

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2014-127 TO
PLANNED UNIT DEVELOPMENT
MARCH 13, 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 **2014-127** to Planned Unit Development.

Location: 225 Duval Station Road and the southeast corner of
Duval Station Road and Majestic Court.
Between Hollins Road and Crestwick Drive East

Real Estate Numbers: 107621-0000, 106607-0000, 107627-0000, 107628-0000,
107630-0000, 107630-0010, 107631-0000, 107631-0000,
107631-0200, 107753-0000, 107752-0000 107631- 0050,
107629-0000

Current Zoning District: Planned Unit Development (PUD 2012-335-E)
Residential Low Density-60 (RLD-60)

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Low Density Residential (LDR)
Medium Density Residential (MDR)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: North, District 6

City Council District: he Honorable Ray Holt, District 11

Applicant/Agent: Lara D. Hipps
Hipps Group, Inc.
1650 Margaret Street, Suite 323
Jacksonville, Florida 32204

Owner: Dan Griffin
First Coast Land Development, Inc.
P.O. Box 37068
Jacksonville, Florida 32236

Jason R. Green
13939 Hollings Street
Jacksonville, Florida 32218

Staff Recommendation:

APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2014-127** seeks to rezone approximately 6.24 acres of land from RLD-60 and PUD to PUD to allow for a maximum of 104 multi-family dwelling units. The existing PUD encompasses 6.06 acres and allows for a maximum of 88 multi-family units. This rezoning will incorporate a 0.25 acre parcel which is zoned RLD-60. The two buildings on the east portion will have a maximum height of 35 feet. The three buildings on the west portion will have a maximum height of 45 feet.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(1) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the 0.25 acre subject property is located in the Low Density Residential (LDR) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. There is a companion Application for Small Scale Land Use Amendment to the Future Land Use Map Series 2013C-035 (Ordinance 2014-126) that seeks to amend the property from the LDR land use category to Medium Density Residential (MDR) land use category. Staff is recommending that Application for Small Scale Land Use Amendment to the Future Land Use Map Series 2013C-035 be **approved**. The remaining 6.06 acre property which has a land use category of MDR will not change.

Therefore, the proposed rezoning as conditioned 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 evaluation of the goals, objectives and policies of the Comprehensive Plan can be found later in this report.

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

No. The written description and the site plan of the intended plan of development meet all portions of the City's land use regulations and further their intent by providing specific development standards.

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

(1) Consistency with the 2030 Comprehensive Plan

Yes. In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the Low Density Residential (LDR) functional land use category as identified in the Future Land Use Map series (FLUMs). There is a companion Application for Small Scale Land Use Amendment to the Future Land use Map Series 2013C-035 (Ordinance 2014-126) that seeks to amend the land from the LDR land use category to MDR.

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

FLUE Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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

FLUE Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development

Areas and the Plan Category Descriptions of the Operative Provisions.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

(2) Consistency with the Concurrency Management System

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

(3) Allocation of residential land use

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

(4) Internal compatibility

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

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: The Applicant proposes to provide open spaces and passive recreation areas. A .5 mile mulch jogging path is shown on the site plan. The recreation and retention area is located along the northern and eastern property line.

The use of existing and proposed landscaping: The project will be required to meet the minimal standards set forth in Section 656, Part 12 of the Zoning Code. As stated previously the recreation and retention area will be located between the structures and adjoin residential neighborhood to the east and north.

The treatment of pedestrian ways: The project will be required to provide an internal and external pedestrian system that meets the requirements of the 2030 Comprehensive Plan. Though not shown on the site plan, a sidewalk will be required along the property's boundary along the south side of Duval Station Road and the unopened East 7th Street ROW.

Traffic and pedestrian circulation patterns:

According to the submitted site plan showing multi-family residential, the property will be accessed through one primary access driveway from Duval Station Road and the smaller

southern parcel from Majestic Court.

The variety and design of dwelling types: According to the site plan, there are two building types proposed. The larger 16 unit building will be located on the northern parcel with the smaller 4 unit buildings located on the southern parcel.

Signage:

The Applicant proposes residential identification signage consistent with the requirements found within Section 656.1303(a) of the Zoning Code.

(5) External Compatibility

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

The type, number and location of surrounding external uses: The proposed development is located in an area surrounded by manufactured homes to the north, west and south and newer single family subdivision to the east. The multi-family development as proposed in the PUD is appropriate and consistent with the emerging character of the surrounding area.

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

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	LDR	RLD-60	Single Family Homes
East	LDR	RLD-60	Subdivision
South	LDR	RLD-60	Church, SF Homes
West	LDR	RLD-60	Single Family Homes

(6) Intensity of Development

The proposed development is consistent with the MDR functional land use category and is a multi-family development, which is not to exceed 88 dwelling units. The PUD is appropriate at this location with specific reference to the following:

The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: In the current configuration, the site will consist of five (5) apartment buildings on the northern parcel and two (2) buildings on the southern parcel. The site plan shows retention or recreation areas separating the multi-family buildings from the adjacent single family homes to the east and north for the northern parcel. The southern parcel contains a retention area to the east fronting the unopened E. 7th Street ROW and the required buffer along the southern boundary.

The availability and location of utility services and public facilities and services:

The site is served by city sewer and water.

(7) Usable open spaces plazas, recreation areas.

The project provides recreational and open space with the project and is mostly located along the eastern and northern portion of the property.

(8) Impact on wetlands

Surveying of a 1995 Geographical Information Systems shape file did not identify any wetlands on-site. Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

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

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

The written description is proposing 1.5 parking spaces per dwelling unit

(11) Sidewalks, trails, and bikeways

The project will contain an internal pedestrian system that meets the 2030 Comprehensive Plan. Externally, a sidewalk exists along the north side of Duval Station Road and the applicant will provide a sidewalk along the eastside of Hollings Road and the south side of Duval Station Road. The site plan shows a sidewalk along the south side of Duval Station Road which stops 30 feet before the existing sidewalk to the east. The applicant will be required to extend and connect these sidewalks per the Land Development Procedures Manual Section 2.2.2 (5).

SUPPLEMENTAL INFORMATION

Upon visual inspection of the subject property on February 28, 2014, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-127** be **APPROVED with the following CONDITIONS:**

1. The subject property is legally described in the revised legal description dated March 29, 2012.
2. The subject property shall be developed in accordance with the original written description dated March 30, 2012.
3. The subject property shall be developed in accordance with the revised site plan dated May 29, 2012.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated May 23, 2012 or as otherwise approved by the Planning and Development Department.



View of subject property.

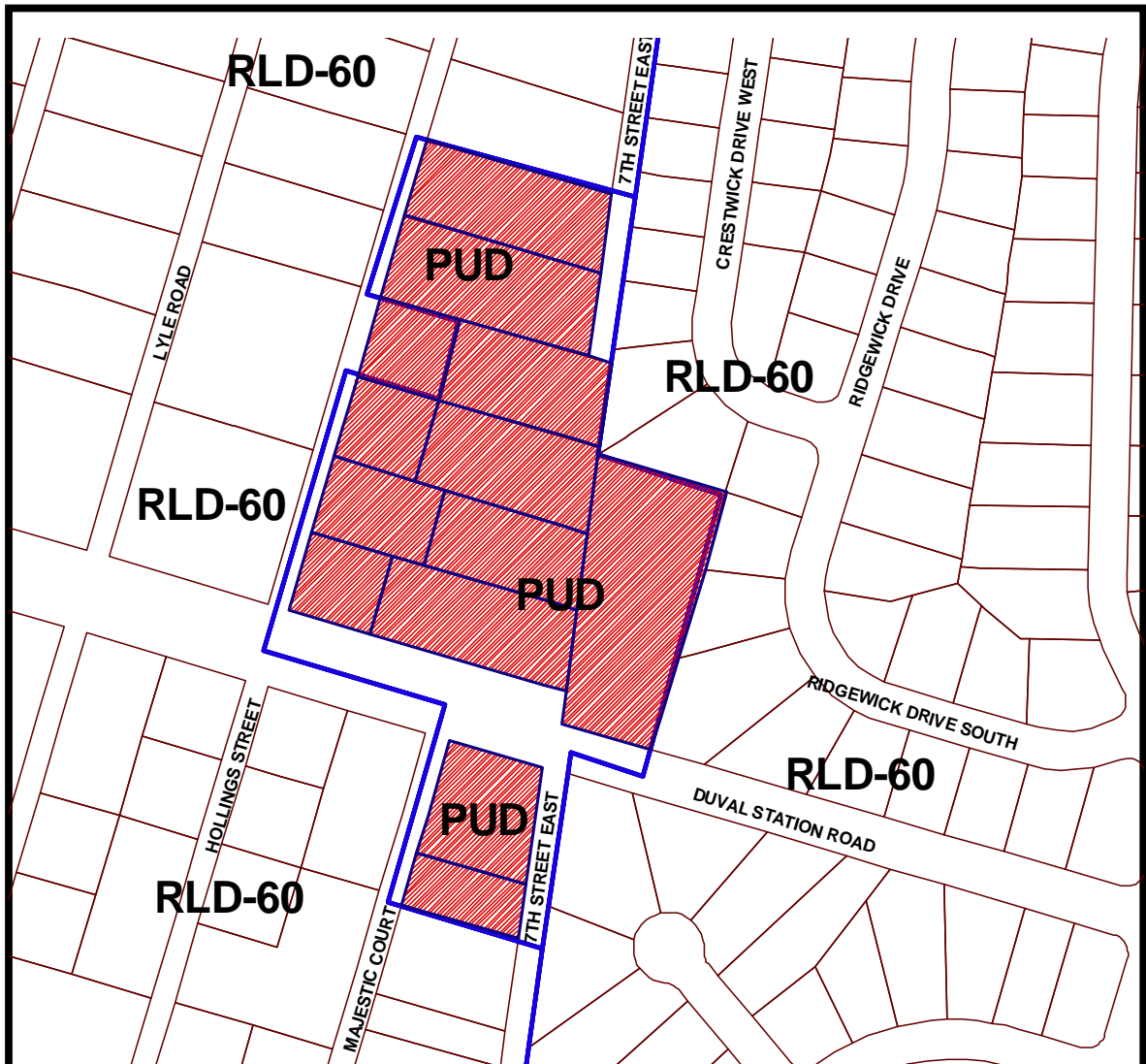


Adjacent single family subdivision.



Church across street from subject property.

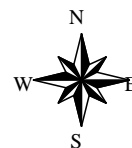
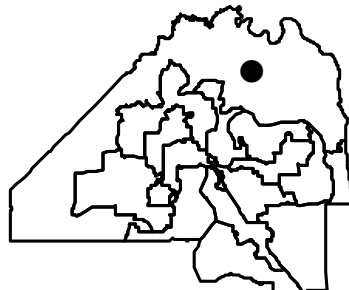




REQUEST SOUGHT:

FROM: RLD-60 & PUD

TO: PUD



0 100 Feet



COUNCIL DISTRICT:

11

ORDINANCE _2014_0127

FILE COPY

DEVELOPMENT SERVICES



February 10, 2014

TO: Bruce Lewis, City Planner Supervisor
Planning and Development Department

FROM: Lisa King
Traffic Technician Senior

Subject **Duval Station PUD**
R-2014-0127 fka R-2012-0335 CDN 8420.001

Upon review of the referenced application and based on the information provided to date, the Development Services Division has the following comments:

1. The proposed storage building site on Majestic Ct shall be designed to ensure that drive aisle width is sufficient for vehicles/garbage trucks/fire trucks to adequately access and maneuver on site. 15' shown on site plan is not sufficient.
2. If gated, provide queue analysis for complex entrance to ensure that vehicles will not stack into Duval Station Road right-of-way.
3. Hollings Street is narrow and substandard roadway width (approx. 18 feet). There will be no access for the apartment complex to Hollings Street unless it is widened/improved to City standard. Any existing unused driveways on Hollings Street will be removed and the City's right-of-way restored.
4. Signs, fencing and landscaping shall be located so that horizontal sight line is not obstructed at driveways and intersections per FDOT Design Standards Manual Index 546.

Please understand that this does not constitute approval of the design elements. Approval of the design elements (driveway location, dimensions, roadway geometry, traffic circulation, etc.) shall be facilitated through the 10-set and 10-set review process. If you have any questions regarding the comment outlined above, please call me directly at 255-8586.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2014-0127 **Staff Sign-Off/Date** BEL / 01/13/2014

Filing Date N/A **Number of Signs to Post** 5

Hearing Dates:

1st City Council 03/11/2014 **Planning Commission** 03/13/2014

Land Use & Zoning 03/18/2014 **2nd City Council** 03/25/2014

Neighborhood Association CRESTWICK CROSSING

Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 495

Application Status PENDING

Date Started 10/28/2013

Date Submitted 10/31/2013

General Information On Applicant

Last Name	First Name	Middle Name
HIPPS	LARA	DIANE

Company Name

HIPPS GROUP INC.

Mailing Address

1650 MARGARET STREET #323

City	State	Zip Code
JACKSONVILLE	FL	32204

Phone	Fax	Email
9047812654	9047812655	LARA@HIPPSGROUPINC.COM

General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
GREEN	JASON	

Company/Trust Name

Mailing Address

13939 HOLLINGS STREET

City	State	Zip Code
JACKSONVILLE	FL	32218

Phone	Fax	Email

Last Name	First Name	Middle Name
GRIFFIN	PATTY	

Company/Trust Name

FIRST COAST LAND DEVELOPMENT INC.

Mailing Address

P.O. BOX 37069

City	State	Zip Code
J	FL	32236
Phone	Fax	Email
9047710001	9043564969	

Property Information

Previous Zoning Application Filed For Site? ☒

If Yes, State Application No(s) 2012-335

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	107621 0000	11	6	PUD	PUD
Map	106607 0000	11	6	PUD	PUD
Map	107627 0000	11	6	PUD	PUD
Map	107628 0000	11	6	PUD	PUD
Map	107630 0000	11	6	PUD	PUD
Map	107631 0000	11	6	PUD	PUD
Map	107631 0100	11	6	PUD	PUD
Map	107631 0200	11	6	PUD	PUD
Map	107753 0000	11	6	PUD	PUD
Map	107752 0000	11	6	PUD	PUD
Map	107631 0050	11	6	PUD	PUD
Map	107629 0000	11	6	RLD-60	PUD

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

Land Use Category Proposed? ☒

If Yes, State Land Use Application #	Land Use Category
2013C-032	MDR

Total Land Area (Nearest 1/100th of an Acre) 6.24

Development Number

Proposed PUD Name DUVAL STATION LANDING

Justification For Rezoning Application

THE PROJECT WILL UPGRADE PROPERTY WITH A HISTORY OF BEING A MOBILE HOME PARK AND PROVIDE RESIDENTIAL OPTIONS FOR INDIVIDUALS TO LIVE IN CLOSE PROXIMITY TO THE GROWING JOB CENTER HUBS FOR RETAIL, HEALTHCARE, BUSINESS AND PROFESSIONAL SERVICES ESTABLISHMENTS NEARBY. THIS LAND USE AMENDMENT MEETS THE 2030 COMPREHENSIVE PLAN FUTURE LAND USE ELEMENT POLICY 1.1.12, 1.1.22, AND 3.1.6. IT ALSO MEETS OBJECTIVES 1.1, 6.3, AND 3.4.

Location Of Property

General Location

DUVAL STATION ROAD

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

225

DUVAL STATION RD

32236

Between Streets

CHADWICK DRIVE

and HOLLINGS STREET

Required Attachments For Formal, Complete application

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

- Exhibit 1** ☒ A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** ☒ Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** ☒ Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** ☒ Binding Letter.
- Exhibit D** ☒ Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** ☒ Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** ☒ Land Use Table
- Exhibit G** ☒ Copy of the deed to indicate proof of property ownership.

Supplemental Information

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

- Exhibit H** ☒ Aerial Photograph.
- Exhibit I** ☐ Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** ☐ Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** ☒ Site Location Map.

Public Hearings And Posting Of Signs

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

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

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

Application Certification

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

☒ Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
- 6.24 Acres @ \$10.00 /acre:** \$70.00
- 3) Plus Notification Costs Per Addressee**
- 92 Notifications @ \$7.00 /each:** \$644.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,714.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE

Legal Description

Doc # 2011187020, OR BK 15696 Page 330, Number Pages: 1, Recorded 08/26/2011
at 10:36 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$10.00 DEED
DOC ST \$155.40

Prepared By:

Keith Watson Title Services, Inc.
208 Ponte Vedra Park Drive, Suite 101
Ponte Vedra Beach, Florida 32082

Record & Return To:
Jason R. Green

File #: 11A266

General Warranty Deed

Made this A.D. By Jason Green a/k/a Jason R. Green a married man and John Arwood, a married man, hereinafter called the grantor, to Jason R. Green and Lisa L. Green, husband and wife with rights of survivorship, whose post office address is: 13075 Lanier Road, Jacksonville, FL 32226 hereinafter called the grantees:

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

Witnesseth, that the grantor, for and in consideration of the sum of Twenty Two Thousand One Hundred Seventy-four and 50/100 dollars, (\$22,174.50) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Duval County, Florida, viz:

Lot 15, Block 1, DUVAL CITY, a subdivision according to the plat thereof as recorded in Plat Book 6, Page 9, in the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. Warranty Deed prepared without the benefit or request of a title opinion or title insurance.

Parcel ID Number: 107629-0000

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

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

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

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

Signed, sealed and delivered in our presence:

Cindy Tanner
Witness Printed Name: CINDY TANNER

Jason R. Green (Seal)
Jason Green a/k/a Jason R. Green
Address:

Brittany Plinko
Witness Printed Name: Brittany Plinko

John Arwood (Seal)
John Arwood
Address:

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 22nd day of July, 2011, by Jason R. Green a/k/a Jason R. Green and John Arwood, who is/are personally known to me or who has produced Driver's license as identification.

Natary Public
Print Name:

My Commission Expires:



DEED Individual Warranty Deed With Non-Homestead Legal on Face
Clerk's Choice

①

October 31, 2013

ORDINANCE

Legal Description

03/31/2006 at 11:12 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$10.00 DEED DOC ST \$2 00

Prepared By and Return To:
DHI Title of Florida, Inc.
9454 W. Phillips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-060100950-026

Property Appraiser's Parcel ID. (folio) Number(s)
107631-0050

Tax Map ID: 107631-0050

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 28th day of March, 2006, by David See and Joyce See Husband and Wife, (hereinafter referred to as "Grantor"), and whose address is 13938 Hollings Street, Jacksonville, FL 32218, to First Coast Land Development, Inc., whose address is P O Box 37088, Jacksonville, FL 32236-7088, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

Lot 19, Block 1, Duval City, according to the plat thereof, recorded in Plat Book 6, Page 9, of the current records of Duval County, Florida.


TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

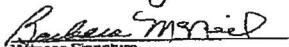
AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

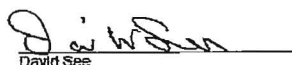
Signed, sealed and delivered in our presence:

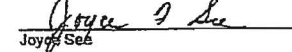

Witness Signature


Witness Printed Signature


Witness Signature

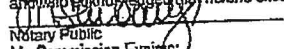

Witness Printed Signature


David See


Joyce See

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was sworn before me this 28th day of March, 2006, by David See and Joyce See, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.


Notary Public
My Commission Expires
(SEAL)



ORDINANCE

Legal Description

07/19/2006 at 11:16 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$18.50 DEED DOC ST \$17.00

Prepared By and Return To:
DHI Title of Florida, Inc.
9454 W. Philips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-050100011-026

Property Appraiser's Parcel I.D. (folio) Number(s)

Tax Map ID:

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 14th day of July, 2006, by Tony R. Houston, a married man, (hereinafter referred to as "Grantor"), and whose address is 731 Duval Station Rd. Ste 107-147, Jacksonville, FL 32218, to First Coast Land Development, Inc., whose address is PO Box 37058, Jacksonville, FL 32236, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated Herein for Legal Description

Grantor Certifies That He is Conveying Property NOT As Homestead

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
[Signature]
Witness Printed Signature

[Signature]
Tony R. Houston

[Signature]
Witness Signature
P. Williamson
Witness Printed Signature

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn before me this 14th day of July, 2006, by Tony Houston, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

[Signature]
Notary Public

My Commission Expires:
(SEAL)



MELISSA SEABAUGH
BY COMMISSION # 00033765
EXPIRES: July 19, 2008
Bonded Title & Real Estate Services

ORDINANCE

Legal Description

EXHIBIT A

Parcel 10:

Lot 18, Block 1, DUVAL CITY, according to plat thereof recorded in Plat Book 6, page 9, of the current public records of Duval County, Florida. (Parcel ID #107631-0000)

Parcel 11:

That certain tract or parcel of land, being a portion of Section 3, of a Subdivision of the JOHN BROWARD GRANT, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as: beginning at the intersection of the Easterly boundary of East 7th Street as shown on plat of Duval City recorded in Plat Book 6, page 9, of the current public records of said County with the Northerly right-of-way line of Duval Station Road (a 100 foot right-of-way); thence South 73°34'50" East along the Northerly right-of-way line of said Duval Station Road, 118 feet; thence North 17°20'10 East, 320 feet; thence North 73°34'50" West parallel to the Northerly right-of-way line of said Duval Station Road, 169.96 feet to the Easterly boundary of said East 7th Street as shown on said Plat of Duval City (a 30 foot right-of-way); thence South 08°05'30" West along the Easterly boundary of said East 7th Street, 323.37 feet to the point of beginning. (Parcel ID #106607-0000)

Parcel 13:

Lot B, (except the West 40 feet thereof), Block 1, DUVAL CITY, according to plat thereof recorded in Plat Book 6, page 9, of the current public records of Duval County, Florida. (Parcel ID #107631-0100)

EXHIBIT 1

ORDINANCE

Legal Description

10/24/2006 at 12:09 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$10.00 DEED DOC ST \$3 00

Prepared By and Return To:
DHI Title of Florida, Inc.
9454 W. Phillips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-060102218-025

Property Appraiser's Parcel I.D. (folio) Number(s)
107631-0200/107630-0000

Tax Map ID:

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 11th day of October, 2006, by Larry K. Jones, a single man, (hereinafter referred to as "Grantor"), and whose address is 225 S. River Drive, Jacksonville, FL 32208, to First Coast Land Development, Inc., whose address is P. O. Box 37068, Jacksonville, FL 32236-7068, (hereinafter referred to as "Grantee").

WITNESSETH:

10.00
350.00

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

Lot 16 and 20, Block 1, Duval City, according to the plat thereof, recorded in Plat Book 6, Page 9, of the current public records of Duval County, Florida.

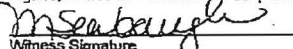
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

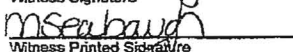
TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

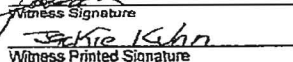
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

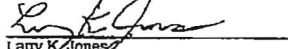
Signed, sealed and delivered in our presence:


Witness Signature


Witness Printed Signature


Witness Signature

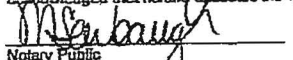

Witness Printed Signature


Larry K. Jones

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn before me this 11th day of October, 2006, by Larry K. Jones, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.


Notary Public

My Commission Expires:

(SEAL)



MELISSA SEABAUGH
MY COMMISSION # 00330763
EXPIRES: July 19, 2008
Equal Opportunity Lender

ORDINANCE

Legal Description

12/19/2008 at 02:07 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$10.00 DEED DOC ST \$9.90

Prepared by, received and returned to:
Sandra M. Ralston, Esq.
Milne, Buckingham & Ralston, P.A.
4505 Lexington Avenue
Jacksonville, Florida 32210

WARRANTY DEED

This Warranty Deed is made this December 15, 2008 by and between DAVID L. O'QUINN and BARBARA J. O'QUINN, his wife, whose post office address is 117 Skyway Court, Lyman, South Carolina 29365, Grantors, and FIRST COAST LAND DEVELOPMENT INC., a Florida corporation, the post office address of which is P.O. Box 37068, Jacksonville, Florida 32236-7068, Grantee:

Whoever used herein, the terms "grantor" and "grantors" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

WITNESSETH, that the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Duval County, Florida, viz:

Lots 13, 14, 21 and 22, Block 1, DUVAL CITY, according to plat recorded in Plat Book 6, Page 9, of the Public Records of Duval County, Florida

Parcel Identification Nos.: 107627-0000 and 107628-0000

Subject to covenants, restrictions, easements of record and taxes for the current year.

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

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

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sandra M. Ralston
Sandra M. Ralston

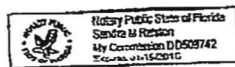
David L. O'Quinn
David L. O'Quinn

Barbara J. O'Quinn
Barbara J. O'Quinn

Barbara J. O'Quinn
Barbara J. O'Quinn

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to, subscribed, and acknowledged before me on December 15, 2008 by David L. O'Quinn and Barbara J. O'Quinn, his wife, who are personally known to me or produced Pls O/K as identification.



Sandra M. Ralston
Print Name:
Notary Public, State of Florida at Large
My Commission Expires:

Closing\First Coast Land2.deed

ORDINANCE

Legal Description

05/11/2006 at 12:22 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$10.00 DEED DOC ST \$r 00

Prepared By and Return To:
DHI Title of Florida, Inc.
9454 W. Phillips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-060100103-025

Property Appraiser's Parcel I.D. (folio) Number(s)

Tax Map ID: 107621-000/107621-0010

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 18th day of April, 2006, by Sherman P. Rozier and Eloise Rozier Husband and Wife, (hereinafter referred to as "Grantor"), and whose address is 13917 Holling Street, Jacksonville, FL 32218, to First Coast Land Development, Inc., whose address is P. O. Box 37068, Jacksonville, FL 32235, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

Lot A, West 40 feet of Lot B, Lot 17, Block 1, Duval City, according to the plat thereof, recorded in Plat Book 6, Page 9, of the current public records of Duval County, Florida.

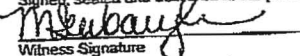
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

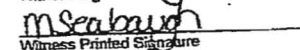
TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

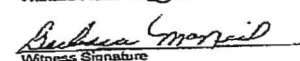
AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

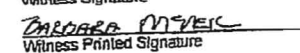
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:

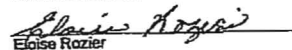

Witness Signature


Witness Printed Signature


Witness Signature


Witness Printed Signature

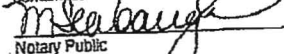

Sherman P. Rozier


Eloise Rozier

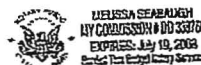
STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn before me this 18th day of April, 2006, by Sherman P. Rozier and Eloise Rozier, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.


Notary Public

My Commission Expires:



October 31, 2013 EXHIBIT 1
Page _____ of _____

Page _____ of _____

Exhibit 1
Page 7 of 10

ORDINANCE

Legal Description

9454 W. Phillips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-060100012-026

Property Appraiser's Parcel I.D. (folio) Number(s)

Tax Map ID:

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 14th day of July, 2006, by Tony R. Houston, (hereinafter referred to as "Grantor"), and whose address is 731 Duval Station Rd. Ste 107-147, Jacksonville, FL 32218, to First Coast Land Development, Inc., whose address is P. O. Box 37068, Jacksonville, FL 32236, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

See Exhibit "A" Attached Hereto For Legal Description Incorporated Herein

Grantor Certifies That He Is Conveying Property NOT As Homestead

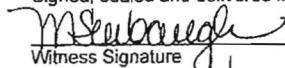
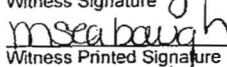
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

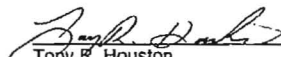
TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

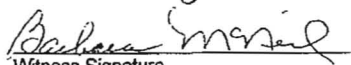
AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever, and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature

Witness Printed Signature


Tony R. Houston


Witness Signature
BARBARA L. McNEIL

Witness Printed Signature

STATE OF

COUNTY OF Duval

The foregoing instrument was sworn before me this 14th day of July, 2006, by Tony R. Houston, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

ORDINANCE _____

Legal Description

EXHIBIT A

Parcel 4:

Lot 1, and the North $\frac{1}{4}$ of Lot 2, Block 17, DUVAL CITY, according to plat thereof recorded in Plat Book 6, page 9, of the current public records of Duval County, Florida. (Parcel ID #107752-0000)

Parcel 5:

The South $\frac{1}{4}$ of Lot 2, Block 17, DUVAL CITY, according to plat thereof recorded in Plat Book 6, page 9, of the current public records of Duval County, Florida. Reserving an easement on the West 15 feet thereof for public road. (Parcel ID #107753-0000)

ORDINANCE

Legal Description

Doc # 2011187020, OR BK 15696 Page 330, Number Pages: 1, Recorded 08/26/2011
at 10:36 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING \$10.00 DEED
DOC ST \$155.40

Prepared By:

Keith Watson Title Services, Inc.
208 Ponte Vedra Park Drive, Suite 101
Ponte Vedra Beach, Florida 32082

Record & Return To:
Jason R. Green

File #: 11A266

General Warranty Deed

Made this A.D. By Jason Green a/k/a Jason R. Green a married man and John Arwood, a married man, hereinafter called the grantor, to Jason R. Green and Lisa L. Green, husband and wife with rights of survivorship, whose post office address is: 13075 Lanier Road, Jacksonville, FL 32226 hereinafter called the grantees:

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

Witnesseth, that the grantor, for and in consideration of the sum of Twenty Two Thousand One Hundred Seventy-four and 50/100 dollars, (\$22,174.50) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantees, all that certain land situate in Duval County, Florida, viz:

Lot 15, Block 1, DUVAL CITY, a subdivision according to the plat thereof as recorded in Plat Book 6, Page 9, in the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. Warranty Deed prepared without the benefit or request of a title opinion or title insurance.

Parcel ID Number: 107629-0000

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

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

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

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

Signed, sealed and delivered in our presence:

Cindy Tanner
Witness Printed Name: CINDY TANNER

Jason R. Green (Seal)
Jason Green a/k/a Jason R. Green
Address:

Brittany Plinko
Witness Printed Name: Brittany Plinko

John Arwood (Seal)
John Arwood
Address:

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 22nd day of July, 2011, by Jason Green a/k/a Jason R. Green and John Arwood, who is/are personally known to me or who has produced Driver's license as identification.

Natary Public
Print Name:

My Commission Expires:



DEED Individual Warranty Deed With Non-Homestead Legal on Face
Clerk's Choice

①

October 31, 2013

EXHIBIT A

Property Ownership Affidavit

Date: 3-28-12

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, Dan Griffin 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 Planned Unit Development, submitted to the Jacksonville Planning and Development Department.

[Signature]
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 28th day of March (month), 2012 (year) by Dan Griffin who is personally known to me or has produced _____ as identification.

[Signature]
(Notary Signature)



EXHIBIT A

Property Ownership Affidavit

Date: 10-30-13

City of Jacksonville

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

Re: Ownership Certification

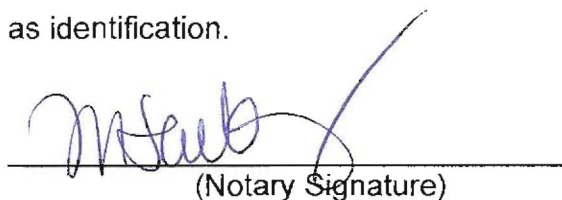
Gentleman:

I, Jason R. Green 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 Rezoning
submitted to the Jacksonville Planning and Development Department.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30 day of
October (month), 2013 (year) by Jason R. Green
who is personally known to me or has produced driver's license
as identification.


(Notary Signature)



MELISSA SEABAUGH
MY COMMISSION # EE 217773
EXPIRES: July 19, 2016
Bonded Thru Budget Notary Services

EXHIBIT A

Property Ownership Affidavit

Date: 10/30/13

City of Jacksonville

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

Re: Ownership Certification

Gentleman:

I, Patty Griffin 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 Rezoning,
submitted to the Jacksonville Planning and Development Department.

Patty Griffin
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30 day of
October (month), 2013 (year) by Patty B Griffin
who is personally known to me or has produced driver's license
as identification.

M Seabaugh
(Notary Signature)



MELISSA SEABAUGH
MY COMMISSION # EE 217773
EXPIRES: July 19, 2016
Bonded Thru Budget Notary Service

EXHIBIT B

Agent Authorization

Date: 10-30-13

City of Jacksonville

City Council / Planning and Development Department

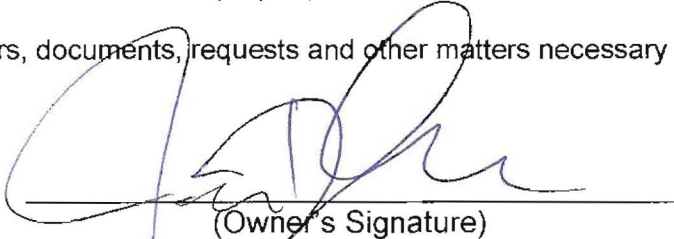
117 West Duval Street, 4th Floor / 214 North Hogan Street, Edward Ball Building, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

13939 Hollings St.

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 Hipps Group Inc. to act as agent to file application(s) for Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30 day of October (month), 2013 (year) by Jason R Green, who is personally known to me or has produced driver's license as identification.


(Notary Signature)



MELISSA SEABAUGH
MY COMMISSION # EE 217773
EXPIRES: July 19, 2016
Bonded Thru Budget Notary Services

EXHIBIT B

Agent Authorization

Date: 10-30-31

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:

Duval Station Landing PUD

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 Hipps Group Inc. to act as agent to file application(s) for Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

Patty B Griffin
(Owner's Signature)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 30 day of October (month), 2013 (year) by Patty B Griffin, who is personally known to me or has produced driver's license as identification.

Melissa Seabaugh
(Notary Signature)



MELISSA SEABAUGH
MY COMMISSION # EE 217773
EXPIRES: July 19, 2016
Bonded Thru Budget Notary Services

Page ____ of ____

EXHIBIT C

Binding Letter

Date: 10-30-13

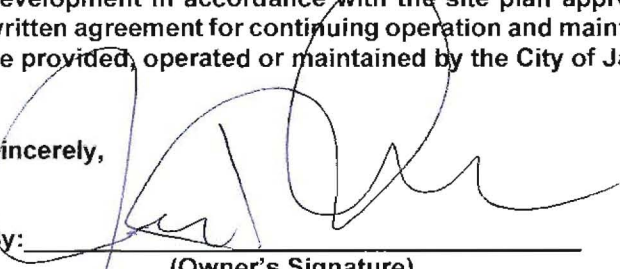
City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: 13939 Hollings St. PUD

Ladies and Gentlemen:

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

Sincerely,

By: 
(Owner's Signature)

Its: OWNER

EXHIBIT C

Binding Letter

Date: 10/30/13

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

Re: Duval Station Landing PUD PUD

Ladies and Gentlemen:

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

Sincerely,

By: 
(Owner's Signature)

Its: President

EXHIBIT D

PUD Written Description

Duval Station Landing
Date: January 16.2014

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land use Category: LDR and MDR
- B. Current Zoning District: RLD -60 and PUD (*previous PUD zoning 2012-335)
- C. Requested Zoning District: PUD
- D. Requested Land Use Category: MDR
- E. Real Estate Parcel Numbers: 107621-0000,106607-0000,107627-0000,107628-0000,107630-0000,107630-0010,107631-0000,107631-0100,107631-0200,107753-0000,107752-0000 and 107631-0050 adding parcel 107629-0000 to previous PUD zoning 2012-335

II. SUMMARY OF THE PUD

Duval Station Landing is a development that meets the permitted uses under the RMD-D (Residential Medium Density) zoning district. The project site has a history of being a mobile home park originally known as Houston's Landing and is located on Duval Station Rd near to Main Street. This Planned Unit Development (PUD) will provide an upgrade from its current use and meet the growing needs for residential options for individuals to live in close proximity to the growing job center hubs for retail, healthcare, business and professional services establishments. The site represents planning that is innovative in its design and smart growth management techniques for in-fill and upgrade for this site.

III. PUD DEVELOPMENT CRITERIA

A. Permitted Uses:

- 1. Single-family dwellings.
- 2. Multiple-family dwellings (RMD-B, RMD-C, and RMD-D Districts only).
- 3. Townhomes, subject to Section 656.414
- 4. Housing for the elderly.
- 5. Essential services, including water, sewer, gas, telephone, radio, television and electric meeting the performance standards and development criteria set forth in Part 4.

6. Churches, including a rectory or similar use, meeting the performance standards and development criteria set forth in Part 4.

B. Permitted Uses by exception.

1. Day care centers meeting the performance standards and development criteria set forth in Part 4.
2. Professional Office structurally integrated with a multi-family use, not exceeding 25% of the structure which it is a part.

C. Accessory Structures:

- (1) Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.
- (2) In connection with multiple-family dwellings, including housing for the elderly, coin-operated laundromats and other vending machine facilities, day care centers, establishments for sale of convenience goods, personal and professional service establishments; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the occupants of these multiple-family dwellings or housing for the elderly and their guests with no signs or other external evidence of the existence of these establishments.
- (3) Personal Storage units for use by tenants only.

D. Limitations on Uses:

None

IV. DESIGN GUIDELINES

A. Lot Requirements: per 656.306

(1) *Minimum lot area:* 6,000 sf

(2) *Minimum lot width:* 60 ft

(3) *Maximum lot coverage:* 48%

(4) *Minimum front yard:* 20 ft

(5) *Minimum side yard:* 10 ft

(6) *Minimum rear yard:* 20 ft

(7) *Maximum height of structures:* 35 ft for 2 apartment buildings located east on the subject project.

(8) Maximum height of structures: 45 ft for 3 apartment buildings located west on the subject project.

B. Ingress, Egress and Circulation:

(1) Parking Requirements. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) Vehicular Access.

- a. Vehicular access to the Property shall be by way of existing access points as shown in the Site Plan. The final location of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) Pedestrian Access.

- a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Signs:

The number, location, size and height of signage to be located upon the property shall be in accordance with the Sign Ordinance of the City of Jacksonville for the CGC zoning district.

(1) Multiple Family:

The northern development is permitted one double sided, externally illuminated monument sign or two single sided externally illuminated monument signs not to exceed 24 square feet in area or 20 feet in height on Duval Station Road.

The southern development is permitted one double sided, externally illuminated monument sign not to exceed 24 square feet in area or 20 feet in height on Duval Station Road or Majestic Court.

D. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

E. Recreation and Open Space:

This PUD will be subject to Part 4 Supplementary Regulations of Chapter 656, City of Jacksonville Zoning Code.

F. Utilities

Electric will be provided by JEA.
Water will be provided by JEA.
Sanitary sewer will be provided by JEA..

G. Wetlands

Wetlands will be permitted according to local, state, and federal requirements.

V. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a preliminary development plan shall be submitted to the City of Jacksonville Planning and Development identifying all the existing and proposed uses within the Property, and showing the general layout of the overall Property.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community.

- A. Is more efficient than would be possible through strict application of the Zoning Code;
- B. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.12: Promote the use of Planned Unit Developments (PUDs) cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- C. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain and increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- D. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 1.1: Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.
- E. Is consistent with the 2030 Comprehensive Plan Future Land Use Element

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.

- F. Is consistent with the 2030 Comprehensive Plan Future Land Use Element Objective 3.4: Where feasible, the City shall encourage all new developments to conform to a compact and connected growth pattern with land use diversity and improved interrelationships among living, working, shopping, education and recreational activities.
- G. Is consistent with the 2030 Comprehensive Plan Future Land Use Element 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.

VII. PUD REVIEW CRITERIA

A. *Consistency with Comprehensive Plan.*

The uses proposed are consistent with the Comprehensive Plan Objectives and Policies above.

B. *Consistency with the Concurrency and Mobility Management System.*

The Property will be developed in accordance with the rules of the City of Jacksonville Concurrency and Mobility Management System Office (CMMSO).

C. *Internal Compatibility/Vehicular Access.*

Vehicular access is provided from Duval Station Road as notes on the site plan.

D. *External Compatibility/Intensity of Development.*

The project description describes the surrounding Zoning designations and will be subject to review by the City of Jacksonville Planning and Development Department.

E. *Recreation/Open Space.*

This PUD will be subject to Part 4 Supplementary Regulations of Chapter 656, City of Jacksonville Zoning Code.

F. *Impact on Wetlands.*

Any impact on wetlands will be permitted in accordance with local, state and federal requirements.

G. Listed Species Regulations.

The property is less than fifty (50) acres. As such, a formal survey of the property is not required by the Planning and Development Department.

H. Off-Street Parking & Loading Requirements.

The site plan provides integrated parking and loading facilities to support the uses.

I. Sidewalks, Trails, and Bikeways.

Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

J. Stormwater Retention.

Retention shall meet the requirements of the City of Jacksonville and all other state or local agencies with jurisdiction including the St. Johns River Water Management District (SJRWMD). Stormwater retention areas may be located on or off-site and may be shared with other parcels provided the stormwater design for the entire PUD meets the standards and requirements of the City of Jacksonville and the SJRWMD. Underground detention vaults may be utilized.

K. Utilities.

Electric power and water and sewer services are available to the site and will be provided for by JEA.

L. Modifications.

Amendments to this approved PUD may be accomplished through an administrative deviation, administrative modification, minor modification, or by filing an application for rezoning as allowed by Section 656.341 of the Zoning Code.

VII. ADDITIONAL DATA

- A. Existing site characteristics: The site is currently vacant.
- B. How the PUD differs from the Zoning Code: The PUD zoning will more appropriately define restrictions on the uses and development so as to more appropriately coexist with the changing uses in the immediate area. This PUD written description eliminates many permitted uses per 656.306.
- C. Schedule indicating phases, commencement/completion dates: The project may be completed in phases. The estimated commencement date is January 2014 and the estimated completion date is January 2015.
- D. Statement of intent for operation: The property owner intends to build 104 apartment units that will have storage units associates with the project.

- E. Operation and Maintenance of property: Applicant plans to retain ownership of the property and will maintain the property at applicant's expense.
- F. Name of developer, Architect, Engineer, Planner:
 - 1. Developer: Dan and Patty Griffin
 - 2. Architect: Michael Penney
 - 3. Engineer: William (Ed) Tully III, P.E.
 - 4. Planner: none at this time
- G. Acreage Table:
 - 1. Gross acreage: 6.24 +/-
 - 2. Number of dwelling units by each type: Current : 0 Proposed: 104
apartments
 - 3. Land use by acreage: Current: LDR- .25 MDR- 6.06 Proposed: MDR 6.25
 - 4. Active recreation: 1.72
 - 5. Passive open space (ponds, conservation, wetlands: .87
 - 6. Public or private right-of-way: 0
 - 7. Land coverage of buildings/structures: 58, 710 sf
- H. Total square footage of non residential buildings: 1.35 acres

EXHIBIT E

PUD Site Plan

OCTOBER 31, 2013

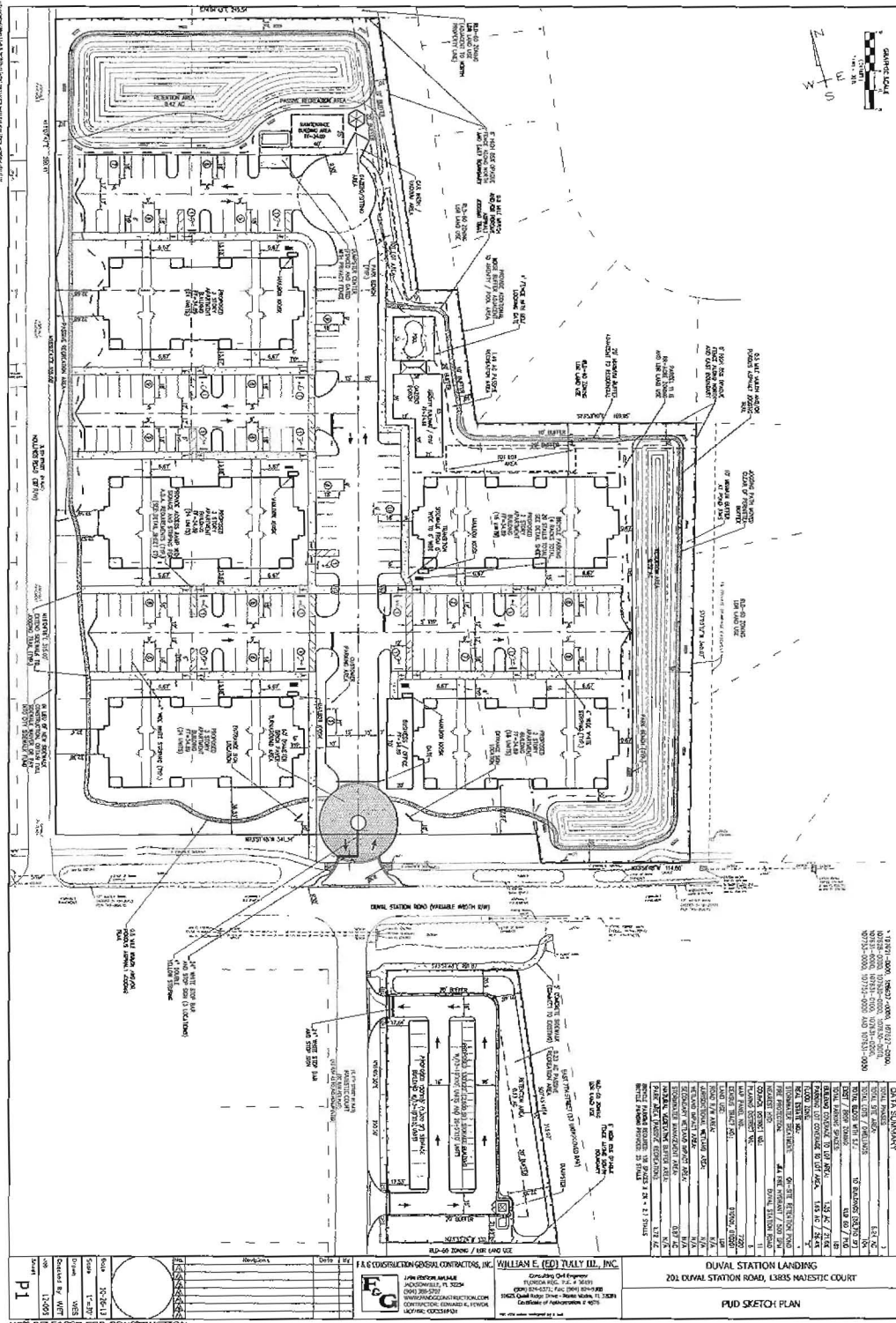


EXHIBIT F

PUD Name

Duval Station PUD

Land Use Table

Total gross acreage	6.24	Acres	100 %
Amount of each different land use by acreage			
Single family	0	Acres	0 %
Total number of dwelling units	0	D.U.	
Multiple family	3.65	Acres	58.5 %
Total number of dwelling units	104	D.U.	
Commercial	0	Acres	0 %
Industrial	0	Acres	0 %
Other land use	0	Acres	0 %
Active recreation and/or open space	1.72	Acres	27.5 %
Passive open space	0.87	Acres	14 %
Public and private right-of-way	0	Acres	0 %
Maximum coverage of buildings and structures	58710	Sq. Ft.	21.5 %

03/31/2006 at 11:12 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$10.00 DEED DOC ST \$2 00

Prepared By and Return To:
DHI Title of Florida, Inc.
9454 W. Phillips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-080100050-028

Property Appraiser's Parcel I.D. (folio) Number(s)
107631-0050

Tax Map ID: 107631-0050

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 28th day of March, 2006, by David See and Joyce See Husband and Wife, (hereinafter referred to as "Grantor"), and whose address is 13938 Hollings Street, Jacksonville, FL 32218, to First Coast Land Development, Inc., whose address is P O Box 37068, Jacksonville, FL 32236-7068, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

Lot 19, Block 1, Duval City, according to the plat thereof, recorded in Plat Book 6, Page 9, of the current records of Duval County, Florida.

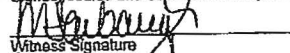
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

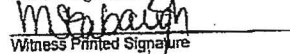
TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

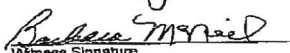
AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

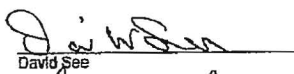
Signed, sealed and delivered in our presence:

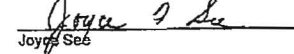

Witness Signature


Witness Printed Signature


Witness Signature


Witness Printed Signature


David See


Joyce See

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn before me this 28th day of March, 2006, by David See and Joyce See, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.

Notary Public
My Commission Expires:
(SEAL)



MELISSA SEABRAUGH
MY COMMISSION #0036786
EXPIRES: July 19, 2008
Solely Your Right Notary Services

07/19/2006 at 11:16 AM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$18.50 DEED DOC ST \$17.00

Prepared By and Return To:
DHI Title of Florida, Inc.
9454 W. Philips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-060100011-026

Property Appraiser's Parcel I.D. (folio) Number(s)

Tax Map ID:

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 14th day of July, 2006, by Tony R. Houston, a married man, (hereinafter referred to as "Grantor"), and whose address is 731 Duval Station Rd. Ste 107-147, Jacksonville, FL 32218, to First Coast Land Development, Inc., whose address is PO Box 37068, Jacksonville, FL 32236, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

See Exhibit "A" Attached Hereto and Incorporated Herein for Legal Description

Grantor Certifies That He is Conveying Property NOT As Homestead


TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

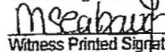
TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

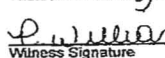
AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

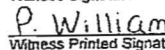
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Signature


Witness Printed Signature


Witness Signature



Witness Printed Signature


Tony R. Houston

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn before me this 14th day of July, 2006, by Tony Houston, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.


Notary Public

My Commission Expires:
(SEAL)



HELISSA SEABAUGH
BY COMMISSION # 0033703
EXPIRES: July 19, 2009
Elected This Notary Public

EXHIBIT A

Parcel 10:

Lot 18, Block 1, DUVAL CITY, according to plat thereof recorded in Plat Book 6, page 9, of the current public records of Duval County, Florida. (Parcel ID #107631-0000)

Parcel 11:

That certain tract or parcel of land, being a portion of Section 3, of a Subdivision of the JOHN BROWARD GRANT, Section 37, Township 1 North, Range 27 East, Duval County, Florida, being more particularly described as: beginning at the intersection of the Easterly boundary of East 7th Street as shown on plat of Duval City recorded in Plat Book 6, page 9, of the current public records of said County with the Northerly right-of-way line of Duval Station Road (a 100 foot right-of-way); thence South 73°34'50" East along the Northerly right-of-way line of said Duval Station Road, 118 feet; thence North 17°20'10 East, 320 feet; thence North 73°34'50" West parallel to the Northerly right-of-way line of said Duval Station Road, 169.96 feet to the Easterly boundary of said East 7th Street as shown on said Plat of Duval City (a 30 foot right-of-way); thence South 08°05'30" West along the Easterly boundary of said East 7th Street, 323.37 feet to the point of beginning. (Parcel ID #106607-0000)

Parcel 13:

Lot B, (except the West 40 feet thereof), Block 1, DUVAL CITY, according to plat thereof recorded in Plat Book 6, page 9, of the current public records of Duval County, Florida (Parcel ID #107631-0100)

10/24/2006 at 12:09 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$10.00 DEED DOC ST \$3 00

Prepared By and Return To:
DHI Title of Florida, Inc.
9454 W. Phillips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-050102218-026

Property Appraiser's Parcel I.D. (folio) Number(s)
107631-0200/107630-0000

Tax Map ID:

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 11th day of October, 2006, by Larry K. Jones, a single man, (hereinafter referred to as "Grantor"), and whose address is 225 S. River Drive, Jacksonville, FL 32208, to First Coast Land Development, Inc., whose address is P. O. Box 37068, Jacksonville, FL 32236-7068, (hereinafter referred to as "Grantee").

WITNESSETH:

10.00
350.00

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

Lot 16 and 20, Block 1, Duval City, according to the plat thereof, recorded in Plat Book 6, Page 9, of the current public records of Duval County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

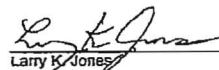
Signed, sealed and delivered in our presence:


Witness Signature


Witness Printed Signature


Witness Signature

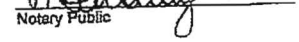

Witness Printed Signature


Larry K. Jones

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn before me this 11th day of October, 2006, by Larry K. Jones, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.


Notary Public

My Commission Expires:

(SEAL)



MELISSA SEABAUGH
MY COMMISSION # 0033768
EXPIRES: July 19, 2008
Equalized Title Equal Opportunity Services

12/19/2008 at 02:07 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$10.00 DEED DOC ST \$94 90

Prepared by, record and return to:
Sandra M. Ralston, Esq.
Milne, Buckingham & Ralston, P.A.
4565 Lexington Avenue
Jacksonville, Florida 32210

WARRANTY DEED

This Warranty Deed is made this December 15, 2008 by and between DAVID L. O'QUINN and BARBARA J. O'QUINN, his wife, whose post office address is 117 Skyway Court, Lyman, South Carolina 29365, Grantors, and FIRST COAST LAND DEVELOPMENT INC., a Florida corporation, the post office address of which is P.O. Box 37068, Jacksonville, Florida 32236-7068, Grantee:

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

WITNESSETH, that the Grantors, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Duval County, Florida, viz:

Lots 13, 14, 21 and 22, Block 1, DUVAL CITY, according to plat recorded in Plat Book 6, Page 9, of the Public Records of Duval County, Florida

Parcel Identification Nos.: 107627-0000 and 107628-0000

Subject to covenants, restrictions, easements of record and taxes for the current year.

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

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

And the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2008.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Sandra M. Ralston
Name: Sandra M. Ralston

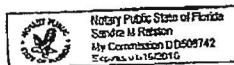
David L. O'Quinn
David L. O'Quinn

Barbara J. O'Quinn
Name: Barbara J. O'Quinn

Barbara J. O'Quinn
Barbara J. O'Quinn

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to, subscribed, and acknowledged before me on December 15, 2008 by David L. O'Quinn and Barbara J. O'Quinn, his wife, who are personally known to me or produced Plg O/L as identification.



Sandra M. Ralston
Print Name:
Notary Public, State of Florida at Large
My Commission Expires:

05/11/2006 at 12:22 PM, JIM FULLER CLERK CIRCUIT COURT DUVAL COUNTY RECORDING
\$10.00 DEED DOC ST \$10.00

Prepared By and Return To:
DHI Title of Florida, Inc.
9454 W. Phillips Highway, Suite #1
Jacksonville, Florida 32256

File No. 121-060100103-026

Property Appraiser's Parcel I.D. (folio) Number(s)

Tax Map ID: 107621-000/107621-0010

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED made and entered into this 18th day of April, 2006, by Sherman P. Rozier and Eloise Rozier Husband and Wife, (hereinafter referred to as "Grantor"), and whose address is 13917 Holling Street, Jacksonville, FL 32218, to First Coast Land Development, Inc., whose address is P. O. Box 37058, Jacksonville, FL 32236, (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto said Grantee all that certain real property and the improvements thereon (hereinafter collectively referred to as "the Real Property") in County of Duval, Florida, more particularly described as follows:

Lot A, West 40 feet of Lot B, Lot 17, Block 1, Duval City, according to the plat thereof, recorded in Plat Book 6, Page 9, of the current public records of Duval County, Florida.

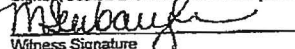
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

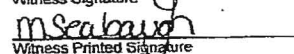
TO HAVE AND TO HOLD the same unto Grantee in Fee Simple, forever.

AND Grantor hereby covenants with Grantee: (1) that Grantor is lawfully seized of the Real Property in Fee Simple; (2) that Grantor has good right and lawful authority to sell and convey the Real Property; (3) that Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons whomsoever; and (4) that the Real Property is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

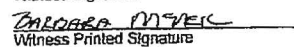
IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first above written.

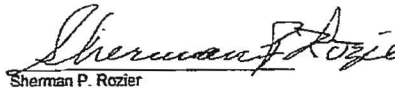
Signed, sealed and delivered in our presence:

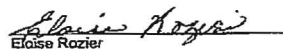

Witness Signature


Witness Printed Signature


Witness Signature


Witness Printed Signature

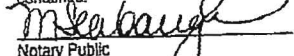

Sherman P. Rozier


Eloise Rozier

STATE OF Florida

COUNTY OF Duval

The foregoing instrument was sworn before me this 18th day of April, 2006, by Sherman P. Rozier and Eloise Rozier, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for purposes therein contained.


Notary Public

My Commission Expires:



MELISSA SEABORN
JAY COMMISSION # 0033768
EXPIRES: July 19, 2008
Florida Title Endorsement Services

Prepared By:

Keith Watson Title Services, Inc.
208 Ponte Vedra Park Drive, Suite 101
Ponte Vedra Beach, Florida 32082

Record & Return To:
Jason R. Green

File #: 11A266

General Warranty Deed

Made this A.D. By Jason Green a/k/a Jason R. Green a married man and John Arwood, a married man, hereinafter called the grantor, to Jason R. Green and Lisa L. Green, husband and wife with rights of survivorship, whose post office address is: 13075 Lanier Road, Jacksonville, FL 32226 hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Twenty Two Thousand One Hundred Seventy-four and 50/100dollars, (\$22,174.50) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

Lot 15, Block 1, DUVAL CITY, a subdivision according to the plat thereof as recorded in Plat Book 6, Page 9, in the Public Records of Duval County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon. Warranty Deed prepared without the benefit or request of a title opinion or title insurance.

Parcel ID Number: 107629-0000

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2011.

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

Signed, sealed and delivered in our presence:

Cindy Tanner
Witness Printed Name CINDY TANNER

Brittany Pilinko
Witness Printed Name Brittany Pilinko

Jason Green a/k/a Jason R. Green (Seal)
Address:

John Arwood (Seal)
Address:

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 22nd day of July, 2011, by Jason Green a/k/a Jason R. Green and John Arwood, who is/are personally known to me or who has produced Driver's license as identification

Cindy Tanner
Notary Public
Print Name:

My Commission Expires:



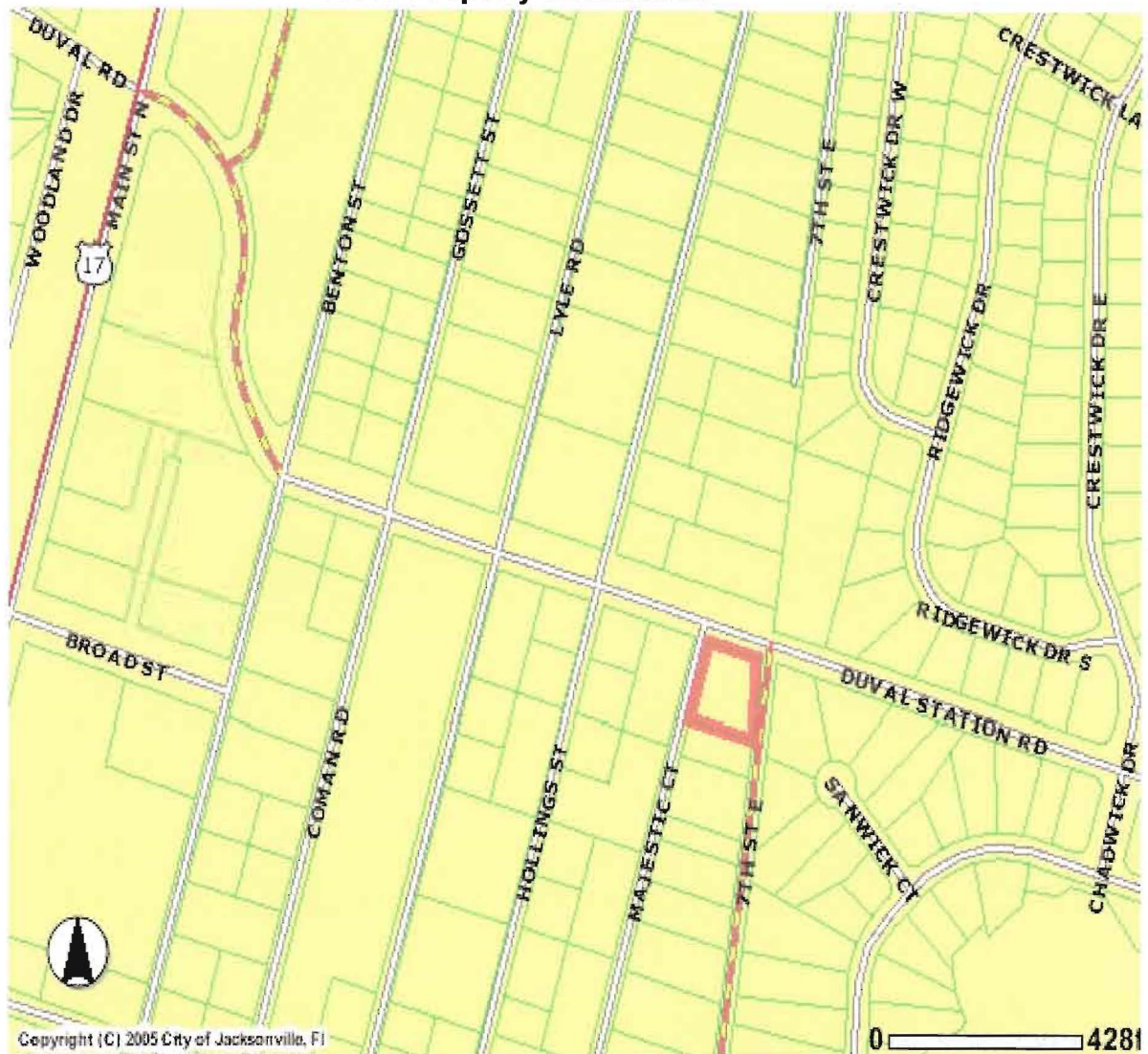
①

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions	Flo Zon
107631 0000	FIRST COAST LAND DEVELOPMENT INC	162 DUVAL STATION RD JACKSONVILLE 32218	100	0.6	1385700241	7220	6-9 37-1N-27E .599 DUVAL CITY LOT 18 BLK 1,	NA

JAXGIS Property Information



RE #	Name	Address	Transaction Price	Acres	Book-Page	Map Panel	Legal Descriptions
107752 0000	FIRST COAST LAND DEVELOPMENT INC	200 DUVAL STATION RD JACKSONVILLE 32218	130000	0.46	1340002151	7220	6-9 DUVAL CITY LOT 1,N1/2 LOT 2 BLK 1

CURRENT PLANNING DIVISION



Date: 22 January 2014

To: Folks Huxford, Chief

From: Bruce Lewis, City Planner Supervisor

RE: Duval Station PUD

Verification of consistency with Section 656.341(c)(2)(i) PUD Site Plan Requirements

The Site Plan, dated October 31, 2013 satisfies the requirements of 656.341(c)(2)(i) when considered in conjunction with the PUD Written Description. The few items of required information that have not been depicted on the Site Plan may be excused for good cause because the Written Description details the development standards, setbacks, lot coverage, building height, and buffer standards which will prevent adverse impacts to surrounding properties and future residents of the development.

(A) The existing site characteristics including any significant variations of elevations, water course(s), unique natural features, and natural vegetation.

A review of the aerial photograph reveals the site is undeveloped. As the intended use will be multi-family dwellings which will require extensive grading and clearing, a description of the natural features is not required. There are no significant variations in elevations or natural features.

(B) The location of all land uses by acreage, density including the number of dwelling units, intensity, and/or non-residential floor area of such uses. A legend including the following applicable information shall be provided as part of the site plan(s) in accordance with the following format:

The information above is contained in Exhibit F.

(C) The existing and proposed vehicular circulation system, pedestrian circulation system and points of ingress and egress to the development, including rights-of-way and paving widths. In addition, all existing and proposed rights-of-way, driveways and median openings (if any) within 660 feet of the proposed development.

The Site Plan does show points of ingress and egress and the circulation system. There are no medians within 660 feet of the site.

PLANNING AND DEVELOPMENT DEPARTMENT

(D) *Site plan(s), map(s), drawing(s), traffic studies and/or other studies and reports, as may be by the Department.*

Not applicable.