

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2014-61

FEBRUARY 27, 2014

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 2014-61**.

Location: 0 Sunrise Ridge Lane
between Woorley Drive and Sunrise Ridge Lane

Real Estate Number: 120735-0010

Current Zoning District: Public Buildings and Facilities-2 (PBF-2)

Proposed Zoning District: Residential Medium Density-A (RMD-A)

Current Land Use Category: Medium Density Residential (MDR)

Planning District: Greater Arlington Beaches, District 2

City Council District: The Honorable Clay Yarborough, District 1

Applicant/Agent: Doug Skiles
Envision Design and Engineering
2002 San Marco Boulevard, Suite 203
Jacksonville, Florida 32207

Owners: Lakeview Christian Fellowship
8300 Merrill Road
Jacksonville, Florida 32211

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2014-61** seeks to rezone a 10.00 acre parcel from the Public Buildings and Facilities-2 (PBF-2) to the Residential Medium Density-A (RMD-A) zoning district. The site is within the MDR functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the applicant, the request for the rezoning is to allow for residential development consistent with the MDR land use. The overall site has

frontage along Sunrise Ridge Lane, a local road as classified by the Functional Highway Classification Map of the 2030 Comprehensive Plan.

Per Section 656.306 of the Zoning Code, the MDR functional land use category is intended to accommodate housing developments in a gross density range of up to twenty (20) dwelling units per acre when full urban services are available to the site.

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 consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in a Medium Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The MDR functional land use category permits housing developments in a gross density range of up to twenty (20) dwelling units per acre when full urban services are available to the site. The proposed RMD-A zoning district is a primary zoning district within the MDR functional land use category. 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.

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

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

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

allow for single-family development, thereby strengthening the viability of the residential area.

Future Land Use Element Policy 3.1.1 states the City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations. The proposed rezoning is consistent in that it could promote affordable residential development consistent with the existing MDR land use.

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

No. It is the opinion of the Planning and Development Department that the proposed rezoning does not appear to be in conflict with any portion of the City's land use regulations.

SURROUNDING LAND USE AND ZONING

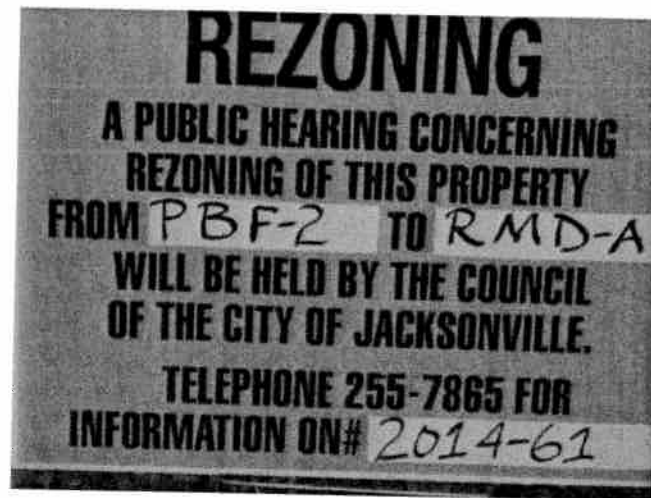
The subject property is located on Hickman Road. The surrounding uses, land use category and zoning are as follows:

Adjacent Properties	Land Use Category	Zoning District	Current Use
North	PBF	PBF-1/PUD (2013-00098)	Public School/Car Dealership
East	MDR	RMD-A/PUD (1999-247)	Single-family
South	MDR	RMD-A	Vacant
West	MDR	PUD (2003-778)	Residential Condominium

The proposed rezoning request is seeking to allow for residential development consistent with the MDR land use. The PUD (2013-0098) was to allow for a car dealership as well as CCG-1 uses: Commercial retail sales and service establishments; banks (including drive-thru tellers), savings and loan institutions, and similar uses; professional and business offices, buildings trades contractors that do not require outside storage or the use of heavy machinery, ditching machines, tractors, bulldozers or other heavy construction equipment and similar uses. The PUD (1999-247) was to allow for development of sixty (60) foot lots following the criteria for RLD-G for single-family. Thus, this rezoning request will be consistent and compatible with the surrounding area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on the required Notice of Public Hearing sign was posted on February 3, 2014.

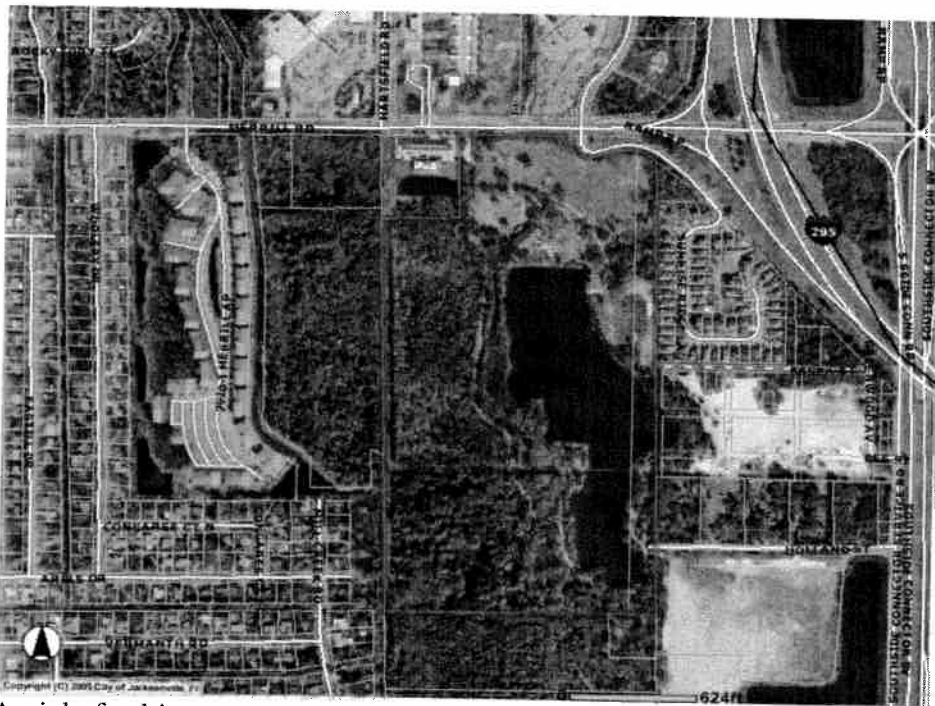


RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2014-61 be **APPROVED**.



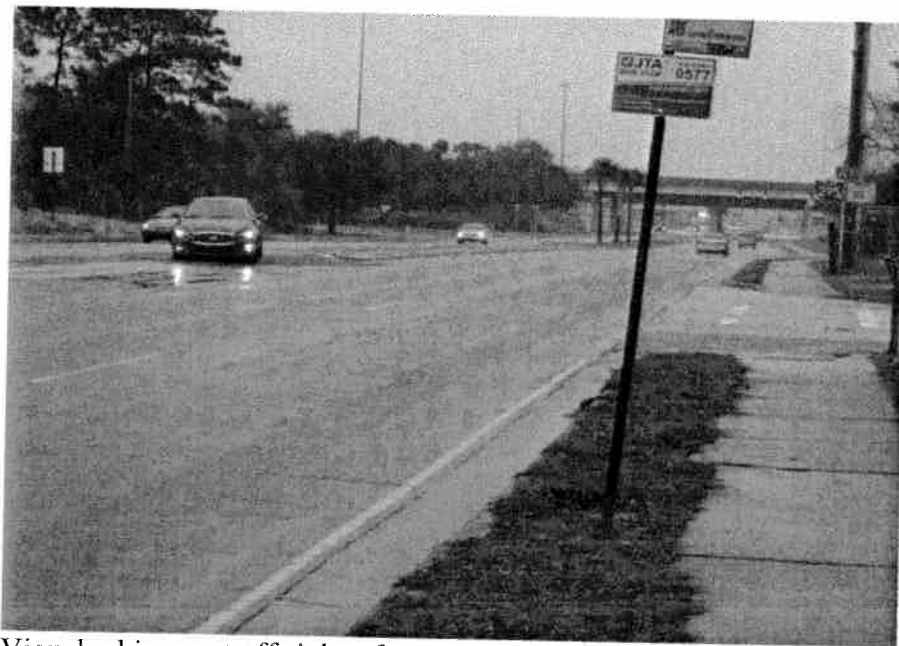
The subject site at 0 Sunrise Ridge Lane
Source: City of Jacksonville Planning and Development Department
Date: January 30, 2014



Aerial of subject property
Geographic Information System



View looking west off right-of-way of subject property
Source: City of Jacksonville Planning and Development Department
Date: January 30, 2014



View looking east off right-of-way of subject property
Source: City of Jacksonville Planning and Development Department
Date: January 30, 2014



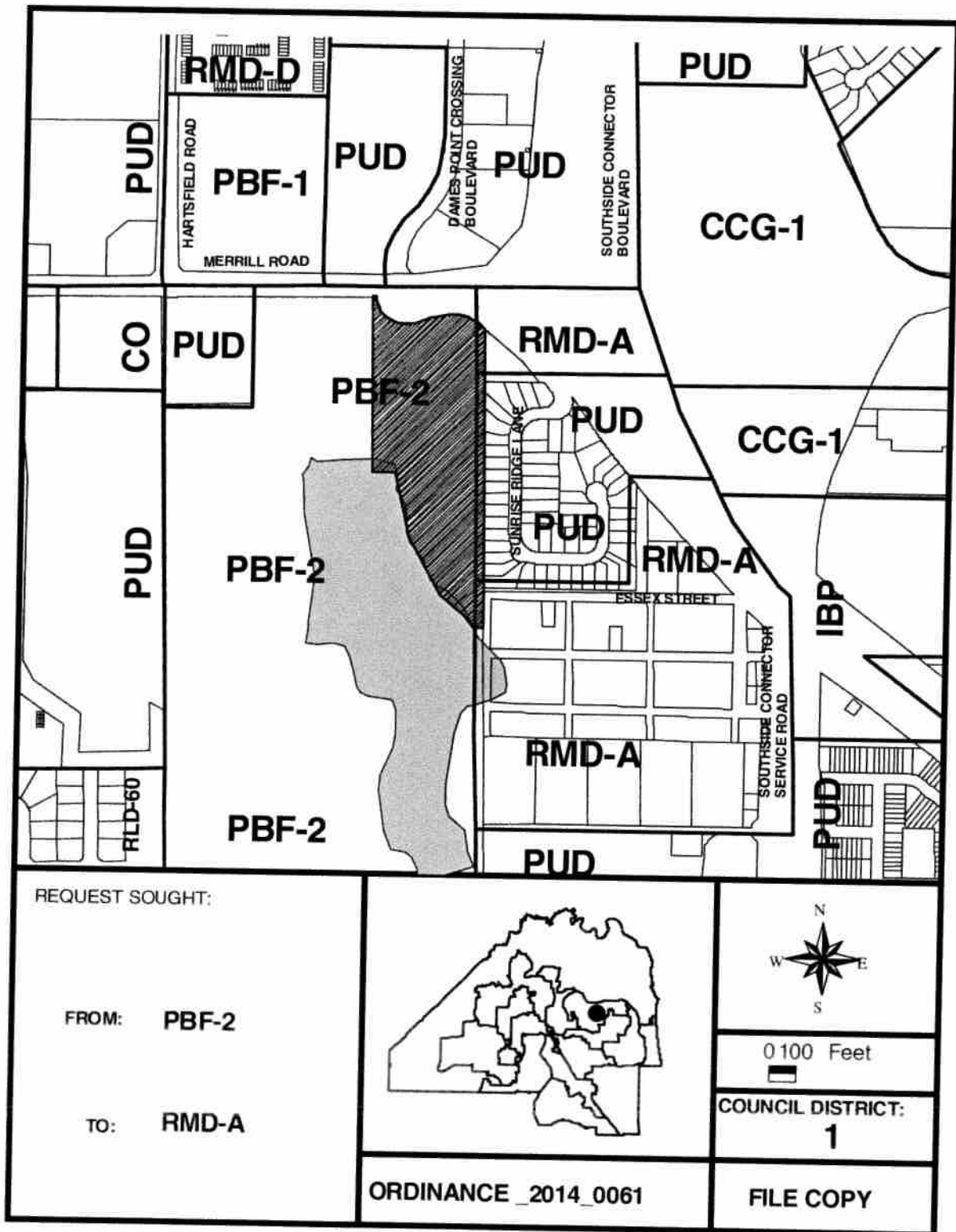
Merrill Elementary School located northwest of subject site
Source: City of Jacksonville Planning and Development Department
Date: January 30, 2014



Racetrac gas and convenience store west and adjacent to subject property
Source: City of Jacksonville Planning and Development Department
Date: January 30, 2014



Vacant car dealership north of subject property
Source: City of Jacksonville Planning and Development Department
Date: January 30, 2014



Application For Rezoning To Conventional Zoning District**Planning and Development Department Info****Ordinance #** 2014-61 **Staff Sign-Off/Date** ME / 01/28/2014**Filing Date** 01/10/2014 **Number of Signs to Post** 2**Hearing Dates:****1st City Council** 02/25/2014 **Planning Commission** 02/27/2014**Land Use & Zoning** 03/04/2014 **2nd City Council** N/A**Neighborhood Association** N/A**Neighborhood Action Plan/Corridor Study** N/A**Application Info****Tracking #** 530**Application Status** PENDING**Date Started** 12/10/2013**Date Submitted** 12/10/2013**General Information On Applicant****Last Name****First Name****Middle Name**

BALANKY

MICHAEL

Company Name

CHASE PROPERTIES, INC.

Mailing Address

1301 RIVERPLACE BLVD. SUITE 2110

City**State****Zip Code**

JACKSONVILLE

FL

32207

Phone**Fax****Email**

9049230000

MBALANKY@CHASEPROPERTIES.COM

General Information On Owner(s)**Check to fill first Owner with Applicant Info****Last Name****First Name****Middle Name**

BALANKY

MICHAEL

Company/Trust Name

LAKEVIEW CHRISTIAN FELLOWSHIP

Mailing Address

8300 MERRILL ROAD

City**State****Zip Code**

JACKSONVILLE

FL

32211

Phone**Fax****Email**

9049230000

MBALANKY@CHASEPROPERTIES.COM

Property Information**Previous Zoning Application Filed For Site?****If Yes, State Application No(s)**

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District

Map 120735 0010 1 2 PBF-2 RMD-A

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

Land Use Category Proposed?

If Yes, State Land Use Application #

Land Use Category

Medium Density Residential

Total Land Area (Nearest 1/100th of an Acre) 10.00

Justification For Rezoning Application

TO ALLOW RESIDENTIAL DEVELOPMENT CONSISTENT WITH THE EXISTING MDR LAND USE.

Location Of Property

General Location

8300 MERRILL ROAD JACKSONVILLE, FL

House #

Street Name, Type and Direction

Zip Code

0

SUNRISE RIDGE LA

32211

Between Streets

WOORLEY DRIVE

and SUNRISE RIDGE LA

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

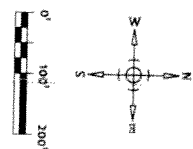
- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
 - 10.00 Acres @ \$10.00 /acre:** \$100.00
- 3) Plus Notification Costs Per Addressee**
 - 54 Notifications @ \$7.00 /each:** \$378.00
- 4) Total Rezoning Application Cost:** \$2,478.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

A PORTION OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE S01°14'47"E, ALONG THE WEST LINE OF SAID SECTION 12, A DISTANCE OF 45.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MERRILL ROAD; THENCE N89°32'28"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 67.09 FEET; THENCE N00°21'07"W CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 5.00 FEET; THENCE N89°32'28"E CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 4.24 FEET TO AN ANGLE POINT THEREIN; THENCE S89°28'47"E CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 380.34 FEET TO AN ANGLE POINT THEREIN; THENCE N89°32'28"E CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 484.66 FEET; THENCE S00°27'32"E, DEPARTING SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 108.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.81 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S23°29'21"E, 84.50 FEET.

FROM THE POINT OF BEGINNING CONTINUING ON LAST SAID CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 108.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 113.47 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S76°37'02"E, 108.33 FEET; THENCE N73°17'06"E, A DISTANCE OF 62.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 260.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 224.35 FEET TO A POINT ON THE WESTERLY LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 12, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S81°59'44"E, 217.45 FEET; THENCE S00°53'54"E ALONG SAID WESTERLY LINE, A DISTANCE OF 1127.33 FEET TO THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 12; THENCE S00°21'48"W DEPARTING SAID SOUTH LINE, A DISTANCE OF 188.70 FEET; THENCE S89°32'28"W, A DISTANCE OF 33.32 FEET; THENCE N38°13'10"W, A DISTANCE OF 67.09 FEET; THENCE N50°35'08"W, A DISTANCE OF 131.47 FEET; THENCE N29°11'53"W, A DISTANCE OF 279.12 FEET; THENCE N12°10'14"W, A DISTANCE OF 195.25 FEET; THENCE N06°17'24"W, A DISTANCE OF 86.59 FEET; THENCE N00°53'54"W, A DISTANCE OF 346.42 FEET; THENCE S89°06'06"W, A DISTANCE OF 22.97 FEET; THENCE N00°53'54"W, A DISTANCE OF 350.78 FEET TO THE POINT OF BEGINNING.



2002 Ben Marco Boulevard, Suite 205
Jacksonville, Florida 32207
www.envelostrapass.com
904-861-6146

Certificate of Authorization No. 28561 FL Reg. 61780

EXHIBIT A

Property Ownership Affidavit

Date: 11/4/13

City of Jacksonville
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 128 East Forsyth Street, Florida Theatre Building, Suite 700
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, ROGER TAYLOR - CEO hereby certify that I am the
Owner of the property described in the attached legal description, Exhibit 1 in connection with
filing application(s) for Lake View PUD, submitted
to the Jacksonville Planning and Development Department.

Roger Taylor
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 11th day of November
(month), 2013 (year) by Roger Kent Taylor who is personally
known to me or has produced T460-731-59-469-0 as identification.

[Signature]
(Notary Signature)



EXHIBIT B

Agent Authorization

Date: 1-31-2014

City of Jacksonville

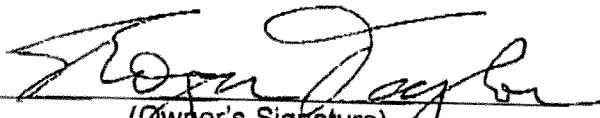
City Council / Planning and Development Department
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

8300 Merrill Road


Gentleman:

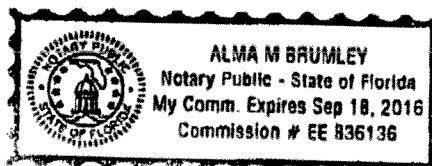
You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers Doug Skiles to act as agent to file application(s) for Conventional Rezoning to RMD-A for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 31st day of January (month), 2014 (year) by Roger K. Taylor, who is personally known to me or has produced FDL T460731594670 as identification.


(Notary Signature)



6138 PG 2066

OFFICIAL RECORDS

DAVID M. FOSTER
TOWERS, BAILEY, JONES & GAY
ATTORNEYS AT LAW
1306 GULF LIFE DRIVE
JACKSONVILLE, FLORIDA 32207

WARRANTY DEED

RETURN TO:
GEORGE J. ELLIS, JR.
320 EAST ADAMS STREET
JACKSONVILLE, FLORIDA 32202

THIS INDENTURE, made this 2nd day of June, 1986, between GL NATIONAL, INC. and GATE PETROLEUM COMPANY, Florida corporations, grantors, and MERRILL ROAD BAPTIST CHURCH and CHRISTIAN MINISTRY CENTER, INC., grantee, whose post office address is 7427 Merrill Rd. Jacksonville, Florida 32211, of the County of Duval, State of Florida;

WITNESSETH:

That the said grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to them in hand paid by the said grantee, the receipt and sufficiency of which are hereby acknowledged, have granted, bargained and sold to the said grantee its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to wit:

Exhibit "A", attached hereto and by reference made a part hereof, contains a legal description of the lands conveyed this deed.

Together with all tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

This conveyance is made subject to the following matters:

1. General or special taxes or assessments required to be paid for the year 1986 and subsequent years.

2. All platted Streets and all City, County and State Streets and right of ways.

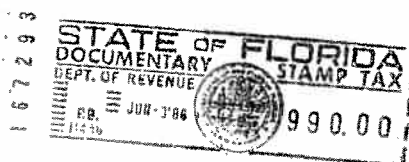
3. Easements to Jacksonville Electric Authority recorded in Official Records Book 5608, page 1791, current public records of Duval County, Florida.

4. Drainage Easement to Duval County in Official Records Volume 11, page 114, current public records of Duval County, Florida.

5. No warranty is made as to riparian rights or with respect to title to that portion of the lands conveyed hereby lying below the normal high water mark of any lake.

6. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the subject lands would disclose.

7. A lake (the "Lake") is presently located on the lands conveyed hereby and on certain other lands which are presently owned by Grantor and are located to the east of and contiguous to the lands described in Exhibit "A" (the "Adjoining Lands"). That portion of the lands conveyed hereby which are presently contained within the Lake are hereinafter



referred to as the "Lake Lands". The Grantor hereby reserves unto itself, its successors and assigns, a perpetual easement in and right to use the Lake Lands for the purposes of storage, management and disposition of storm water and other surface water which is discharged from the Adjoining Lands. The Grantor shall have the right to fill and construct, maintain and replace bulkheads within that small portion of the Lake which lies within the Adjoining Lands. The Lake Lands are hereby made subject to restrictive covenants running with the land for the benefit of the Adjoining Lands. These restrictive covenants shall continue in effect for a period of thirty (30) years from and after the date of this deed. The terms of the restrictive covenants are as follows:

(a) The Grantee hereby covenants for itself, and its successors and assigns, that not more than twenty (20) acres of the Lake Lands shall be filled without the Grantor's consent; and

(b) The Grantee shall join in any and all applications, submittals and other requests made by the Grantor for the issuance of surface water management and storage permits and other permits dealing with matters of drainage or with the management or storage of surface water by the St. Johns River Water Management District, or the City of Jacksonville, or the State of Florida or the U. S. Army Corps of Engineers or other governmental agencies pertaining to the Lake or to the drainage easement referred to in item 8 hereinbelow.

8. The Grantor hereby retains a perpetual non-exclusive easement over, across and under a part of the southerly one-half of the lands conveyed hereby for the purposes of constructing, maintaining and replacing drainage ditches and structures and storm water detention and retention facilities. The specific location of the lands over which such easement rights are exercised shall (i) have a width of not more than fifty (50) feet; (ii) be designated by the Grantor's engineers; and (iii) be described in a written instrument recorded by Grantor in the Duval County, Florida public records within one hundred twenty (120) days after Grantee demands that such designation be made. If the Grantor fails to record such instrument within the aforesaid one hundred twenty (120) day period, the Grantor's right to the easement described in this item 8 shall automatically terminate, and thereupon the Grantor shall, upon demand being made by Grantee, execute and record in the public records of Duval County, Florida written confirmation that such easement has so terminated.

And the said grantor do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever subject to each and all of the matters herein set forth.

IN WITNESS WHEREOF, the said grantors have caused this instrument to be executed in their names by its President and caused its

6138 2068

OFFICIAL RECORDS

Corporate Seal attested by its Secretary to be hereto affixed the day and year first above written.

Signed, sealed and delivered in the presence of:

GL NATIONAL, INC.

By: J. C. Luke
Its: _____

ATTEST: Louis M. Jernstedt
Assistant Secretary

(CORPORATE SEAL)

GATE PETROLEUM COMPANY

By: J. C. Luke
Its: _____

ATTEST: Louis M. Jernstedt
Secretary

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing was acknowledged before me this 2nd day of May, 1986, by J. C. Luke, the Vice President of GL NATIONAL, INC., a Florida corporation, on behalf of the corporation.

Lynelia R. Hagen
Notary Public

My Commission Expires: Oct 13, 1987

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing was acknowledged before me this 2nd day of May, 1986, by J. C. Luke, the Vice President of GATE PETROLEUM COMPANY, a Florida corporation, on behalf of the corporation.

Lynelia R. Hagen
Notary Public

My Commission Expires: Oct 13, 1987



Sunshine State
Surveyors, Inc.

6138 PC2069
OFFICIAL RECORDS

EXHIBIT "A"

April 29, 1986

Work Order No. S86-

File No. 86E-1572

TRACT "4-A"

Portion of Section 12, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

BEGIN at the point of intersection of the West line of said Section 12 with the Southerly right-of-way line of Merrill Road (according to State of Florida Department of Transportation Right-of-Way Map, Section 72515-2601); thence North 89° 32' 28" East along said Southerly right-of-way line, 71.41 feet to an angle point therein; thence South 89° 28' 47" East along said Southerly right-of-way line, 380.34 feet to an angle point therein; thence North 89° 32' 28" East continuing along said Southerly right-of-way line of Merrill Road, 896.96 feet to its intersection with the Westerly line of the Northeast 1/4 of the Northwest 1/4 of the aforesaid Section 12; thence South 00° 53' 54" East departing from said Southerly right-of-way line and along said Westerly line of the Northeast 1/4 of the Northwest 1/4 of Section 12, a distance of 1267.5 feet to the South line of said Northeast 1/4 of the Northwest 1/4 of Section 12; thence South 00° 21' 48" West, departing from said South line, 580.43 feet to the Northwest corner of those lands described and recorded in Official Records Volume 4991, Page 943 of the Current Public Records of the aforesaid County; thence South 01° 24' 42" East along the Westerly line of said lands, 356.41 feet to the Southwest corner of said lands; thence South 02° 11' 30" East, 378.18 feet to the Southeast corner of the West 1/4 of the Northwest 1/4 of the aforesaid Section 12; thence South 87° 45' 50" West, along the South line of said West 1/4 of the Northwest 1/4 of Section 12, a distance of 1331.90 feet to the West line of said Section 12; thence North 01° 14' 47" West along said West line, 2523.81 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

TRACT "4-A" S.R. 9A EXCEPTION

A portion of Section 12, Township 2 South, Range 27 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference commence at the point of intersection of the West line of said Section 12 with the Southerly right-of-way line of Merrill Road (according to State of Florida Department of Transportation Right-of-Way Map, Section 72515-2601); thence North 89° 32' 28" East along said Southerly right-of-way line, 71.41 feet to an angle point therein; thence South 89° 28' 47" East along said Southerly right-of-way line, 380.34 feet to an angle point therein; thence North 89° 32' 28" East continuing along said Southerly right-of-way line of Merrill Road, 484.66 feet to the POINT OF BEGINNING for this description.

From the POINT OF BEGINNING thus described continue North 89° 32' 28" East along said Southerly right-of-way line, 412.30 feet to its intersection with the Westerly line of the Northeast 1/4 of the Northwest 1/4 of the aforesaid Section 12; thence South 00° 53' 54" East departing from said Southerly right-of-way line and along said Westerly line of the Northeast 1/4 of the Northwest 1/4 of Section 12, a distance of 140.18 feet to a point situated on a curve, said curve leading Northwesterly, being concave Southwesterly and having a radius of 260.00 feet; thence 224.35 feet along the arc of said curve to the point of tangency thereof, said arc being subtended by a chord which bears North 81° 59' 44" West, 217.45 feet; thence South 73° 17' 06" West, 62.56 feet to the point of curvature of a curve leading Northwesterly, being concave Northeasterly and having a radius of 108.00 feet; thence 200.29 feet along the arc of said curve to the point of tangency thereof, said arc being subtended by a chord which bears North 53° 35' 13" West, 172.80 feet; thence North 00° 27' 32" West, 22.00 feet to the POINT OF BEGINNING.

The lands thus described contain 78.17 acres, more or less.

JUN 3 2 48 PM '86
56- 88555