, 2018

Source: Planning and Development Department

RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2018-0415** be **APPROVED**.



Aerial View

Date: July 26th, 2018

Source: JAXGIS



View from San Pablo Road of the subject property on the left.

Date: July 26th, 2018

Source: Planning and Development Department



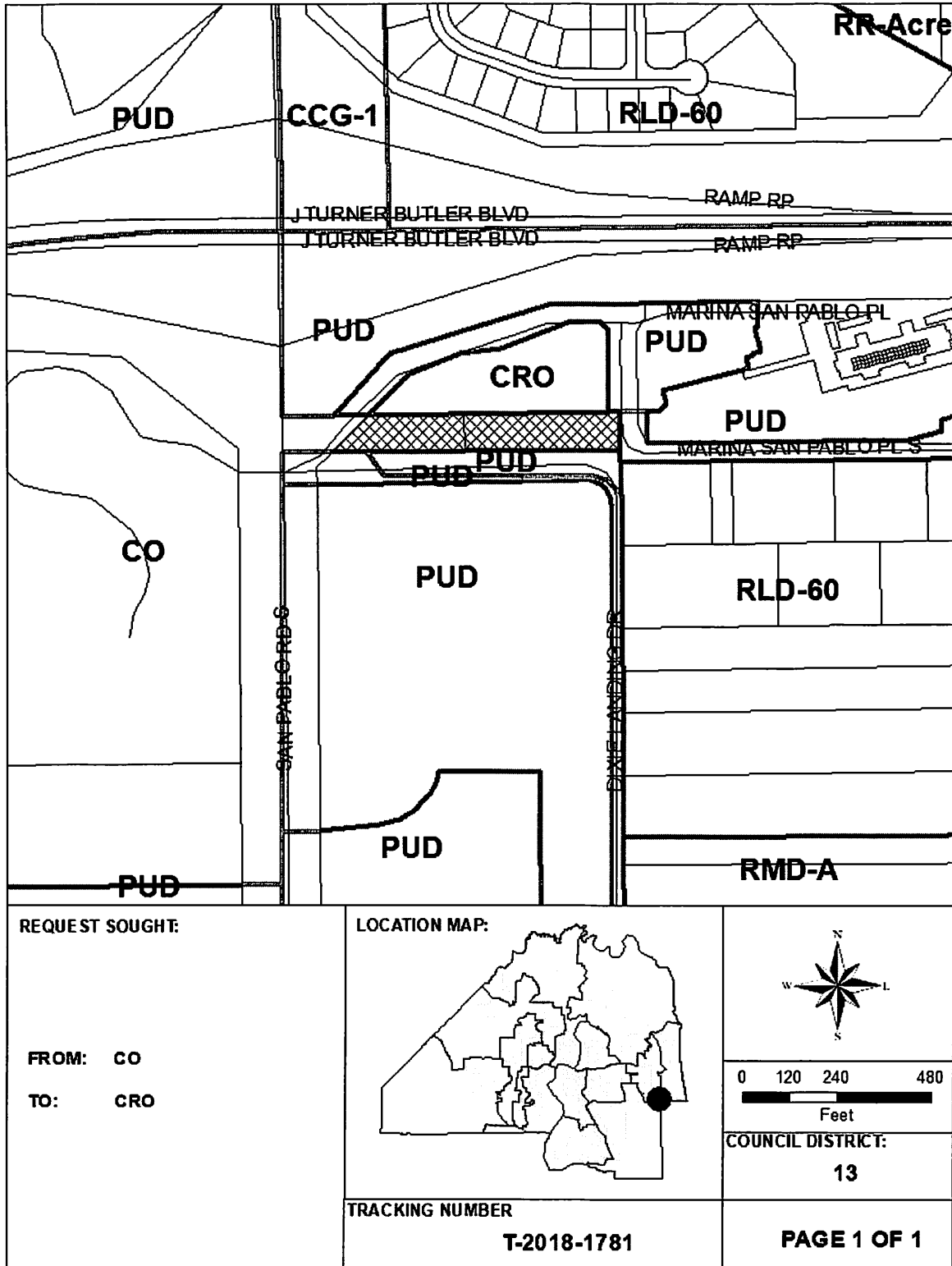
View from San Pablo Road of the subject property on the right.

Date: July 26th, 2018

Source: Planning and Development Department



View facing San Pablo Road from the eastern side of the subject property on the right.
Date: July 26th, 2018
Source: Planning and Development Department



Legal Map

Date: July 26th, 2018
Source: Planning and Development Department

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2018-0415 **Staff Sign-Off/Date** CMC / 06/25/2018
Filing Date 06/22/2018 **Number of Signs to Post** 2
Hearing Dates:
1st City Council 08/14/2018 **Planning Commission** 08/09/2018
Land Use & Zoning 08/21/2018 **2nd City Council** 08/28/2018
Neighborhood Association
Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1781 **Application Status** FILED COMPLETE
Date Started 04/13/2018 **Date Submitted** 05/11/2018

General Information On Applicant

Last Name HOLBROOK **First Name** MICHAEL **Middle Name** C
Company Name
 CONNELLY & WICKER, INC.
Mailing Address
 10060 SKINNER LAKE DRIVE, SUITE 500
City JACKSONVILLE **State** FL **Zip Code** 32246
Phone 9042653030 **Fax** 904 **Email** MHOLBROOK@CWIENG.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name DICKINSON **First Name** WALTER **Middle Name** D
Company/Trust Name
 WALTER D. DICKINSON FAMILY TRUST
Mailing Address
 5182 DIXIE LANDING DRIVE
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone **Fax** **Email**

Last Name DICKINSON **First Name** ALAN **Middle Name** E.
Company/Trust Name
 MARINA SAN PABLO LANDING, LLC
Mailing Address
 P.O. BOX 3377
City PONTE VEDRA BEACH **State** FL **Zip Code** 32004
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 181772 0025	13	3	CO	CRO
Map 181772 0000	13	3	CO	CRO

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 #**

Total Land Area (Nearest 1/100th of an Acre) 1.51

Justification For Rezoning Application

REZONE TO CRO TO ALLOW RESIDENTIAL USE AS A PERMITTED USE.

Location Of Property**General Location**

NORTH SIDE OF DIXIE LANDING DRIVE, EAST OF SAN PABLO ROAD S.

House #	Street Name, Type and Direction	Zip Code
0	DIXIE LANDING DR	32224

Between Streets

MARINA SAN PABLO PLACE W and SAN PABLO ROAD S

Required Attachments For Formal, Complete application

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

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

Supplemental Information

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

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

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the

required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required SIGN(S) must be POSTED on the property BY THE APPLICANT within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

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

Application Certification

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

✓ Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
1.51 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee
13 Notifications @ \$7.00 /each: \$91.00
- 4) Total Rezoning Application Cost: \$2,111.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT 1

Legal Description

RE# 181772-0000

Exhibit "A"
The Property

TRACT 13, BLOCK 1, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID TRACT ALSO BEING A PORTION OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 19; THENCE SOUTH 89°24'37" WEST, 983.64 FEET TO A SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY LINE OF SAID TRACT 13; THENCE NORTH 01°14'45" EAST, ALONG SAID SOUTHERLY PROLONGATION, 15.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF ALVIN ROAD (A 30 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) AND THE SOUTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE SOUTH 89°24'37" WEST, ALONG LAST SAID LINE, 327.88 FEET TO THE EASTERLY BOUNDARY LINE OF TRAILS AT BENT CREEK, AS RECORDED IN PLAT BOOK 58, PAGES 121 THROUGH 134 INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY BOUNDARY LINE OF SAID TRACT 13; THENCE NORTH 01°05'29" EAST, ALONG LAST SAID LINE, 1314.85 FEET TO THE SOUTHERLY BOUNDARY LINE OF LOT 157, SAID TRAILS AT BENT CREEK AND THE NORTHERLY BOUNDARY LINE OF SAID TRACT 13; THENCE NORTH 89°22'33" EAST, ALONG LAST SAID LINE AND ALSO ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 158, 159, AND 160, SAID TRAILS AT BENT CREEK, 331.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 160 AND THE EASTERLY LINE OF SAID TRAILS AT BENT CREEK AND THE EASTERLY BOUNDARY LINE OF SAID TRACT 13; THENCE SOUTH 01°14'45" WEST, ALONG SAID EASTERLY BOUNDARY LINE OF SAID TRACT 13, A DISTANCE OF 1315.16 FEET TO THE POINT OF BEGINNING.

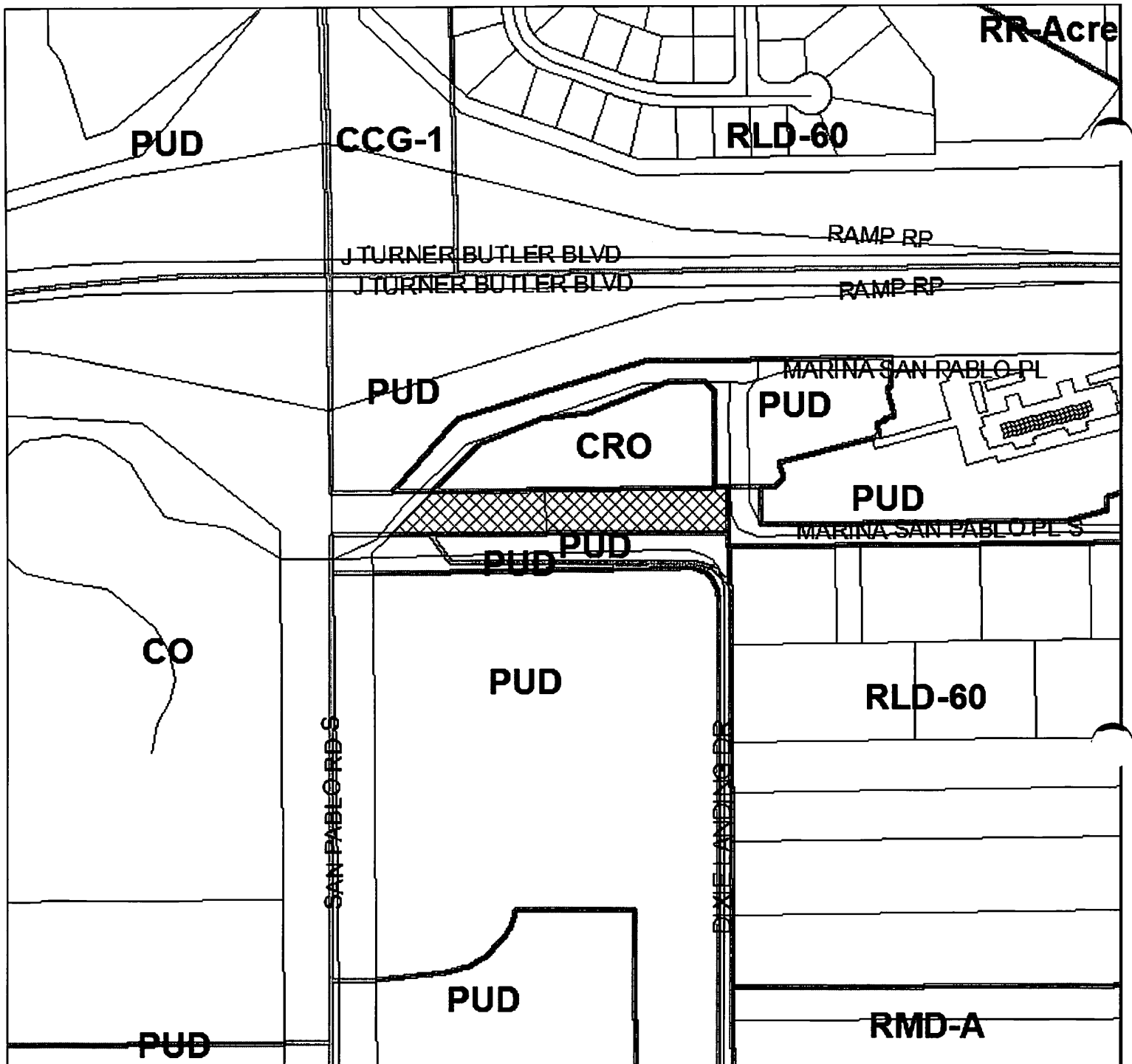
EXHIBIT A

A part of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, **Duval** County, Florida, being part of the South 100 feet of the lands as described in Deed Book 1317, Page 423, of the current Public Records of said county, and more particularly described as follows:

For a Point of Beginning, commence at the intersection of the South line of the above described lands with the Easterly right of way line of San Pablo Road (County Road No. 291), thence run North 88°51' East along said South line of aforesaid lands a distance of 792.43 feet to the Westerly boundary of lands conveyed to H. Bruce Durden and Doris N. Durden, his wife, by deed dated July 8, 1975 and recorded July 14, 1975 in Official Records Book 3967, Page 565, of the current Public Records of Duval County, Florida, thence run North 1°14'50" West 100 feet along the Westerly boundary of said lands conveyed to Durdens to a point; thence run South 88°51' West, a distance of 792.43 feet to aforesaid East right of way line of San Pablo Road, thence run South 1°14'50" East along said right of way line a distance of 100 feet to the Point of Beginning.

LESS and EXCEPT that part as conveyed by that certain Quit-Claim Deed recorded November 14, 1993 in Official Records Book 7712, Page 2040, of the Public Records of Duval County, Florida.

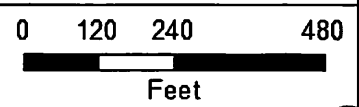
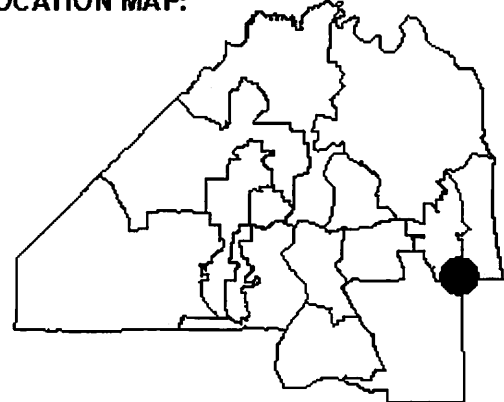
Tax Account No. 181772-0025 (Duval County)



REQUEST SOUGHT:

FROM: CO
TO: CRO

LOCATION MAP:



COUNCIL DISTRICT:
 13

TRACKING NUMBER

T-2018-1781

PAGE 1 OF 1

This instrument prepared by:

David M. Goldman, Attorney at Law
Apple Law Firm PLLC
3733 University Blvd. West, Suite 212B
Jacksonville, Florida 32217

Recording Fee: \$27.00
Documentary Stamps: \$0.70
Total Paid: \$27.70

181772-0000
Parcel Identification Number(s)

_____(The space above is provided for recording information)_____

WARRANTY DEED

The Grantor, **Alan Eugene Dickinson**, a married man, whose mailing address is 416 3rd Street South, Suite 1, Jacksonville Beach, Florida 32250, for and in consideration of Ten Dollars (\$10) and other valuable consideration, receipt of which is acknowledged, grants and conveys to the Grantee, **Alan E. Dickinson, as Manager of Marina San Pablo Place, LLC**, a Florida limited liability company, whose mailing address is PO Box 3377, Ponte Vedra Beach, Florida 32004, the real property located in Duval County, Florida described as follows:

The Easterly one-half of the land describes in attached Exhibit "A" which is incorporates in this deed by reference.

Subject to covenants, restrictions, and easements of record. Subject also to applicable real property taxes for the current and subsequent years.

Such real property is not the homestead of the Grantor.

The Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons.

This conveyance is being prepared without the benefit of a title search.

Signed by the Grantor, **Alan Eugene Dickinson**, on May 25, 2012.

Signed in the presence of:



Chris Walsh



Alan Eugene Dickinson



David Goldman

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by Alan Eugene Dickinson [] who is personally known to me or [] who has produced a valid Florida driver's license or _____ as identification, and sworn to and subscribed before me by the witnesses, Chris Walsh and David Goldman, both of whom are personally known to me, on May 25, 2012.

Jen Wheat
Notary Public--State of Florida
(Print or Stamp Name, Commission # and Expiration below)



EXHIBIT "A"

A part of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Duval County, Florida, being part of the South 100 feet of the lands as described in Deed Book 1317, page 423, of the current public records of said County, and more particularly described as follows:

For a point of beginning commence at the intersection of the South line of the above described lands with the Easterly right of way line of San Pablo Road (County Road No. 291), thence run North 88 degrees 51 minutes East along said South line of aforesaid lands a distance of 792.43 feet to the Westerly boundary of lands conveyed to H. Bruce Durden and Doris N. Durden, his wife, by deed dated July 8, 1975, and recorded July 14, 1975, in Official Records Volume 3962, page 565, of the current public records of Duval County, Florida, thence run North 1° 14' 50" West 100 feet along the Westerly boundary of said lands conveyed to Durdens to a point; thence run South 88 degrees 51 minutes West a distance of 792.43 feet to aforesaid East right of way line of San Pablo Road, thence run South 1 degree 14 minutes 50 seconds East along said right of way line a distance of 100 feet to the point of beginning.

Prepared without title
examination or opinion by:
EDWARD C. AKEL, Attorney
1 Independent Drive, Suite 2301
Jacksonville, Florida 32202-5059
(W. Dickinson ECA)
Tax Account No. 181772-0025
No Deed Stamps Required;
Gift to Revocable Trust

WARRANTY DEED TO TRUST
(With Reservation of Life Estate
and Power to Convey and Encumber)

THIS INDENTURE, made and delivered this 20th day of November, 2017, BETWEEN
WALTER D. DICKINSON, unmarried, of the County of DUVAL, State of Florida, "Grantor,"
whose post office address is 5187 Dixie Landing Drive, Jacksonville, Florida 32224, and
WALTER D. DICKINSON as the Trustee of the WALTER D. DICKINSON FAMILY TRUST
under agreement dated July 20, 2017, whose post office address is 5187 Dixie Landing Drive,
Jacksonville, Florida 32224, County of DUVAL, State of Florida, "Grantee,"

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100
Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, by
these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee,
and Grantee's heirs, successors and assigns forever, the following described land, situate, lying
and being in the County of DUVAL, STATE OF FLORIDA, described as follows:

The real property described in attached Exhibit A incorporated by reference.

The real property described in this instrument is not the constitutional
homestead nor the primary physical residence of the Grantor.

Grantor reserves the exclusive possession, use and enjoyment of the property
for and during the natural life of Grantor and Grantor retains a present
possessory interest in the property.

Grantor reserves unto Grantor, for and during Grantor's life, the exclusive
possession, use and enjoyment of the rents and profits of the property
without any liability for waste; Grantor further reserves unto Grantor, for and
during Grantor's life, the right without the joinder of Grantee, to sell, lease,
encumber by mortgage, pledge, lien or otherwise manage or dispose of, in

whole or in part, or grant any interest in the property, by gift, sale or otherwise, so as to terminate the interest of Grantee, and with full power and authority to retain any and all proceeds generated thereby, as Grantor in Grantor's sole discretion shall decide, except to dispose of the property, if any, by devise upon the death of the Grantor. Grantor further reserves unto Grantor the right without the joinder of Grantee, to cancel this deed by further conveyance, which conveyance shall terminate any and all rights which Grantee may possess by reason of this deed, including recovering this property back to Grantor.

Grantee shall hold a remainder interest in the property and, upon the death of the Grantor, if the property has not been previously disposed of prior to the death of the Grantor, all remaining right, title and interest of Grantor, if any, in and to the property shall fully vest in Grantee, subject to such liens, restrictions and encumbrances existing at that time.

TOGETHER WITH and conferring full and unrestricted power and authority to the Grantee, as trustee, either to protect, conserve and to sell or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed in accordance with Section 689.071 of the Florida Statutes, and further defining and declaring the interests of the beneficiaries of the trust described above to be personal property only as provided under Section 689.071(4), Florida Statutes. No party dealing with the Trustee in relation to the property in any manner whatsoever, and, without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged: (a) to see to the application of any purchase money, rent, or money borrowed, or otherwise advanced on the property; (b) to see that the terms of the Trust have been complied with; (c) to inquire into the authority, necessity or expediency of any act of the Trustee; or (d) be privileged to inquire into any of the terms of the trust agreement.

Grantor hereby fully warrants title to said land, and will defend the same against the lawful claims and demands of all persons whomsoever.

The purpose of this Deed is to transfer the land to a revocable trust established by the Grantor of this Deed. The terms of the trust give the Grantor who created the trust full and complete use of any property transferred to the trust during the lifetime of the Grantor as if the property was owned by Grantor. The undersigned Grantee acknowledges and accepts delivery of this conveyance. The Grantor and Grantee state and intend that this conveyance shall be valid even if recorded after death or incapacity of Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written to this Warranty Deed to Trust and Grantee has acknowledged acceptance and delivery of this conveyance by signing below on the same date.

Signed, sealed and delivered in our presence:

Sign: *Helen D Coppedge*
Print Name: Helen D Coppedge

Walter D. Dickinson
WALTER D. DICKINSON, Grantor

Sign: *Edward C. Akel*
Print Name: EDWARD C. AKEL
As to all parties

Accepted by Grantee:

WALTER D. DICKINSON FAMILY TRUST

By *Walter D. Dickinson*
WALTER D. DICKINSON, as Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of November, 2017 by WALTER D. DICKINSON, the Grantor, and by WALTER D. DICKINSON as trustee of the WALTER D. DICKINSON FAMILY TRUST under agreement dated July 20, 2017, on behalf of the trust, the Grantee, ✓ personally known to me; or _____ who produced a Florida Driver's License as identification, and who did take an oath and personally appeared before me.

(NOTARY SEAL)

Edward C. Akel
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: _____
My Commission expires: _____
Commission No.: _____



EDWARD C. AKEL
Notary Public, State Of Florida
My comm. exp. May 10, 2020
Comm. No. FF963211

EXHIBIT A

A part of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, **Duval** County, Florida, being part of the South 100 feet of the lands as described in Deed Book 1317, Page 423, of the current Public Records of said county, and more particularly described as follows:

For a Point of Beginning, commence at the intersection of the South line of the above described lands with the Easterly right of way line of San Pablo Road (County Road No. 291), thence run North 88°51' East along said South line of aforesaid lands a distance of 792.43 feet to the Westerly boundary of lands conveyed to H. Bruce Durden and Doris N. Durden, his wife, by deed dated July 8, 1975 and recorded July 14, 1975 in Official Records Book 3967, Page 565, of the current Public Records of Duval County, Florida, thence run North 1°14'50" West 100 feet along the Westerly boundary of said lands conveyed to Durdens to a point; thence run South 88°51' West, a distance of 792.43 feet to aforesaid East right of way line of San Pablo Road, thence run South 1°14'50" East along said right of way line a distance of 100 feet to the Point of Beginning.

LESS and EXCEPT that part as conveyed by that certain Quit-Claim Deed recorded November 14, 1993 in Official Records Book 7712, Page 2040, of the Public Records of Duval County, Florida.

Tax Account No. 181772-0025 (Duval County)

MARINA SAN PABLO PLACE LLC
 PO BOX 3377
 PONTE VEDRA BEACH, FL 32004-3377

Primary Site Address
 0 DIXIE LANDING RD
 Jacksonville FL 32224

Official Record Book/Page
 15970-01339

Title #
 9507

0 DIXIE LANDING RD

Property Detail

RE #	181772-0000
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	38250

Value Summary

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$197,760.00	\$197,760.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$197,760.00	\$197,760.00
Assessed Value	\$197,760.00	\$197,760.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$197,760.00	See below

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
15970-01339	5/25/2012	\$100.00	WD - Warranty Deed	Unqualified	Vacant
07712-02040	11/3/1993	\$100.00	QC - Quit Claim	Unqualified	Vacant
05448-01053	11/9/1981	\$100.00	WD - Warranty Deed	Unqualified	Vacant
03713-00865	4/29/1974	\$46,000.00	WD - Warranty Deed	Unqualified	Vacant
03557-01021	2/16/1973	\$100.00	WD - Warranty Deed	Unqualified	Vacant
03434-00803	11/30/1972	\$35,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1700	OFFICE	CO	0.00	0.00	Common	39,552.00	Square Footage	\$197,760.00	1	38-35-29E .908
										2	JOSEPH PEAVETT GRANT
										3	PT RECD O/R 15970-1339

Buildings

No data found for this section

2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$197,760.00	\$0.00	\$197,760.00	\$2,262.75	\$2,262.75	\$2,156.14
Public Schools: By State Law	\$197,760.00	\$0.00	\$197,760.00	\$900.60	\$837.91	\$854.03
By Local Board	\$197,760.00	\$0.00	\$197,760.00	\$444.56	\$444.56	\$421.58
FL Inland Navigation Dist.	\$197,760.00	\$0.00	\$197,760.00	\$6.33	\$6.33	\$5.93
Water Mgmt Dist. SJRWMD	\$197,760.00	\$0.00	\$197,760.00	\$57.05	\$53.87	\$53.87
Gen Gov Voted	\$197,760.00	\$0.00	\$197,760.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$197,760.00	\$0.00	\$197,760.00	\$0.00	\$0.00	\$0.00
Totals				\$3,671.29	\$3,605.42	\$3,491.55
	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$197,760.00	\$197,760.00	\$0.00	\$197,760.00		
Current Year	\$197,760.00	\$197,760.00	\$0.00	\$197,760.00		

2017 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.

2017

[2016](#)

[2015](#)

[2014](#)

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

More Information

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

WALTER D DICKINSON FAMILY TRUST ET AL
 5187 DIXIE LANDING DR
 JACKSONVILLE, FL 32224
DICKINSON WALTER D

Primary Site Address
 0 SAN PABLO RD
 Jacksonville FL 32224

Official Record Book/Page
 18206-01829

Title #
 9507

0 SAN PABLO RD
 Property Detail

RE #	181772-0025
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	27478

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

	2017 Certified	2018 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$130,900.00	\$130,900.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$130,900.00	\$130,900.00
Assessed Value	\$130,900.00	\$130,900.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$130,900.00	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	SJRWMD/FIND Taxable Value	School Taxable Value
No applicable exemptions	No applicable exemptions	No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18206-01829	11/20/2017	\$100.00	WD - Warranty Deed	Unqualified	Vacant
05448-01053	11/9/1981	\$100.00	WD - Warranty Deed	Unqualified	Vacant
03713-00865	4/29/1974	\$46,000.00	WD - Warranty Deed	Unqualified	Vacant
03557-01021	2/16/1973	\$100.00	WD - Warranty Deed	Unqualified	Vacant
03434-00803	11/30/1972	\$35,000.00	WD - Warranty Deed	Unqualified	Vacant

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Land										Legal	
LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1700	OFFICE	CO	0.00	0.00	Common	26,180.00	Square Footage	\$130,900.00	1	38-3S-29E .601
										2	JOSEPH PEAVETT GRANT
										3	PT RECD O/R 18206-1829(EX
										4	PT RECD O/R 7712-2040, PT IN R/W)

Buildings

No data found for this section

2017 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$130,900.00	\$0.00	\$130,900.00	\$1,497.74	\$1,497.74	\$1,427.18
Public Schools: By State Law	\$130,900.00	\$0.00	\$130,900.00	\$596.12	\$554.62	\$565.29
By Local Board	\$130,900.00	\$0.00	\$130,900.00	\$294.26	\$294.26	\$279.05
FL Inland Navigation Dist.	\$130,900.00	\$0.00	\$130,900.00	\$4.19	\$4.19	\$3.93
Water Mgmt Dist. SJRWMD	\$130,900.00	\$0.00	\$130,900.00	\$37.76	\$35.66	\$35.66
Gen Gov Voted	\$130,900.00	\$0.00	\$130,900.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$130,900.00	\$0.00	\$130,900.00	\$0.00	\$0.00	\$0.00
			Totals	\$2,430.07	\$2,386.47	\$2,311.11
	Just Value	Assessed Value	Exemptions	Taxable Value		
	Last Year \$130,900.00	\$130,900.00	\$0.00	\$130,900.00		
	Current Year \$130,900.00	\$130,900.00	\$0.00	\$130,900.00		

2017 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.

2017

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](#)

This instrument prepared by:

David M. Goldman, Attorney at Law
Apple Law Firm PLLC
3733 University Blvd. West, Suite 212B
Jacksonville, Florida 32217

Recording Fee: \$27.00
Documentary Stamps: \$0.70
Total Paid: \$27.70

181772-0000
Parcel Identification Number(s)

_____(The space above is provided for recording information)_____

WARRANTY DEED

The Grantor, **Alan Eugene Dickinson**, a married man, whose mailing address is 416 3rd Street South, Suite 1, Jacksonville Beach, Florida 32250, for and in consideration of Ten Dollars (\$10) and other valuable consideration, receipt of which is acknowledged, grants and conveys to the Grantee, **Alan E. Dickinson**, as **Manager of Marina San Pablo Place, LLC**, a Florida limited liability company, whose mailing address is PO Box 3377, Ponte Vedra Beach, Florida 32004, the real property located in Duval County, Florida described as follows:

The Easterly one-half of the land describes in attached Exhibit "A" which is incorporates in this deed by reference.

Subject to covenants, restrictions, and easements of record. Subject also to applicable real property taxes for the current and subsequent years.

Such real property is not the homestead of the Grantor.

The Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons.

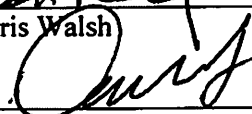
This conveyance is being prepared without the benefit of a title search.

Signed by the Grantor, **Alan Eugene Dickinson**, on May 25, 2012.


Signed in the presence of:



Chris Walsh



David Goldman



Alan Eugene Dickinson

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by Alan Eugene Dickinson [X] who is personally known to me or [] who has produced a valid Florida driver's license or _____ as identification, and sworn to and subscribed before me by the witnesses, Chris Walsh and David Goldman, both of whom are personally known to me, on May 25, 2012.


Notary Public--State of Florida
(Print or Stamp Name, Commission # and Expiration below)



EXHIBIT "A"

A part of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, Duval County, Florida, being part of the South 100 feet of the lands as described in Deed Book 1317, page 423, of the current public records of said County, and more particularly described as follows:

For a point of beginning commence at the intersection of the South line of the above described lands with the Easterly right of way line of San Pablo Road (County Road No. 291), thence run North 88 degrees 51 minutes East along said South line of aforesaid lands a distance of 792.43 feet to the Westerly boundary of lands conveyed to H. Bruce Durden and Doris N. Durden, his wife, by deed dated July 8, 1975, and recorded July 14, 1975, in Official Records Volume 3962, page 565, of the current public records of Duval County, Florida, thence run North 1° 14' 50" West 100 feet along the Westerly boundary of said lands conveyed to Durdens to a point; thence run South 88 degrees 51 minutes West a distance of 792.43 feet to aforesaid East right of way line of San Pablo Road, thence run South 1 degree 14 minutes 50 seconds East along said right of way line a distance of 100 feet to the point of beginning.



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

Detail by Entity Name

Florida Limited Liability Company
MARINA SAN PABLO PLACE, LLC

Filing Information

Document Number L12000053172
FEI/EIN Number N/A
Date Filed 04/19/2012
State FL
Status ACTIVE

Principal Address

2305 SAWGRASS VILLAGE DR.
PONTE VEDRA BEACH, FL 32082

Changed: 04/12/2013

Mailing Address

PO BOX 3377
PONTE VEDRA BEACH, FL 32004

Registered Agent Name & Address

DICKINSON, ALAN
2305 SAWGRASS VILLAGE DR.
PONTE VEDRA BEACH, FL 32082

Name Changed: 04/10/2015

Address Changed: 04/10/2015

Authorized Person(s) Detail

Name & Address

Title MGR

DICKINSON, ALAN E
PO BOX 3377
PONTE VEDRA BEACH, FL 32004

Annual Reports

Report Year	Filed Date
2016	03/28/2016
2017	04/19/2017

2018

03/02/2018

Document Images

<u>03/02/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/10/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/11/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/12/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2012 -- Florida Limited Liability</u>	View image in PDF format

Florida Department of Business and Professional Regulation

EXHIBIT A - Property Ownership Affidavit

Date: April 26, 2018

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:
0 Dixie Landings Road, Jacksonville, FL 32224, COJ Property Appraiser RE No. - 181772-0000

To Whom it May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Marina San Pablo Place, LLC

By _____

By [Signature]

Print Name: _____

Print Name: Alan Dickinson

Its: Manager

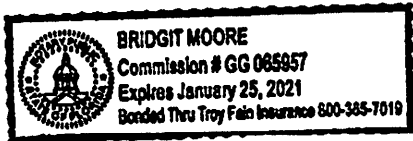
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL St Johns

Sworn to and subscribed and acknowledged before me this 27th day of April 2018, by Alan Dickinson, who is personally known to me or who has produced Driver's License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Bridgit Moore
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: January 25, 2021

Prepared without title
examination or opinion by:
EDWARD C. AKEL, Attorney
1 Independent Drive, Suite 2301
Jacksonville, Florida 32202-5059
(W. Dickinson ECA)
Tax Account No. 181772-0025
No Deed Stamps Required;
Gift to Revocable Trust

WARRANTY DEED TO TRUST
(With Reservation of Life Estate
and Power to Convey and Encumber)

THIS INDENTURE, made and delivered this 20th day of November, 2017, BETWEEN
WALTER D. DICKINSON, unmarried, of the County of DUVAL, State of Florida, "Grantor,"
whose post office address is 5187 Dixie Landing Drive, Jacksonville, Florida 32224, and
WALTER D. DICKINSON as the Trustee of the WALTER D. DICKINSON FAMILY TRUST
under agreement dated July 20, 2017, whose post office address is 5187 Dixie Landing Drive,
Jacksonville, Florida 32224, County of DUVAL, State of Florida, "Grantee,"

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100
Dollars (\$10.00), in hand paid by Grantee, the receipt whereof is hereby acknowledged, by
these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee,
and Grantee's heirs, successors and assigns forever, the following described land, situate, lying
and being in the County of DUVAL, STATE OF FLORIDA, described as follows:

The real property described in attached Exhibit A incorporated by reference.

The real property described in this instrument is not the constitutional
homestead nor the primary physical residence of the Grantor.

Grantor reserves the exclusive possession, use and enjoyment of the property
for and during the natural life of Grantor and Grantor retains a present
possessory interest in the property.

Grantor reserves unto Grantor, for and during Grantor's life, the exclusive
possession, use and enjoyment of the rents and profits of the property
without any liability for waste; Grantor further reserves unto Grantor, for and
during Grantor's life, the right without the joinder of Grantee, to sell, lease,
encumber by mortgage, pledge, lien or otherwise manage or dispose of, in

whole or in part, or grant any interest in the property, by gift, sale or otherwise, so as to terminate the interest of Grantee, and with full power and authority to retain any and all proceeds generated thereby, as Grantor in Grantor's sole discretion shall decide, except to dispose of the property, if any, by devise upon the death of the Grantor. Grantor further reserves unto Grantor the right without the joinder of Grantee, to cancel this deed by further conveyance, which conveyance shall terminate any and all rights which Grantee may possess by reason of this deed, including recovering this property back to Grantor.

Grantee shall hold a remainder interest in the property and, upon the death of the Grantor, if the property has not been previously disposed of prior to the death of the Grantor, all remaining right, title and interest of Grantor, if any, in and to the property shall fully vest in Grantee, subject to such liens, restrictions and encumbrances existing at that time.

TOGETHER WITH and conferring full and unrestricted power and authority to the Grantee, as trustee, either to protect, conserve and to sell or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed in accordance with Section 689.071 of the Florida Statutes, and further defining and declaring the interests of the beneficiaries of the trust described above to be personal property only as provided under Section 689.071(4), Florida Statutes. No party dealing with the Trustee in relation to the property in any manner whatsoever, and, without limiting the foregoing, no party to whom the property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged: (a) to see to the application of any purchase money, rent, or money borrowed, or otherwise advanced on the property; (b) to see that the terms of the Trust have been complied with; (c) to inquire into the authority, necessity or expediency of any act of the Trustee; or (d) be privileged to inquire into any of the terms of the trust agreement.

Grantor hereby fully warrants title to said land, and will defend the same against the lawful claims and demands of all persons whomsoever.

The purpose of this Deed is to transfer the land to a revocable trust established by the Grantor of this Deed. The terms of the trust give the Grantor who created the trust full and complete use of any property transferred to the trust during the lifetime of the Grantor as if the property was owned by Grantor. The undersigned Grantee acknowledges and accepts delivery of this conveyance. The Grantor and Grantee state and intend that this conveyance shall be valid even if recorded after death or incapacity of Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written to this Warranty Deed to Trust and Grantee has acknowledged acceptance and delivery of this conveyance by signing below on the same date.

Signed, sealed and delivered in our presence:

Sign: *Helen D Coppedge*
Print Name: Helen D Coppedge

Walter D. Dickinson
WALTER D. DICKINSON, Grantor

Sign: *Edward C. Akel*
Print Name: EDWARD C. AKEL

As to all parties

Accepted by Grantee:

WALTER D. DICKINSON FAMILY TRUST

By *Walter D. Dickinson*
WALTER D. DICKINSON, as Trustee

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20th day of November, 2017 by WALTER D. DICKINSON, the Grantor, and by WALTER D. DICKINSON as trustee of the WALTER D. DICKINSON FAMILY TRUST under agreement dated July 20, 2017, on behalf of the trust, the Grantee, ✓ personally known to me; or _____ who produced a Florida Driver's License as identification, and who did take an oath and personally appeared before me.

(NOTARY SEAL)

Edward C. Akel
NOTARY PUBLIC - STATE OF FLORIDA
Print Name: _____
My Commission expires: _____
Commission No.: _____



EDWARD C. AKEL
Notary Public, State Of Florida
My comm. exp. May 10, 2020
Comm. No. FF963211

EXHIBIT A

A part of the Joseph Peavett Grant, Section 38, Township 3 South, Range 29 East, **Duval** County, Florida, being part of the South 100 feet of the lands as described in Deed Book 1317, Page 423, of the current Public Records of said county, and more particularly described as follows:

For a Point of Beginning, commence at the intersection of the South line of the above described lands with the Easterly right of way line of San Pablo Road (County Road No. 291), thence run North 88°51' East along said South line of aforesaid lands a distance of 792.43 feet to the Westerly boundary of lands conveyed to H. Bruce Durden and Doris N. Durden, his wife, by deed dated July 8, 1975 and recorded July 14, 1975 in Official Records Book 3967, Page 565, of the current Public Records of Duval County, Florida, thence run North 1°14'50" West 100 feet along the Westerly boundary of said lands conveyed to Durdens to a point; thence run South 88°51' West, a distance of 792.43 feet to aforesaid East right of way line of San Pablo Road, thence run South 1°14'50" East along said right of way line a distance of 100 feet to the Point of Beginning.

LESS and EXCEPT that part as conveyed by that certain Quit-Claim Deed recorded November 14, 1993 in Official Records Book 7712, Page 2040, of the Public Records of Duval County, Florida.

Tax Account No. 181772-0025 (Duval County)

EXHIBIT A - Property Ownership Affidavit

Date: April 26, 2018

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:
5187 Dixie Landings Road, Jacksonville, FL 32224, COJ Property Appraiser RE No. - 181772-0025

To Whom It May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:*

By _____

Print Corporate Name:

Walter D. Dickinson Family Trust, Et Al

Print Name: _____

By Walter Dickinson

Print Name: Walter Dickinson

Its: Managing Partner

*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.

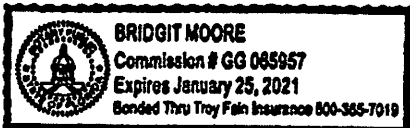
STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ St. Johns

Sworn to and subscribed and acknowledged before me this 7th day of May 2018, by Walter Dickinson, who is personally known to me or who has produced Driver's License as identification and who took an oath.

Bridget Moore
(Signature of NOTARY PUBLIC)

Bridgit Moore

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: January 25, 2021

EXHIBIT A - Property Ownership Affidavit

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

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To Whom It May Concern:

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

If Owner is Individual:

If Owner is Corporate Entity:^o

Print Corporate Name:

Marina San Pablo Place, LLC

By _____

By [Signature]

Print Name: _____

Print Name: Alan Dickinson

Its: Manager

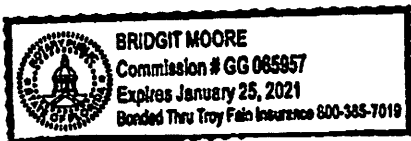
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from public.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL St Johns

Sworn to and subscribed and acknowledged before me this 27th day of April 2018, by Alan Dickinson, who is personally known to me or who has produced Driver's License as identification and who took an oath.

[Signature]
(Signature of NOTARY PUBLIC)

Bridgit Moore
(Printed name of NOTARY PUBLIC)



State of Florida at Large.
My commission expires: January 25, 2021

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: April 26, 2018

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

Re: Agent Authorization for the following site location: 5187 Dixie Landing Dr., Jacksonville, FL 32224

COJ - RE No.- 181772-0025

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Michael C. Holbrook, Director of Planning for Connelly & Wicker, Inc. to act as agent to file application(s) for rezoning from CO to CRO for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

By _____

Print Name: _____

If Owner is Corporate Entity:*

Print Corporate Name:

Walter D. Dickinson Family Trust, Et Al

By Walter Dickinson

Print Name: Walter Dickinson

Its: Managing Partner

*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~~ St. Johns

Sworn to and subscribed and acknowledged before me this 7th day of MAY 2018, by Walter Dickinson, who is personally known to me or who has produced Driver's License as identification and who took an oath.

Bridgit Moore

(Signature of NOTARY PUBLIC)

Bridgit Moore

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: January 25, 2021

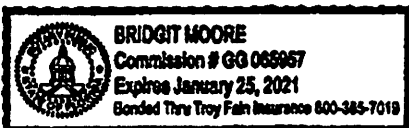


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: April 26, 2018

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

Re: Agent Authorization for the following site location: 0 Dixie Landing Dr., Jacksonville, FL 32224

COJ - RE No.- 181772-0000

To Whom it May Concern:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Michael C. Holbrook, Director of Planning for Connelly & Wicker, Inc to act as agent to file application(s) for rezoning from CO to CRO for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

Marina San Pablo Place, LLC

By _____

By _____

Print Name: _____

Print Name: Alan Dickinson

Its: Manager

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

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ St. Johns

I, Sworn to and subscribed and acknowledged before me this 27th day of April 2018, by Alan Dickinson, who is personally known to me or who has produced Driver's license as identification and who took an oath.

Bridgit Moore

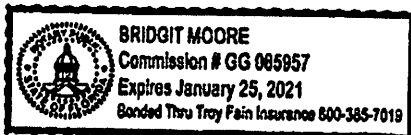
(Signature of NOTARY PUBLIC)

Bridgit Moore

(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: January 25, 2021





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Michael C. Holbrook
Connelly & Wicker, Inc.
10060 Skinner Lake Drive, Suite 500
Jacksonville, Florida, 32246

June 01, 2018

Project Name: Dickinson Trust Property
Availability#: 2018-1351

Dear Mr/Mrs Michael C. Holbrook,

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

Point of Connection:

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

Offsite Improvements:

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

Reservation of Capacity:

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

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

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

Sincerely,

Christopher Watson
Water/Wastewater System Planning



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2018-1351
 Request Received On: 5/21/2018
 Availability Response: 6/1/2018
 Prepared by: Christopher Watson

Project Information

Name: Dickinson Trust Property
 Type: Multi-Family
 Requested Flow: 7,500 gpd
 Location: North side of Dixie Landing Drive, between San Pablo Road and Intracoastal Waterway.
 Parcel ID No.: 181772-0025
 Description: Rezoning to allow 30 townhouses.

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 12" water main within the Marina San Pablo Pl. ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: POC location to be field verified by developer during project design. Lot will require water main construction in right-of-way and individual water services. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. JEA must approve construction and accept the lines prior to meter issuance. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/.

Sewer Connection

Sewer Treatment Plant: ARLINGTON EAST
 Connection Point #1: Existing 12" sewer force main within the Marina San Pablo Pl. ROW, adjacent to this property.
 Connection Point #2: NA
 Special Conditions: POC location to be field verified by developer during project design. Each lot will require sewer main construction in right-of-way and individual laterals. Send pre-design meeting requests, with availability number, to wsedevprojrequests@jea.com. Copies of reference drawings may be requested from the JEA Record online at https://www.jea.com/engineering_and_construction/request_an_as-built_drawing/. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter.

Reclaimed Water Connection

Sewer Region/Plant: N/A
 Connection Point #1:
 Connection Point #2: NA

Special Conditions: No reclaim in the foreseeable future

General Comments:

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