

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2014-0144 TO**  
**PLANNED UNIT DEVELOPMENT**  
**MARCH 27, 2013**

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 **2014-0144** to Planned Unit Development.

***Location:*** Southwest Quadrant of J. Turner Butler Boulevard and  
A.C. Skinner Parkway  
Between J. Turner Butler Boulevard and Southbrook Drive

***Real Estate Number:*** 147983 0030 and 147982 8950

***Current Zoning District:*** Commercial Office (CO)  
Commercial Community General -1 (CCG-1)

***Proposed Zoning District:*** Planned Unit Development (PUD)

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Southeast, District 3

***City Council District:*** The Honorable Don Redman, District 4

***Applicant/Agent:*** T.R. Hainline, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Boulevard, Suite 1500  
Jacksonville, Florida 32206

***Owners:*** James H. Efstathion  
Southwest Quadrant Joint Venture  
3121 Venture Place, Suite 1  
Jacksonville, Florida 32257

Jeffrey H. Beck  
SWQ Holdings, Inc. and Southeast Properties, Inc.  
433 Plaza Real, Suite 275  
Boca Raton, Florida 33432

**Staff Recommendation:**

**APPROVE WITH CONDITIONS**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2014-0144** seeks to rezone approximately 15.00± acres of land from CO and CCG-1 to PUD. The rezoning to PUD is being sought for the purpose of developing a multi-family residential community with a maximum of 300 dwelling units. The development will include recreational facilities for the exclusive use of the residents and their guests. Amenities may include but are not limited to walking paths, swimming pool, health or exercise facility, sales office and conference center, and park or open space. There are no commercial uses or any uses by exception proposed.

The property is currently undeveloped, and is part of a larger development under unified ownership of approximately 65.39 acres all located within the CGC functional land use category. The development of the project for 15.0 acres of multi-family residential, together with the other residential uses within the CGC land use category in the larger property will not exceed 80% of the development in accordance with the Comprehensive Plan.

### **CRITERIA FOR REVIEW**

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

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

Yes. The Planning and Development Department finds that the subject property is located in the Community/ General Commercial (CGC) 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. The CGC functional land use category permits commercial developments which include business and professional offices, fast food establishments, small department stores, auto repair and sale, and similar other types of commercial developments. Additionally, the CGC functional land use category permits residential uses that are not the sole use and shall not exceed 80 percent of a development. The City views the parcels and existing developed parcels located within the development, and also governed by a common Fair Share Contract and Amendment, as being a part of a larger unified single development. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

Yes. The 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 following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC).

This proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan including the following 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 1.1.10 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 1.1.20 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.

Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential

areas.

Therefore, proposed rezoning to Planned Unit Development, as conditioned, is consistent with the 2030 Comprehensive Plan, and further the following goals, objectives and policies contained therein.

*(2) Consistency with the Concurrency and Mobility Management System*

Pursuant to the provisions of Chapter 655 *Concurrency and Mobility Management System* of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency Management System Office (CMSO) prior to development approvals. The Fair Share number is # 29753. City Development number # 5797 has been reserved through Concurrency. It reserves 557 apartments, 112,000 enclosed square feet of office and 305,000 enclosed square feet of retail. The agent/owner will need to file for a companion CCAS / CRC application as the project moves forward.

*(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 that may include a pool, playground or play areas. A minimum of one-hundred fifty (150) square feet will be provided per unit.

The use of existing and proposed landscaping:

The project will be required to meet the minimal standards set forth in Section 656, Part 12, provided that uncomplimentary buffer may overlap with building setbacks and accessory structures may be located within the required uncomplimentary buffer.

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.

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 A.C. Skinner Parkway. Internal traffic circulation consists of walks along the driveways lined with parking. Cross access will be encouraged between adjacent parcels and/or out parcels. The Applicant proposes that prior to verification of substantial compliance, the location and design of all access points will be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The Development Services Division (see attached memorandum dated March 10, 2014) recommends specific access management and transportation improvements. These comments include:

- 1. There shall be one (1) access permitted from AC Skinner Parkway and it shall align with existing Sunset Marina Drive.**
- 2. Access driveway shall meet Land Development Procedures Manual and Section 1215 of the Landscape Code of maximum 36' in width without landscaped island or 48' with 8' landscaped island.**
- 3. Driveway shall provide one (1) entering and (2) exiting lanes at AC Skinner Parkway.**
- 4. Signs, fences, walls and landscaping shall be located so that the horizontal line of sight is clear. Use FDOT Index 546.**
- 5. Gate/guardhouse shall be located so that adequate queuing is provided onsite prior to gates.**
- 6. Provide public turn around prior to gate.**

The variety and design of dwelling types:

According to the site plan, there are a total of nine residential buildings proposed along with a clubhouse and accessory garage structures. There will be a variety of unit sizes; one bedroom, two bedrooms, and three bedrooms.

Signage:

The applicant proposes one double-faced or two single-faced illuminated monument style identification signs not to exceed 60 square feet in area per sign face and eight feet in height at the entrance of the development. There will be one double-sided or two single-sided illuminate monument identification signs not to exceed 100 square feet in area per sign face and thirty five (35) feet in height on the J. Turner Butler Boulevard frontage. The Applicant will be required to follow Part 13 of the Code for multi-family residential development signage requirements. The standard Code sets a limit to the size and area of monument style signage in RMD Zoned Districts to 24 square feet in area and 20 feet in height. Staff recommends the monument style sign be no greater than 30 square feet in area per sign face and a maximum height of 8 square feet, as proposed.

*(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 largely surrounded by large tracts of undeveloped land located along a major roadway, A.C. Skinner Parkway. The areas directly adjacent to Southside Boulevard south of the J.T.B Boulevard Expressway are characterized predominantly by master planned apartment complexes, professional offices, business parks, and commercial office headquarters. Apartment or commercial 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	CGC	CCG-1	J.T.B. Blvd
East	CGC	PUD (2012-166-E)	Multi-family, Lost Lake Apartments
South	RPI	CRO	Multi-family, Summer Key Condominiums
West	CGC	CCG-1	Undeveloped

*(6) Intensity of Development*

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 several apartment building “types” of varying but similar footprint size.

The amount and type of protection provided for the safety, habitability and privacy of land uses both internal and external to the proposed PUD:

Each residential building will be setback a minimum of 15 feet from the property periphery boundaries, and there will be no less than 15 feet between residential buildings meeting “end to end”, and not less than twenty five feet between residential buildings meeting “face to end”. The height of the buildings will be limited to sixty (60) feet.

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 is required to provide 150 square feet of active recreation space per unit. A minimum of 1 acre of recreational area will be provided onsite and may include walking paths, swimming pool, cabana/clubhouse, health/exercise facility, and similar uses.

*(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 site is required to be developed in accordance with Part 6 of the Zoning Code. Parking will be provided at a minimum of 1.75 spaces per one (1) bedroom, two (2) spaces per two (2) bedroom, and 2.25 spaces per three (3) bedroom dwelling unit. Up to 30% of the total parking spaces may be compact spaces.

*(11) Sidewalks, trails, and bikeways*

The project will contain an internal and external pedestrian system that meets the 2030 Comprehensive Plan.

### **SUPPLEMENTAL INFORMATION**

Upon visual inspection of the subject property on March 18, 2014, the required Notice of Public Hearing sign was posted.



*Source: City of Jacksonville Planning and Development Department  
Date: March 18, 2014*

### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning **2014-144** be **APPROVED** with the following conditions:

- 1) The subject property is legally described in the original legal description dated October 2, 2013.
- 2) The subject property shall be developed in accordance with the revised written description dated February 17, 2014.
- 3) The subject property shall be developed in accordance with the original site plan dated January 30, 2014.



- 4) The subject property shall be developed in accordance with the Development Services Division Memorandum dated March 10, 2014 or as otherwise approved by the Planning and Development Department.
- 5) The one monument parcel identification sign at the entrance shall not exceed thirty (30) square feet in area per sign face.
- 6) A second access driveway may be added to the PUD by Minor Modification.



**View of the subject property, currently undeveloped.**

*Source: City of Jacksonville Planning and Development Department  
Date: March 18, 2014*



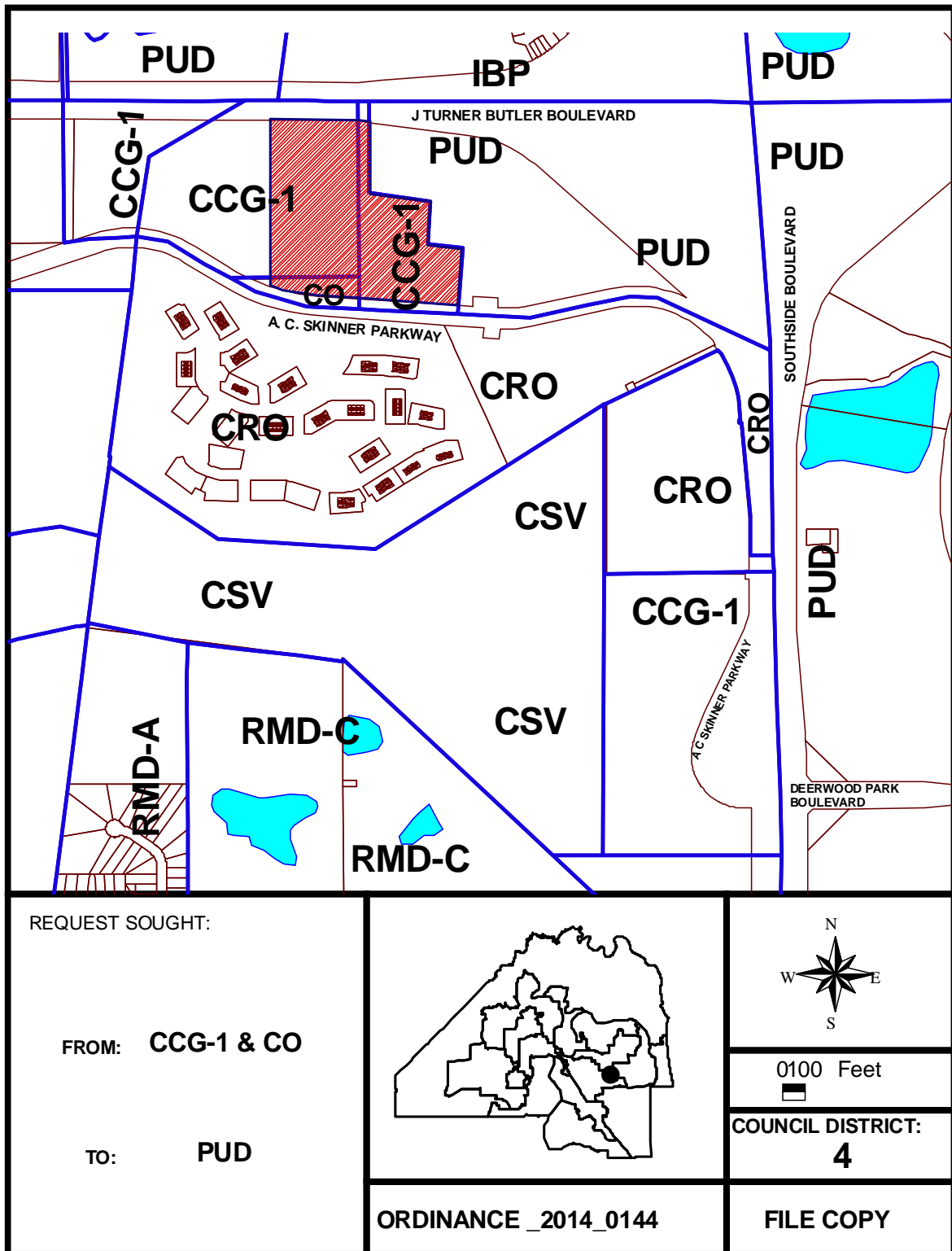
**Summer's Key Condos south of the subject property.**

*Source: City of Jacksonville Planning and Development Department*  
*Date: March 18, 2014*



**Lost Lake Apartments east of the property.**

*Source: City of Jacksonville Planning and Development Department*  
*Date: March 18, 2014*





March 10, 2014

## MEMORANDUM

TO: Aaron Glick, City Planner II  
Planning and Development Department

FROM: Lisa King  
Traffic Technician Senior

Subject: **AC Skinner Parkway Apartments PUD  
R-2014-144**

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

1. There shall be one (1) access permitted from AC Skinner Pkwy and it shall align with existing Sunset Marina Drive.
2. Access driveway shall meet Land Development Procedures Manual and Section 1215 of the Landscape Code of maximum 36' in width without landscaped island or 48' with 8' landscaped island.
3. Driveway shall provide one (1) entering and (2) exiting lanes at AC Skinner Parkway.
4. Signs, fences, walls and landscaping shall be located so that the horizontal line of sight is clear. Use FDOT Index 546.
5. Gate/guardhouse shall be located so that adequate queuing is provided onsite prior to gates.
6. Provide public turn around prior to gate.

**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.

R-2014-144 AC Skinner Parkway Apartments PUD

PLANNING AND DEVELOPMENT

## Application For Rezoning To PUD

### Planning and Development Department Info

Ordinance # N/A Staff Sign-Off/Date AAG / N/A

Filing Date N/A Number of Signs to Post 4

#### Hearing Dates:

1st City Council N/A Planning Commission N/A

Land Use & Zoning N/A 2nd City Council N/A

Neighborhood Association BAYMEADOWS COMMUNITY COUNCIL, INC.

Neighborhood Action Plan/Corridor Study NONE

### Application Info

Tracking # 535

Application Status FILED COMPLETE

Date Started 12/19/2013

Date Submitted 12/23/2013

### General Information On Applicant

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
HAINLINE	T.R.	
<b>Company Name</b>		
ROGERS TOWERS, P.A.		
<b>Mailing Address</b>		
1301 RIVEPLACE BOULEVARD, SUITE 1500		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32207
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9043465531	9043960663	THAINLINE@RTLAW.COM

### General Information On Owner(s)

☐ Check to fill first Owner with Applicant Info

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
EFSTATHION	JAMES	H
<b>Company/Trust Name</b>		
SOUTHWEST QUADRANT JOINT VENTURE		
<b>Mailing Address</b>		
3121 VENTURE PLACE, SUITE 1		
<b>City</b>	<b>State</b>	<b>Zip Code</b>
JACKSONVILLE	FL	32257
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9042602500	9042682416	SIGADEV@AOL.COM

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
BECK	JEFFREY	H
<b>Company/Trust Name</b>		
SWQ HOLDINGS, INC.		

**Mailing Address**

433 PLAZA REAL, SUITE 275

<b>City</b>	<b>State</b>	<b>Zip Code</b>
BOCA RATON	FL	33432
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9042602500	9042682416	SIGADEV@AOL.COM

<b>Last Name</b>	<b>First Name</b>	<b>Middle Name</b>
BECK	JEFFREY	H

**Company/Trust Name**  
SOUTHEAST PROPERTIES, INC.

**Mailing Address**  
433 PLAZA REAL, SUITE 275

<b>City</b>	<b>State</b>	<b>Zip Code</b>
BOCA RATON	FL	33432
<b>Phone</b>	<b>Fax</b>	<b>Email</b>
9042602500	9042682416	SIGADEV@AOL.COM

### Property Information

Previous Zoning Application Filed For Site? ☐

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	147982 8950	4	3	CCG-1	PUD
Map	147983 0030	4	3	CCG-1	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  
CGC

Total Land Area (Nearest 1/100th of an Acre) 15.00

Development Number

Proposed PUD Name A.C. SKINNER PARKWAY APARTMENT COMMUNITY PUD

### Justification For Rezoning Application

SEE EXHIBIT "D" ATTACHED.

## Location Of Property

### General Location

ON A.C. SKINNER PARKWAY, SOUTHWEST CORNER OF BUTLER BOULEVARD & SOUTHSID

House #	Street Name, Type and Direction	Zip Code
0	A C SKINNER PY	

### Between Streets

BUTLER BOULEVARD and SOUTHBROOK DRIVE

## Required Attachments For Formal, Complete application

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

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

## Supplemental Information

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

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

## Public Hearings And Posting Of Signs

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

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

### Application Certification

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

☒ Agreed to and submitted

### Filing Fee Information

- 1) Rezoning Application's General Base Fee: \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof
- 15.00 Acres @ \$10.00 /acre: \$150.00
- 3) Plus Notification Costs Per Addressee
- Notifications @ \$7.00 /each:
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):

**NOTE: Advertising Costs To Be Billed to Owner/Agent**



## **EXHIBIT "D"**

### **A.C. Skinner Parkway Apartment Community PUD**

#### **Written Description**

**Revised February 17, 2014**

#### **I. SUMMARY DESCRIPTION OF THE PROPERTY**

- A.** Current Land Use Category: CGC
- B.** Current Zoning District: CCG-1 & CO
- C.** Requested Zoning District: PUD
- D.** Real Estate Number: portions of 147983-0030 and 147982-8950

#### **II. SUMMARY AND PURPOSE OF THE PUD/COMPREHENSIVE PLAN CONSISTENCY**

The Applicant proposes to rezone a total of approximately fifteen (15) ± acres of property (the "Property") from Commercial Community/General-1 (CCG-1) and Commercial Office (CO) to Planned Unit Development (PUD). The Property is located on the north side of A.C. Skinner Parkway, in the southwest quadrant of the intersection of J. Turner Butler Boulevard and Southside Boulevard as shown on Exhibit "K", and is undeveloped. The Property is more particularly described in the legal description attached as Exhibit "1" to this application. A conceptual site plan of the proposed development is attached as Exhibit "E" to this application (the "Site Plan").

The purpose of this rezoning is to add multifamily residential uses and related multifamily development criteria to permit a maximum of three hundred (300) multifamily dwelling units. The residential development will include recreational facilities for the exclusive use of the residents and their guests.

The Property is located in the Community-General Commercial (CGC) land use category of the 2030 Comprehensive Plan and in the Urban Area. Pursuant to the 2030 Comprehensive Plan, "Residential uses [in CGC] shall not be the sole use and shall not exceed 80 percent of a development."

The Property is part of a larger property which, for many years, has been under unified ownership and has been permitted by the City as a single development. In 2003, the City approved (in Ordinance 2003-449-A) a Fair Share Assessment Contract with the property owners of the larger property, including the Property (the "Fair Share Contract"). A copy of the Master Development Plan for the larger property is attached hereto as Exhibit D-1. In 2011 (in Ordinance 2010-839-E), the City approved a Fair Share Amendment Contract between the same parties (the "Amendment"). Parcels within the larger property, including the Property, also share

infrastructure (roadway access, stormwater facilities, wetland permitting and mitigation). Additionally, the development of the larger parcel is permitted as a single development under permits with the St. Johns River Water Management District.

Thus, pursuant to the Fair Share Contract, Amendment, and the common infrastructure and permitting, the larger property is a single “development” and has been treated as such in the more than ten years of history of permitting on the larger property.

The larger property contains approximately 65.39 acres which are located within the CGC land use category. The development of the Property (15 acres) for multifamily residential uses, together with other residential uses within the CGC land use category in the larger property (Lost Lake/17.34 acres)(for a total of 32.34 acres), will not exceed 80 percent of the development (32.34 acres/65.39 acres = 49.46%) in accordance with the 2030 Comprehensive Plan.

### III. SITE SPECIFICS

The Property currently is vacant. Surrounding land use designations, zoning districts, and existing uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC, RPI	CRO, CO	Multi-family residential, vacant
East	CGC	PUD	Multi-family
North	CGC, BP, RPI	PUD, IBP, CCG-1	Office park, vacant
West	CGC	CCG-1	Vacant

### IV. PUD DEVELOPMENT CRITERIA

#### A. Description of Uses and Development Criteria

1. *Permitted uses.* A maximum of 300 multi-family residential apartments and/or condominiums, related support uses and amenities which may include but are not limited to walking path(s), swimming pool, cabana/clubhouse, health/exercise facility, business/conference center, sales office, and similar uses; park/open space; essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code; and home occupations meeting the performance standards and development criteria set forth in Part 4 of the Zoning Code. Cellular towers, communication antennas and communication towers as described in Part 15 of the Zoning Code are permitted.

2. *Permitted accessory uses and structures.* Accessory uses and structures are allowed as permitted in Section 656.403 of the Zoning Code; provided, however, that the yard and setback restrictions of Section 656.403(a) do not apply to such uses and structures. In addition, accessory uses and structures may be located within any required uncomplimentary buffer.
3. *Minimum lot requirement (width and area).* None.
4. *Maximum lot coverage by all buildings.* Fifty (50%) percent.
5. *Minimum Yard Requirements and Building Setbacks.* Each residential building shall be a minimum of fifteen (15) feet from the Property boundaries. Encroachments by sidewalks, driveways, parking, signage, utility structures, retention ponds, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks. There shall be not less than fifteen (15) feet between residential buildings meeting “end to end,” and not less than twenty-five (25) feet between residential buildings meeting “face to end.”
6. *Maximum height of structure.* Sixty (60) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

**B. Overall Development Criteria.**

1. *Access.* As shown on the Site Plan, access to the Property will be available via A.C. Skinner Parkway.

Interior access roads will be privately owned and maintained by the owner and/or an owners' association and/or a management company and may be gated. The location and design of all access points and interior access roads is conceptual and the final location and design of all access points and interior access roads is subject to the review and approval of the City Traffic Engineer and the City Planning and Development Department.

2. *Pedestrian Circulation.* External sidewalks exist along A.C. Skinner Parkway. The location of all internal pedestrian circulation connecting the sidewalk on A.C. Skinner Parkway to internal parking, etc., shall be subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

3. *Recreational/Open Space.* Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit; accordingly, the proposed 300 units requires approximately 1.0 acre of recreational/open space. A minimum of one (1) acre of recreational/open space will be provided, which may include walking path(s), swimming pool, cabana/clubhouse, health/exercise facility, and similar uses.
4. *Parking and Loading Requirements.* Parking will be provided at a minimum of 1.75 spaces per one (1) bedroom, two (2) spaces per two (2) bedroom, and 2.25 spaces per three (3) bedroom dwelling unit. Up to thirty percent (30%) of the parking spaces may be compact spaces.
5. *Signage.* There will be one double-faced or two single-faced illuminated monument parcel identification sign(s), not to exceed sixty (60) square feet in area per sign face and eight (8) feet in height, at the entrance to the development. In the event the Property is subdivided, each residential subdivision shall be entitled to such a sign. There will be one double-faced or two single-faced illuminated monument identification sign(s), not to exceed one hundred (100) square feet in area per sign face and thirty-five (35) feet in height, on the J. Turner Butler Boulevard frontage. In the event the Property is subdivided, each residential subdivision shall be entitled to such a sign. Real estate signs, directional signs and construction signs in compliance with Part 13 of the Zoning Code are permitted. Temporary signs for models units are also permitted.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary to the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

6. *Landscaping/fencing.* Landscaping will be provided in accordance with the requirements set forth in Part 12 of the Zoning Code; provided, however, that any required uncomplimentary buffer may overlap with the building setbacks. In addition, accessory structures may be located within any required uncomplimentary buffer. The landscaped areas will allow for the inclusion of native or ornamental vegetation, trees, and shrubs, fencing and irrigation.

7. *Architectural Design.* Buildings (including roof types and facades), structures and signage will be constructed and painted with materials which are aesthetically compatible internally within the Property.  
  
Dumpsters, propane tanks, and similar appurtenances in each parcel shall be kept behind substantially opaque enclosures composed of the same material and painted the same color as the structures located on the parcel, such that the dumpster, propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.
8. *Lighting.* Lighting within the PUD shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on adjacent uses.
9. *Stormwater Retention.* Stormwater facilities will be provided in accordance with all applicable regulations.
10. *Utilities.* Electric utility, water and sewer services will be provided by the JEA.
11. *Maintenance of Common Areas and Infrastructure.* The common areas and infrastructure will be maintained by the owner and/or an owners' association and/or a management company. A separate plat may be filed for the private drives, common areas, and stormwater retention/detention areas.
12. *Phasing.* Development of the Property may be phased and/or subdivided into separate developments. Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of buildings within the PUD prior to the recordation of the plat(s), if any.
13. *Temporary Uses.* Temporary sales and leasing office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as necessary.
14. *Modifications.* Amendments to this approved PUD district may be accomplished by administrative modification, minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

15. *Miscellaneous.* Silviculture and/or bona fide commercial agricultural uses may continue on the Property until build-out.
16. *Florida Aquifer.* Development within the PUD shall comply with Section 752.104, Ordinance Code, as applicable.
17. *Utilities.* Electric power, water and sewer will be provided by JEA.
18. *PUD Site Plan.* The configuration of the development as depicted on the PUD Site Plan is conceptual, and revisions to the PUD Site Plan, including access points, internal circulation, stormwater ponds, and other subdivision infrastructure, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.
19. *Pre-application conference.* A pre-application conference were held regarding this application on October 29, 2013, and January 10, 2014.
20. *Justification for the PUD Rezoning.* As described above, the A.C. Skinner Parkway Apartment Community PUD is being requested to permit the development of a multi-family community which, given the history of permitting for the larger parcel of which the Property is a part, is consistent with the CGC land use category. The PUD provides for flexibility in the site design that could otherwise not be accomplished through conventional zoning. The PUD design results in minimal impact to environmentally sensitive lands and ensures consistency with the surrounding zoning and existing uses.
21. *PUD/Difference from Usual Application of the Zoning Code.* The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to this Written Narrative and the Conceptual Site Plan; it provides for a mix of residential uses with non-residential uses with a common scheme of development which are consistent and compatible with each other; it provides for site-specific access requirements; and, it provides for site-specific signage requirements.
22. *Permissible Uses by Exception.* There are no permissible uses by exception.
23. *Continued Operation of Common Areas.* Regarding the intent for the continued operation and maintenance of those areas and functions and facilities which are not to be provided, operated, or maintained by the City

of Jacksonville or other public entity: it is the Applicant's intent for the Applicant or successor developer to operate and maintain these matters initially and, ultimately, for an owners' association to operate and maintain these matters in perpetuity.

24. *Approximate Dates of Phases.* Regarding phasing, construction of the horizontal improvements on the Property shall be initiated in approximately 2014-15 and be completed approximately in 2015-16. Construction of the multi-family residential units will be initiated when the market dictates and will be completed as the market dictates.

25. *Names of Development Team.*

Developer: Eckstein Investments, LLC.

Planners and Engineers: Kimley-Horn and Associates, LLC.

Architects: Not known at this time.

26. *Land Use Table.* A Land Use Table is attached hereto as Exhibit "F."

## V. PUD REVIEW CRITERIA

- A. **Consistency with Comprehensive Plan:** The Property is located within the CGC - Urban Area land use category according to the Future Land Use Map of the 2030 Comprehensive Plan, which permits multifamily residential development at a gross density of up to forty (40) units per acre along with a variety of non-residential uses. The PUD permits a maximum of three hundred (300) units on approximately fifteen (15) ± and therefore is consistent with the density prescribed in the Comprehensive Plan.

As described above, pursuant to the Fair Share Contract, Amendment, and the common infrastructure and permitting, the larger property of which the Property is a part is a single "development" and has been treated as such in the more than ten years of history of permitting on the larger property. The larger property contains approximately 65.39 acres which are located within the CGC land use category. The development of the Property for multifamily residential uses, together with other residential uses within the CGC land use category in the larger property, will not exceed 80 percent of the development.

The proposed development is consistent with the following objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan, among others: 1.1.12, 1.1.13, 1.1.20, 1.1.22, 1.1.25, 1.2.4, 1.2.9, 3.1.6, and 3.1.11.

- B. Roadways / Consistency with the Concurrency Management System:** Mobility Fee Calculation Certificates and CCASs or CRCs have been filed or will be filed for the proposed developments within the PUD.
- C. Allocation of Residential Land Use:** This proposed development will not exceed the projected holding capacity reflected in Table L-20 of the Future Land Use Element of the 2030 Comprehensive Plan.
- D. Internal Compatibility:** The Site Plan attached as Exhibit "E" addresses access and circulation within the site. Access to the site will be available from A.C. Skinner Parkway and may be gated. Internal access will be provided by driveways or approved private roads. The PUD contains special provisions for signage, landscaping, sidewalks, parking, and other issues relating to the common areas and vehicular and pedestrian traffic. Architectural design guidelines within the PUD provide that buildings, structures and signage within the Property are constructed and painted with materials which are aesthetically compatible and that dumpsters or similar appurtenances are screened from view from surrounding roadways and adjacent properties. Final engineering plans will be subject to review and approval of the City Traffic Engineer.
- E. External Compatibility / Intensity of Development:** The proposed development is consistent and comparable to the planned and permitted development in the area. The surrounding land use categories include CGC, BP and RPI. The Property is located in the southwest quadrant of the J. Turner Butler Boulevard/Southside Boulevard Interchange. The Property is located in a developed area with a mix of multi-family residential, commercial and office uses. The proposed PUD includes specific design and site planning features complementary to the surrounding uses and general character of the area. Therefore, the proposed PUD is compatible in both intensity and density with the surrounding zoning districts and property uses.
- F. Usable Open Spaces, Plazas, Recreation Areas:** Pursuant to the Comprehensive Plan, recreational/open space is required to be provided at a minimum of one hundred fifty (150) square feet per residential unit; accordingly, the proposed 300 units would require approximately 1.0 acres of recreational/open space. A minimum of one (1) acre of recreational/open space will be provided on the Property, to include recreation areas, walking path(s) and clubhouse and related amenities.



- G. Impact on Wetlands:** Any development impacting wetlands will be permitted pursuant to local, state and federal permitting requirements.
- H. Off-Street Parking & Loading Requirements:** Parking will be provided on the Property at a minimum of 1.75 spaces per one (1) bedroom, two (2) spaces per two (2) bedroom, and 2.25 spaces per three (3) bedroom dwelling unit. Up to thirty percent (30%) of the parking spaces may be compact spaces.
- I. Pedestrian Circulation System:** External sidewalks exist along A.C. Skinner Parkway. Internal sidewalks will be provided along one side of the interior access roads. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department.

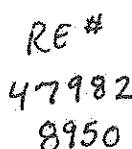
**EXHIBIT "F"**  
**Revised February 17, 2014**

**LAND USE TABLE**

Total Gross Acreage	15.0 Acres	100% *
Amount of Residential Land Use	13.0 Acres	90% *
Number of Dwelling Units	300 D.U.	N/A
Total Amount of Active Recreation and/or Open Space	1.0 Acres (Min.)	5.0% (Min.)
Total Amount of Passive Open Space	1.0 Acres (Min.)	5.0% (Min.)
Amount of Public and Private Right-of-Way	0 Acres	0%
Maximum Coverage of Buildings and Structures at Ground Level	50%	50%

\* Please see Section II of Written Description for a discussion of percentage of uses in the CGC land use category.

A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6818, PAGE 2334, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8527, PAGE 669, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

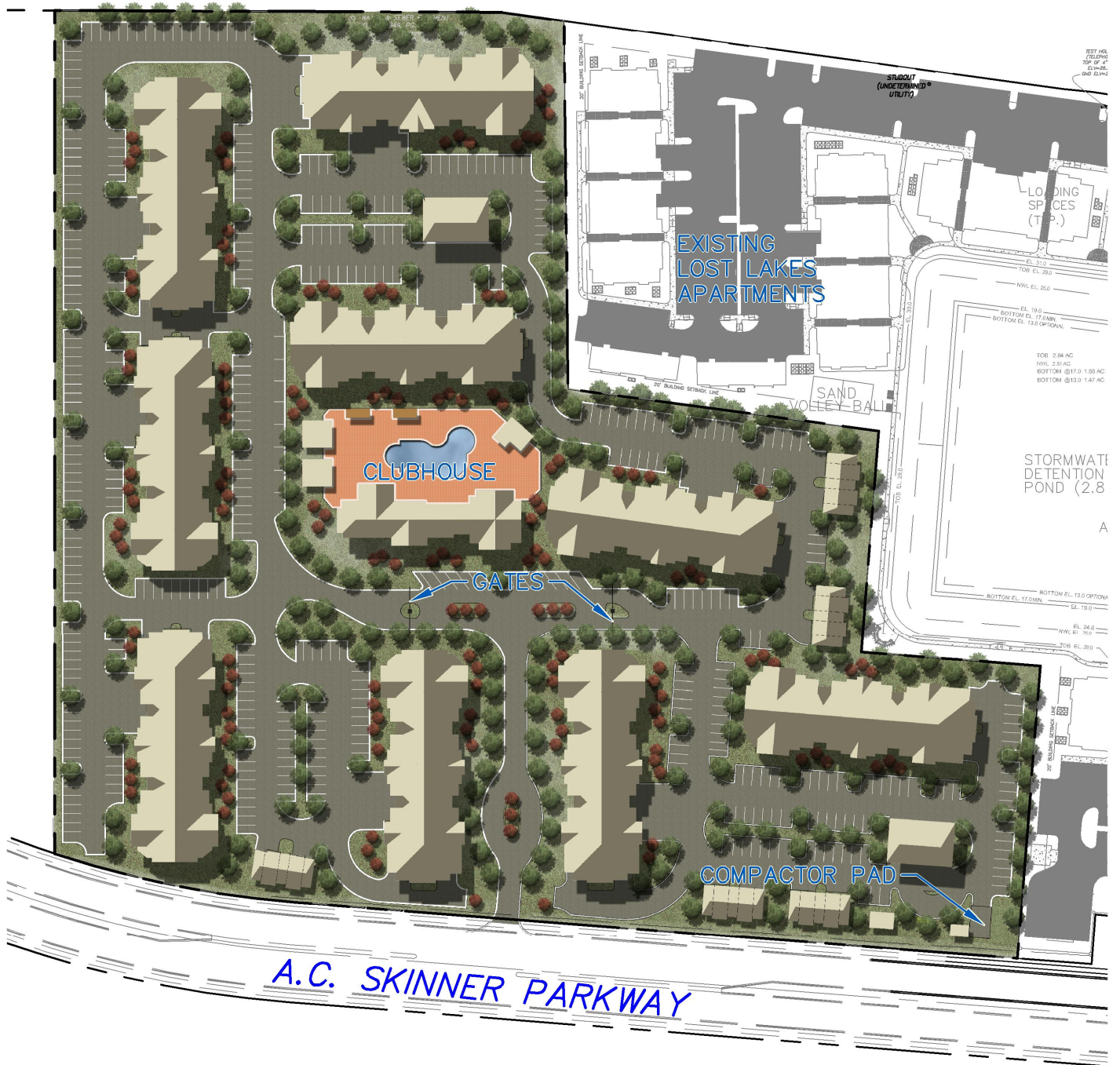


**NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 13 AS BEING NORTH 00°37'41" WEST.

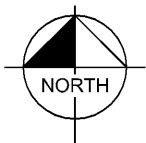
ORDER NO: 13-103.01 FILE NO: 122A-22.03C DRAWN BY: DMS CAD FILE: I:\Survey\RM\apro\SWQ\Sketches\SWQ 15Ac Apartment Parcel.dwg

# J. TURNER BUTLER BOULEVARD



SITE DATA TABLE

Total Gross Acreage	15.0 Acres	100%
Amount of Residential Land Use	15.0 Acres	100%
Number of Dwelling Units	300 D.U.	N/A
Active Recreation and/or Open Space	1.0 Acres (Min.)	5.0% (Min.)
Passive Open Space	1.0 Acres (Min.)	5.0% (Min.)
Amount of Public and Private Right-of-Way	0 Acres	0%
Maximum Coverage of Buildings and Structures at Ground Level	N/A	N/A



0 150  
SCALE IN FEET

Site Plan



Kimley-Horn  
and Associates, Inc.

EXHIBIT E on File  
Page 1 of 1

**EXHIBIT B**

**AGENT AUTHORIZATION**

Date: December 23, 2013

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

**Re: Agent Authorization for the following site location:  
A.C. Skinner Parkway Property**

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agent to file application(s) for SOUTHWEST QUADRANT JOINT VENTURE and SWQ HOLDINGS, INC. 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.

**SOUTHWEST QUADRANT JOINT VENTURE**

\_\_\_\_\_  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

SWQ HOLDINGS, INC.

Jeffrey H. Beck  
By: Jeffrey H. Beck

Its: President

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Jeffrey H. Beck, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_ day of \_\_\_\_\_, 2013.

Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

See attached  
Susan W. Marrow, Notary Public

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1–6 below)  
☐ See Statement Below (Lines 1–6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_  
2 \_\_\_\_\_  
3 \_\_\_\_\_  
4 \_\_\_\_\_  
5 \_\_\_\_\_  
6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 23 day of Dec., 2013.

by

(1) Jeffrey H. Beck

Name of Signer

proved to me on the basis of satisfactory evidence  
to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_

Name of Signer

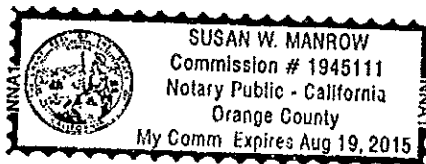
proved to me on the basis of satisfactory evidence  
to be the person who appeared before me.)

Signature

Susan W. Manrow

Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable  
to persons relying on the document and could prevent fraudulent removal  
and reattachment of this form to another document.*

**Further Description of Any Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER #1**

Top of thumb here

**RIGHT THUMBPRINT  
OF SIGNER #2**

Top of thumb here

EXHIBIT B

AGENT AUTHORIZATION

Date: December 19, 2013

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

Re: Agent Authorization for the following site location:  
A.C. Skinner Parkway Property

To Whom It May Concern:

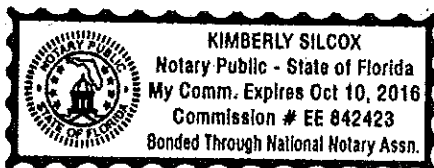
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agent to file application(s) for SOUTHWEST QUADRANT JOINT VENTURE and SWQ HOLDINGS, INC. for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

SOUTHWEST QUADRANT JOINT VENTURE

James H. Efstathion  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a FL Drivers License, this 19<sup>th</sup> day of DECEMBER, 2013.



Kimberly Silcox  
Print Name: KIMBERLY SILCOX  
Notary Public, State and County aforesaid FL/DUVAL  
Serial number: EE842423  
My commission expires: OCT 10, 2016



## **EXHIBIT C**

### **Binding Letter**

December 23, 2013

City of Jacksonville  
Planning and Development Department  
Jacksonville, FL 32202

Re: A.C. Skinner Parkway Property

To whom it may concern:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind their successors in title to the 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.

**SOUTHWEST QUADRANT JOINT VENTURE**

\_\_\_\_\_  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

SWQ HOLDINGS, INC.

*Jeffrey H. Beck*  
By: Jeffrey H. Beck  
Its: President

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Jeffrey H. Beck, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

*See attached*  
Susan W. Manrow, Notary Public

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_  
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 6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 23 day of Dec., 2013  
Date Month Year

by (1) Jeffrey H. Beck  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me.)

Signature Susan W. Manrow  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable  
 to persons relying on the document and could prevent fraudulent removal  
 and reattachment of this form to another document.*

### Further Description of Any Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

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 OF SIGNER #1  
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RIGHT THUMBPRINT  
 OF SIGNER #1  
 Top of thumb here

**EXHIBIT C**

**Binding Letter**

December 19, 2013

City of Jacksonville  
Planning and Development Department  
Jacksonville, FL 32202

Re: A.C. Skinner Parkway Property

To whom it may concern:

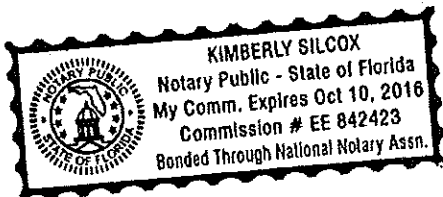
You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind their successors in title to the development in accordance with (a) the site plan and the written description 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.

SOUTHWEST QUADRANT JOINT VENTURE

James H. Efstathion  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a FL Drivers License, this 19 day of DEC, 2013.



Kimberly Silcox  
Print Name: KIMBERLY SILCOX  
Notary Public, State and County aforesaid FL/DUVAL  
Serial number: EE 842423  
My commission expires: OCT 10, 2016

# EXHIBIT A

## Property Ownership Affidavit

Date: December 23, 2013

### City of Jacksonville

City Council/Planning and Development Department

117 West Duval Street, 4<sup>th</sup> Floor/128 East Forsyth Street, Florida Theater Building, Suite 700  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

We, the undersigned, hereby certify that we are the Owners of the property described in the attached legal description, Exhibit 1, in connection with filing a PUD rezoning application, submitted to the Jacksonville Planning and Development Department.

SOUTHWEST QUADRANT JOINT VENTURE

\_\_\_\_\_  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

SWQ HOLDINGS, INC.

*Jeffrey H. Beck*  
By: Jeffrey H. Beck  
Its: President

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Jeffrey H. Beck, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

*see attached*  
Susan W. Manrow, Notary Public

Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

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☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

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 6 \_\_\_\_\_

Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 23 day of Dec., 2013

by (1) Jeffrey H. Beck  
 Name of Signer

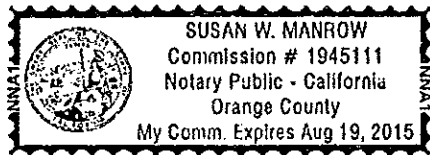
proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_  
 Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me.)

Signature Susan W. Manrow  
 Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable  
 to persons relying on the document and could prevent fraudulent removal  
 and reattachment of this form to another document.*

### Further Description of Any Attached Document

Title or Type of Document: Property Ownership

Affidavit Document Date: 12-23-13 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT THUMBPRINT  
 OF SIGNER #1  
 Top of thumb here

RIGHT THUMBPRINT  
 OF SIGNER #2  
 Top of thumb here

EXHIBIT

A

**Property Ownership Affidavit**

Date: December 19, 2013

**City of Jacksonville**

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

Re: Ownership Certification

Gentleman:

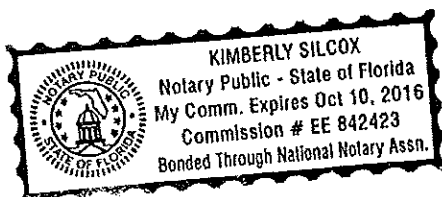
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SOUTHWEST QUADRANT JOINT VENTURE

James H. Efstathion  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a FLDL Drivers License, this 19 day of DEC, 2013.



Kimberly Silcox  
Print Name: KIMBERLY SILCOX  
Notary Public, State and County aforesaid FL / DUVAL  
Serial number: EE842423  
My commission expires: OCT 10, 2016



EXHIBIT A

**Property Ownership Affidavit**

Date: December 19, 2013

**City of Jacksonville**

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

Re: Ownership Certification

Gentleman:

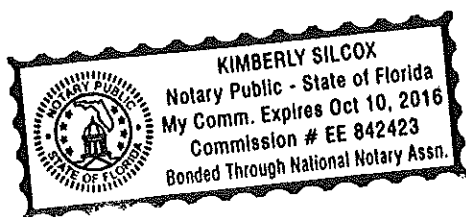
We, the undersigned, hereby certify that we are the Owners of the property described in the attached legal description, **Exhibit 1**, in connection with filing a PUD rezoning application, submitted to the Jacksonville Planning and Development Department.

**SOUTHWEST QUADRANT JOINT VENTURE**

  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a FLDL Drivers License, this 19 day of DEC, 2013.



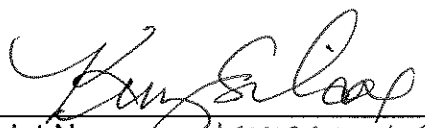
  
Print Name: KIMBERLY SILCOX  
Notary Public, State and County aforesaid FL / DUVAL  
Serial number: EE842423  
My commission expires: OCT 10, 2016

EXHIBIT A

**Property Ownership Affidavit**

Date: December 23, 2013

**City of Jacksonville**

City Council/Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor/128 East Forsyth Street, Florida Theater Building, Suite 700  
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Its: Venturer

State of Florida  
County of Duval

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\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

SWQ HOLDINGS, INC.

  
By: Jeffrey H. Beck  
Its: President

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Jeffrey H. Beck, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

  
Susan W. Manrow, Notary Public

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☐ See Attached Document (Notary to cross out lines 1-6 below)  
☒ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

1 \_\_\_\_\_  
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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 23 day of Dec, 2013,  
Date Month Year

by  
 (1) Jeffrey H. Beck,  
Name of Signer

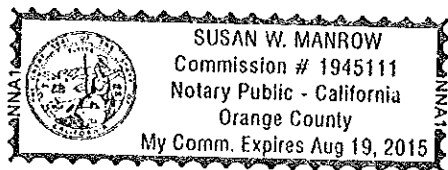
proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_,  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me.)

Signature Susan W. Manrow  
Signature of Notary Public



Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable  
 to persons relying on the document and could prevent fraudulent removal  
 and reattachment of this form to another document.*

### Further Description of Any Attached Document

Title or Type of Document: Property Ownership  
Affidavit  
 Document Date: 12-23-13 Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here

SOUTHEAST PROPERTIES, INC.

Jeffrey H. Beck  
By: Jeffrey H. Beck  
Its: President

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Jeffrey H. Beck, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

See attached  
Susan W. Manrow, Notary Public

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 23 day of Dec., 2013,  
Date Month Year

by (1) Jeffrey H. Beck,  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_,  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me.)

Signature Susan W. Manrow  
Signature of Notary Public



Place Notary Seal Above

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Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**RIGHT THUMBPRINT  
OF SIGNER #1**  
 Top of thumb here

**RIGHT THUMBPRINT  
OF SIGNER #2**  
 Top of thumb here

EXHIBIT B

AGENT AUTHORIZATION

Date: December 19, 2013

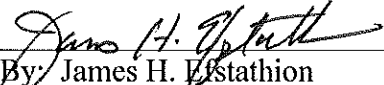
City of Jacksonville  
City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:  
A.C. Skinner Parkway Property

To Whom It May Concern:

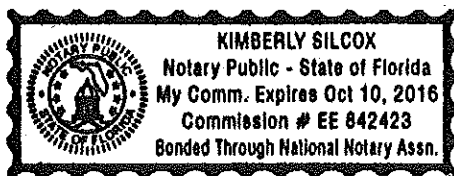
You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agent to file application(s) for SOUTHWEST QUADRANT JOINT VENTURE and SWQ HOLDINGS, INC. for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.


SOUTHWEST QUADRANT JOINT VENTURE

  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a FL Drivers License, this 19<sup>th</sup> day of DECEMBER, 2013.



  
Print Name: KIMBERLY SILCOX  
Notary Public, State and County aforesaid FL/DUVAL  
Serial number: EE842423  
My commission expires: OCT 10, 2016

SWO HOLDINGS, INC.

*Jeffrey H. Beck*  
By: Jeffrey H. Beck  
Its: President

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Jeffrey H. Beck, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

*see attached*  
Susan W. Manrow, Notary Public



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Signature of Document Signer No. 1

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State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 23 day of Dec, 2013  
Date Month Year

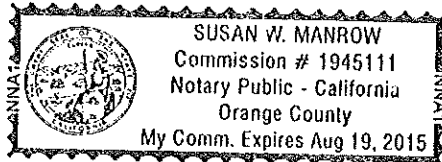
by (1) Jeffrey H. Beck  
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_  
Name of Signer

proved to me on the basis of satisfactory evidence to be the person who appeared before me.)



Place Notary Seal Above

Signature Susan W. Manrow  
Signature of Notary Public

## OPTIONAL

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### Further Description of Any Attached Document

Title or Type of Document: Agent Authorization

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here

EXHIBIT B

AGENT AUTHORIZATION

Date: December 23, 2013

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

**Re: Agent Authorization for the following site location:  
A.C. Skinner Parkway Property**

To Whom It May Concern:

You are hereby advised that the undersigned is the owner of the property described in **Exhibit 1** attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agent to file application(s) for SOUTHWEST QUADRANT JOINT VENTURE, SWQ HOLDINGS, INC. and SOUTHEAST PROPERTIES, INC. 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.

SOUTHWEST QUADRANT JOINT VENTURE

\_\_\_\_\_  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

SOUTHEAST PROPERTIES, INC.

Jeffrey H. Beck, President  
By: Jeffrey H. Beck  
Its: President

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Jeffrey H. Beck, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

See attached  
Susan W. Manrow, Notary Public

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Signature of Document Signer No. 2 (if any)

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 23 day of Dec., 2013.  
Date Month Year

by

(1) Jeffrey H. Beck  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (.)

(and

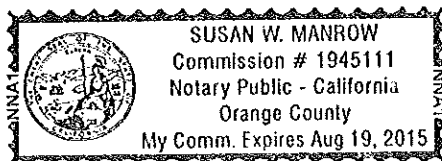
(2) \_\_\_\_\_  
Name of Signer

proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me.)

Signature

Susan W. Manrow  
Signature of Notary Public

Place Notary Seal Above



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RIGHT THUMBPRINT  
 OF SIGNER #2  
 Top of thumb here

EXHIBIT C

**Binding Letter**

December 19, 2013

City of Jacksonville  
Planning and Development Department  
Jacksonville, FL 32202

Re: A.C. Skinner Parkway Property

To whom it may concern:

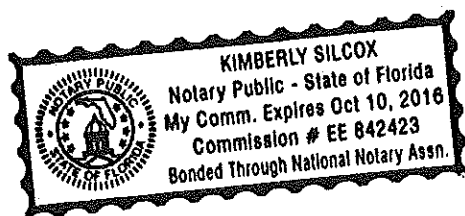
You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind their successors in title to the development in accordance with (a) the site plan and the written description 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.

SOUTHWEST QUADRANT JOINT VENTURE

James H. Efstathion  
By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by James H. Efstathion, who is personally known to me or who produced a FL Drivers License, this 19 day of DEC, 2013.



Kimberly Silcox  
Print Name: KIMBERLY SILCOX  
Notary Public, State and County aforesaid FL/DUVAL  
Serial number: EE 842423  
My commission expires: Oct 10, 2016

**EXHIBIT C**

**Binding Letter**

December 23, 2013

City of Jacksonville  
Planning and Development Department  
Jacksonville, FL 32202

Re: A.C. Skinner Parkway Property

To whom it may concern:

You are hereby advised that the undersigned, owner of the property, being more particularly described in the PUD document attached hereto and by reference made a part hereof, hereby agrees to bind their successors in title to the 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.

**SOUTHWEST QUADRANT JOINT VENTURE**

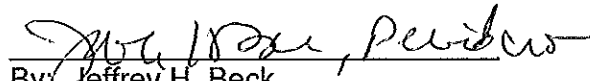
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By: James H. Efstathion  
Its: Venturer

State of Florida  
County of Duval

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\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
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By: Jeffrey H. Beck  
Its: President

State of Florida  
County of Duval

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\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
Serial number: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

  
Susan W. Marrow, Notary Public

# CALIFORNIA JURAT WITH AFFIANT STATEMENT

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Signature of Document Signer No. 1

Signature of Document Signer No. 2 (if any)

State of California

County of Orange

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Date Month Year

by (1) Jeffrey H. Beck,  
Name of Signer

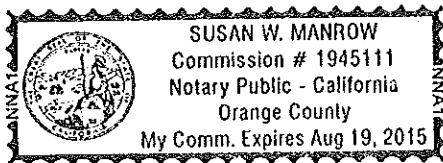
proved to me on the basis of satisfactory evidence  
 to be the person who appeared before me (.) (.)

(and

(2) \_\_\_\_\_,  
Name of Signer

proved to me on the basis of satisfactory evidence  
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Signature Susan W. Manrow  
Signature of Notary Public



Place Notary Seal Above

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RIGHT THUMBPRINT  
 OF SIGNER #1  
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RIGHT THUMBPRINT  
 OF SIGNER #2  
 Top of thumb here



SOUTHEAST PROPERTIES, INC.

Jeffrey H. Beck, President  
By: Jeffrey H. Beck  
Its: President

State of Florida  
County of Duval

Sworn to and subscribed before me, a Notary Public, by Jeffrey H. Beck, who is personally known to me or who produced a \_\_\_\_\_ Drivers License, this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Print Name: \_\_\_\_\_  
Notary Public, State and County aforesaid  
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Susan W. Manrow, Notary Public

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County of Orange

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Date Month Year

by Jeffrey H. Beck,  
(1) Name of Signer

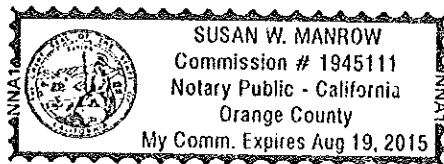
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Signature Susan W. Manrow  
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Signer(s) Other Than Named Above: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER #1  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER #2  
Top of thumb here



EXHIBIT A

**Parcel One:** A portion of fractional Section 4, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows: For a point of beginning, commence at the intersection of the line dividing said Section 14 and Section 56, Township and Range aforementioned with the southerly right-of-way line of J. Turner Butler Boulevard and run easterly along said southerly right-of-way line a distance of 770 feet more or less to the intersection of said right-of-way line with the easterly boundary line of said Section 14; run thence southerly along said easterly boundary line a distance of 800 feet to a point; run thence westerly and parallel to the centerline of the aforementioned J. Turner Butler Boulevard a distance of 1160 feet more or less to a point on the westerly boundary line of said Section 14; run thence northerly along said westerly boundary line a distance of 630 feet more or less to an angle point in said section line; run thence northeasterly along said boundary line a distance of 350 feet more or less to the point of beginning, the land described contains approximately 20 acres.

**Parcel Two:** An undivided one-half interest in the following described real property: all of Sections 13 and 14, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, lying South and West of (i) the southerly right of way line of J. Turner Butler Boulevard, and (ii) the westerly right of way line of Southside Boulevard, LESS AND EXCEPT that portion thereof conveyed herein as Parcel One hereinabove and LESS AND EXCEPT those portions thereof heretofore conveyed by GL National, Inc. to the grantees designated below by deeds recorded in the public records of Duval County, Florida under the indicated recording references:

Grantee	O.R. Volume	Page
1. Fletcher Land Corporation	5785	2253
2. F & S Partnership	5801	1720
3. Health Quest Realty XXII	5844	890
4. The Episcopal Church in the Diocese of Florida, Inc.	5935	2148
5. Greenbriar Ltd.	5987	657
6(a) Southside Utilities, Inc.	6013	2067
6(b) Southside Utilities, Inc.	6013	2071
7. Fletcher Land Corporation	6078	1628

000878

FILED AND RECORDED  
IN PUBLIC RECORDS  
OFFICE OF THE CLERK  
DUVAL COUNTY, FLA.

JAN 10 26 AM '90

RECORDED  
*Henry W. Lord*  
CLERK OF CIRCUIT COURT

This instrument prepared by or under the supervision of (and after recording should be returned to):

Name: Robert R. McDonald, Esq.  
Address: Greenberg, Traurig, Hoffman, Lipoff, Rosen & Quentel, P.A.  
101 E. College Ave.  
P.O. Drawer 1838  
Tallahassee, FL 32302  
(904)222-6891

Bk: 8527  
Pg: 669  
Doc# 97011401  
Filed & Recorded  
01/17/97  
02:27:53 P.M.  
HENRY W. COOK  
CLERK CIRCUIT COURT  
DUVAL COUNTY, FL  
REC. \$ 6.00  
DEED \$3,500.00

(Space reserved for Clerk of Court)

### STATUTORY WARRANTY DEED

THIS INDENTURE, made this 26th day of December, 1996, between SWQ Holdings, Inc., the address of which is 200 South Biscayne Boulevard, Suite 900, Miami, Florida 33131, Grantor(s), and Southeast Properties, Inc., the address of which is 200 South Biscayne Boulevard, Suite 900, Miami, Florida 33131-2321, the tax identification number of which is 59-1260640, Grantee;

### WITNESSETH

That the said Grantor, for and in consideration of the sum of ten dollars and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land, to wit:

A portion of fractional Section 14, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, more particularly described as follows: For a point of beginning, commence at the intersection of the line dividing said Section 14 and Section 56, Township and Range aforementioned with the southerly right-of-way line of J. Turner Butler Boulevard and run easterly along said southerly right-of-way line a distance of 770 feet more or less to the intersection of said right-of-way line with the easterly boundary line of said Section 14; run thence southerly along said easterly boundary line a distance of 800 feet to a point; run thence westerly and parallel to the centerline of the aforementioned J. Turner Butler Boulevard a distance of 1160 feet more or less to a point on the westerly boundary line of said Section 14; run thence northerly along said westerly boundary line a distance of 630 feet more or less to an angle point in said section line; run thence northeasterly along said boundary line a distance of 350 feet more or less to the point of beginning.

Real Estate Parcel No: 147983-0030

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except for reservations, restrictions, and easements of record and for taxes accruing subsequent to December 31, 1996.

Witness our hand and seal the date first above written.

Signed, sealed and delivered  
in the presence of:

Sandra E. Cerda  
Print Witness Name: Sandra E. Cerda

Judith A. DeMay  
Print Witness Name: Judith A. DeMay

SWQ Holdings, Inc.

William A. Brandt, Jr.  
By: William A. Brandt, Jr.  
President

STATE OF ILLINOIS  
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 23 day of December, 1996, by William A. Brandt, as President of SWQ Holdings, Inc., a Florida corporation, on behalf of said corporation. He [ ] is personally known to me or [ ] produced \_\_\_\_\_ as identification.

### NOTARY PUBLIC

Judith A. DeMay  
Name: Judith A. DeMay  
Commission Number: 245597  
My Commission Expires: 7/30/99  
(Seal)

swq/seprop/wd



D3522D

D3522D

October 2, 2013  
SWQ

Work Order No. 13-103.01  
File No. 122A-22.03C

### 15 Acre Apartment Parcel

A portion of Sections 13 and 14, Township 3 South, Range 27 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 6818, page 2334, together with a portion of those lands described and recorded in Official Records Book 8527, page 669, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 13; thence North 00°37'41" West, along the Westerly line of said Section 13, a distance of 4344.36 feet to its intersection with the Northerly right of way line of A. C. Skinner Parkway, a variable width right of way as presently established, and the Point of Beginning.

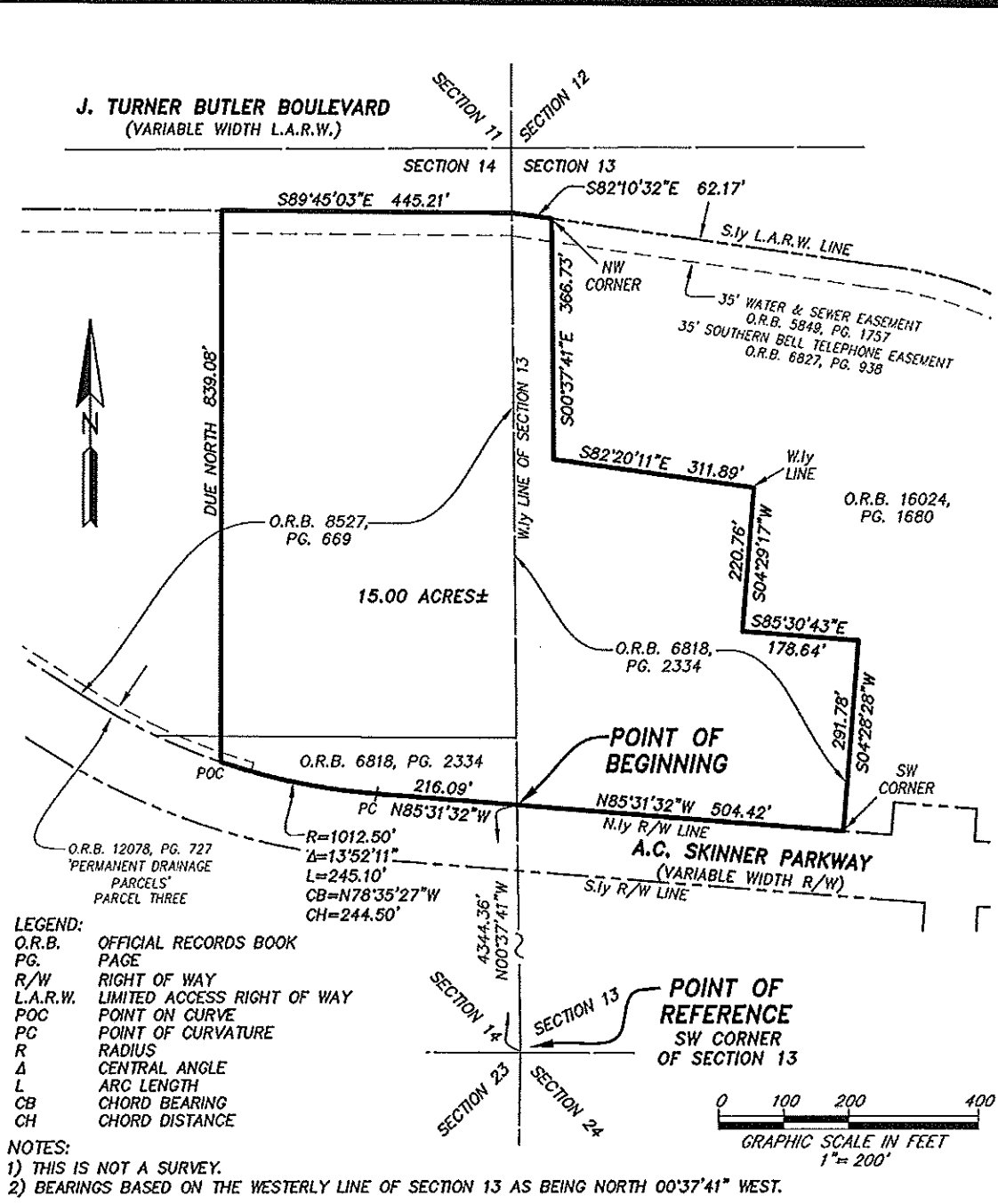
From said Point of Beginning, thence North 85°31'32" West, departing said Westerly line and along said Northerly right of way line, 216.09 feet to the point of curvature of a curve concave Northerly having a radius of 1012.50 feet; thence Westerly continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 13°52'11", an arc length of 245.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 78°35'27" West, 244.50 feet; thence Due North, departing said Northerly right of way line, 839.08 feet to a point lying on the Southerly limited access right of way line of J. Turner Butler Boulevard, a variable width limited access right of way as presently established; thence South 89°45'03" East, along said Southerly limited access right of way line, 445.21 feet; thence South 82°10'32" East, continuing along said Southerly limited access right of way line, 62.17 feet to the Northwest corner of those lands described and recorded in Official Records Book 16024, page 1680, said current Public Records; thence Southeasterly along the Westerly line of last said lands the following 5 courses: Course 1, thence South 00°37'41" East, departing said Southerly limited access right of way line, 366.73 feet; Course 2, thence South 82°20'11" East, 311.89 feet; Course 3, thence South 04°29'17" West, 220.76 feet; Course 4, thence South 85°30'43" East, 178.64 feet; Course 5, thence South 04°28'28" West, 291.78 feet to the Southwest corner thereof, said corner lying on said Northerly right of way line of A. C. Skinner Parkway; thence North 85°31'32" West, along said Northerly right of way line, 504.42 feet to the Point of Beginning.

Containing 15.00 acres, more or less.

Exhibit 1

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6818, PAGE 2334, TOGETHER WITH A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 8527, PAGE 669, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

DATE: OCTOBER 2, 2013 SCALE: 1"=200'

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

**DAMON J. KELLY**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6284