City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, September 26, 2022 | **7:00 PM** | **Council Chambers**

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

The following Agenda of Business has been prepared for consideration and action at the Regular Meeting of the Planning Commission.

CALL TO ORDER

ROLL CALL

Margo Moehring (Chair), Colleen White (Vice-Chair), Dave Dahl, Justin Lerman, Greg Sutton
Alternates: Emily Stouffer, Nicholas Andrews

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **PC# 22-22**
ADDRESS: 3016 3rd Street South #202
APPLICANT: James Nguyen - Beaches Alterations
OWNER: Jeanell Wilson
SUMMARY OF APPLICATION: **Conditional Use Application** for a personal service establishment for a property located in the Commercial Professional Office: CPO zoning district, pursuant to Section 34-341(d)2 of the Jacksonville Beach Land Development Code.
The property is located at 3016 3rd Street South #202 (Beaches Alterations) RE# 180547-0000, legally described as the North 25' of Lot 2, Lot 3, Block 11, *Atlantic Shores Unit 1*

B. **PC#12-21**
Small Scale Land Use Amendment Application
1944 and 0 Beach Boulevard
Beach Boulevard Mixed-Use Neighborhood Center

C. **PC#13-21**
Planned Unit Development: PUD Rezoning Application
1944 Beach Boulevard - Beach Boulevard Mixed-Use Neighbborhood Center

PLANNING DEPARTMENT REPORT

A. The next scheduled meeting is Monday, October 10, 2022. There is one scheduled case.

ADJOURNMENT

NOTICE

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

Alternatively, written public comment can be submitted in advance and must include the following: (1) First Name, (2) Last Name, (3) Address, (4) Public Hearing Date, (5) Case Number, and (6) Comments. Written public comments may be submitted by one of the following options: (1) Email to planning@jaxbchfl.net, (2) Postal mail to Planning and Development, Planning Commission - Public Comment, 11 3rd Street North, Jacksonville Beach, FL 32250, or (3) Drop off in-person to Planning and Development at City Hall. Written comments that include all required information and are received 24 hours in advance of the meeting will be distributed to the Commission and attached to the related agenda item before the start of the meeting. All comments received are public record.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this meeting should contact the City Clerk's Office at (904) 247-6299 no later than one business day before the meeting.

In accordance with Section 286.0105, Florida Statutes, any person desirous of appealing any decision reached at this meeting may need a record of the proceedings. Such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

City of Jacksonville Beach ● 11 North Third Street ● Jacksonville Beach, FL 32250

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Christian Popoli - Senior Planner
DATE:	09/13/2022
SUBJECT:	September 26, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, September 26, 2022 Planning Commission Meeting.

NEW BUSINESS:

Conditional Use Application for a personal service establishment for a property located in the Commercial Professional Office: CPO zoning district, pursuant to Section 34-341(d)2 of the Jacksonville Beach Land Development Code.

OWNER: Jeannel Wilson
3016 3rd Street South
Jacksonville Beach, FL 32250

APPLICANT: James Nguyen
3016 3rd Street South,
Jacksonville Beach, FL 32250

AGENT:

LOCATION: 3016 S 3rd Street #202

REQUEST: Conditional Use for Personal Service (Taylor and alterations shop) in the CPO Zoning District

COMMENTS: The subject property is a small commercial structure, predominantly used for offices, located along 3rd Street South. The property is located in a small area of the CPO zoning district along the west side of 3rd Street South, between St. Augustine Boulevard and 33rd Avenue South. The subject property has a small parking area in the rear, with parking spaces that meet the parking requirement for office use, and two additional spaces that will accommodate the change in use to Personal Service. The business has been located in Jacksonville BEach for many years and recently moved to this location. The demand for parking for

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this type of use is low, and there is no anticipated excessive noise or traffic that will be generated. The business will operate during normal business hours.

The adjacent uses are multifamily to the west, office use to the north and south, and single family use across 3rd Street to the east. The proposed personal service use is consistent with the CPO zoning standards and is consistent with surrounding commercial and multifamily adjacent uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends **Approval of PC#22-22**

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

CONDITIONAL USE APPLICATION

RECEIVED
AUG 18 2022

PC NO. 22-22
AS/400# 22-100112
HEARING DATE 9-26-22

This form is intended for submittal, along with the required attachments, with all requests for approval of a conditional use in a particular zoning classification as listed in Article 7, Zoning Districts of the City of Jacksonville Beach Land Development Code. An application for approval of a conditional use will be evaluated for sufficiency by the Planning and Development Director within five (5) days of receipt. If the application is found to be complete, it will be scheduled for review, public hearing and a decision by the Jacksonville Beach Planning Commission at their earliest meeting following appropriate public notice of the request. All applications for approval of a conditional use shall be accompanied by a nonrefundable fee of $500.00.

APPLICANT INFORMATION

Land Owner's Name: Wilson, Jeannel
Mailing Address: 3016 S 3rd ST #
Jax FL 32250
Telephone: 904-241-4141
Fax:
E-Mail: N/A

Applicant Name: James Nguyen
Mailing Address: 3016 S. 3rd ST #202
Jax FL 32250.
Telephone: 904-241-5611
Fax:
E-Mail: N/A

NOTE: Written authorization from the property owner is required if the applicant is not the owner.

Agent Name: All South realty
Mailing Address:
Telephone: 904-241-4141
Fax:
E-Mail: N/A

Please provide the name, address and telephone number for any other land use, environmental, engineering architectural, economic or other professionals assisting in the application on a separate sheet of paper.

PROJECT DATA

Street address of property and/or Real Estate Number: 3016 S. 3rd St. #202 180547-0000

Legal Description of property (attach copy of deed): The N 25' of Lot 2 & Lot 3 - Block 41 Atlantic Shores Unit. 1

Current Zoning Classification: CPO

Future Land Use Map Designation:

An 8 ½ x 11-inch vicinity map must be attached showing the location of the proposed conditional use. If the proposed conditional use meets the criteria set forth in Section 34-226 (i), a sketch site plan for the development will be required to be submitted with this application.

Code section(s) applicable to the requested conditional use:

Describe the proposed conditional use and the reason for the request: A personal service establishment in the comm. professional office zoning district 34-341(d) 2

Applicant Signature:

Date: 8/18/22

Section 34-231 STANDARDS APPLICABLE TO ALL CONDITIONAL USES

When considering an application for development permit for a conditional use, the planning commission shall consider whether and the extent to which:

(a) The conditional use is consistent with the goals, objectives and policies of the comprehensive plan, including standards for building and structural intensities and densities, and intensities of use;

(b) The conditional use is consistent with the character of the immediate vicinity of the land proposed for development, and designed so that it is consistent with the harmonious development of the zoning district in which it is proposed;

(c) The design of the proposed conditional use minimizes adverse effects, including visual impact, of the proposed use on adjacent properties, and provides adequate screening and buffering;

(d) The proposed conditional use will have an adverse effect on the permitted uses of the zoning district where it is located;

(e) The proposed conditional use will have an adverse effect on the value of adjacent property;

(f) There are adequate public facilities and services pursuant to Article X, Adequate Public Facility Standards;

(g) The proposed conditional use will require signs or exterior lighting, which will cause glare or adversely impact area traffic safety;

(h) There is adequate ingress and egress to the proposed conditional use, and it is designed so as to minimize traffic congestion on the city's roads;

(i) The proposed conditional use is consistent with the requirements of the LDC;

(j) The applicant has the financial and technical capacity to complete the conditional use as proposed, and has made adequate legal provision to guarantee the provision of open space and other improvements associated with the proposed conditional use;

(k) The proposed conditional use complies with all additional standards imposed on it by the particular provision of the comprehensive plan authorizing such use and all other applicable requirement of the LDC.

City of Jacksonville Beach ● 11 North Third Street ● Jacksonville Beach, FL 32250

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Heather Ireland, Director Planning and Development Department
DATE:	09/01/2022
SUBJECT:	September 26, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, September 26, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#12-21 - Small Scale Land Use Amendment for Beach Boulevard Mixed-Use Neighborhood Center located at 194 Beach Boulevard

OWNER: JB Fair Park MF, LLC and Beaches Preserve, LLC
177 4th Avenue North Suite 200
Jacksonville Beach, FL 32250

APPLICANT: JB Fair Park MF, LLC and Beaches Preserve, LLC
177 4th Avenue North Suite 200
Jacksonville Beach, FL 32250

AGENT: Driver, McAfee, Hawthorne & Diebenow
Steve Diebenow and Cyndy Trimmer
One Independent Drive Suite 1200
Jacksonville, FL 32202

LOCATION: 1944 Beach Boulevard and 0 Beach Boulevard (RE# 177298-0000 and 177494-0100)

REQUEST: **Small Scale Land Use Amendment Application Approval** to support a mixed-use multiple family / commercial project located at 1944 Beach Boulevard *(Adventure Landing* property)

COMMENTS: BACKGROUND
In October of 2021, the City of Jacksonville Beach received an application for a small scale (< 50 acres) land use amendment to the 2030 Comprehensive Plan for the "Adventure Landing" property that is located at 1944 Beach Boulevard. The City also received a companion PUD Rezoning application (PC#13-21) for the property. The main property consists of just over 22 acres of land located on the south side of Beach Boulevard just east of the Beach Boulevard bridge. The

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property has existed as a theme park since the mid 1990's. The Adventure Landing theme park, which was scheduled to close in December of 2021, is under new ownership and was sold in February of 2021 to a development group that plans to build a large multiple-family residential project with supporting commercial uses on the portion of the property with access from Beach Boulevard.

City staff hosted two public workshops prior to the submission of the initial application, in June of 2021 and in August of 2021. The workshops offered an opportunity for the developer to present the project to the public and for the community, board members, and the City Council to ask questions and provide comments and feedback.

Following staff's original review and analysis of the 2021 Small Scale Land Use Amendment Application and companion Rezoning Application, staff concluded that the proposed project was inconsistent with two main components of the adopted Comprehensive Plan and recommended denial. The proposed project contemplated increasing the residential density in a designated flood zone, and did not provide the required fifty (50) foot upland buffer from existing wetlands. At the December 13, 2021 Planning Commission meeting, the applicant's agent requested a deferral of both applications to allow time to revise the proposed project and work internally and with staff on these two major concerns.

Staff received a sufficient amended application in August of 2022. The major changes to the proposed project are as follows and a detailed staff analysis is provided below:

1. The applicant has applied to and received approval from the Federal Emergency Management Agency (FEMA) to remove a portion of the property from the designated flood zone, thus freeing up additional property for multiple-family residential development;
2. The applicant has revised the site plan to provide the required 50 foot upland buffer from the wetlands and is not proposing any residential density increases in designated upland flood zones; and
3. The project now contemplates a small element of supporting commercial uses for the multiple-family project.

Note: Prior to June 2021, the proposed land use changes, which involve just over 40 acres collectively, would have been considered a large scale land use amendment (>10 acres) that would have required review by the State of Florida. Pursuant to House Bill 487 signed by the Florida Governor and effective on July 1st 2021, the maximum acreage of small scale land use amendments to the Comprehensive Plan was increased from 10 acres to 50 acres, resulting in the City's Code now being superseded by Florida Statutes. Therefore, this application is to be treated as a small scale land use amendment.

Proposed Land Use Change Summary

The Adventure Landing property consists of an assemblage of several parcels. Parcel 1 is 7.66 acres currently designated as Community Commercial on the City's 2030 Future Land Use Map in the Comprehensive Plan. Under this existing land use designation, commercial uses are permitted to meet the retail and service needs of the City's residents. This could include uses such as office, retail, hotels, and entertainment venues and other commercial uses as permitted by the Land Development Code. Multiple-family residential use is also permitted at a maximum density of 40 units per acre, since the property is located along Beach Boulevard, and is therefore located within one block of a designated mass transit route. Parcel 1 on its own could support a maximum density of 306 multiple-family dwelling units. Since the developer is planning primarily multiple-family residential with a small area set aside for supporting commercial use, the request is to change the Future Land Use designation of Parcel 1 from Community Commercial to High Density Residential, which would also permit up to 40 dwelling units per acre.

The proposed use of the property is for 427 multiple-family dwelling units with supporting commercial. In order to obtain the density necessary for this number of units, the applicant is proposing to change the designation of Parcel 2, which is currently 3.24 acres of Recreation Open Space land use, to High Density Residential land use. A portion of this parcel, currently being used as unpaved seasonal parking for the theme park, provides the additional density the developer needs to get the proposed 427 residential dwelling units. This 3.24 acres of Parcel 2, which is part of a larger 5.08 acre parcel that, prior to 1996, was designated as High Density and Low Density Residential, and was changed to Recreation Open Space to accommodate the seasonal parking for the Adventure Landing theme park. These 5.08 acres would have permitted additional single-family and multiple-family residential units prior to 1996. Approximately 2.15 acres would be changed from Community Commercial to Recreation Open Space, and the rest would remain designated as Recreation Open Space (Parcel 4), and 1.61 acres would remain Recreation Open Space (Parcel 5).

To offset the additional density created by changing the land use designation of Parcel 2, the developer is proposing to change 0.14 acres of Community Commercial to Conservation and maintain 7.03 acres of Conservation (Parcel 6), and change 0.31 acres from High Density Residential to Recreation Open Space land use (Parcel 7). Further, the developer is proposing to change 18.8 acres (Parcels 8A-1 and 8A-2) of Low Density Residential to Conservation. These parcels, along with Parcels 6 and 7, are currently not developable due to existing conservation easements, held by the St. Johns River Water Management District (SJRWMD), governing the parcels that prohibit any development of any kind.

Analysis

Pursuant to Section 34-182(b) of the Jacksonville Beach Land Development

Code, the Planning Commission shall make a recommendation on, and City Council shall consider adoption of an ordinance amending the Comprehensive Plan based on one or more of the following factors, as long as the Comprehensive Plan maintains its internal consistency:

(1) Changed projections (e.g., regarding public service needs) in the comprehensive plan that affect boundaries of the future land use map;

Staff agrees with the applicant's assessment that this is not applicable.

(2) Changed assumptions (e.g., regarding demographic trends or land availability) in the comprehensive plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;

The 2030 Comprehensive Plan, updated in 2011, data and analysis showed that there was an almost 10% increase in population from 2000 to 2010, but projected only a 1.4% increase in population from 2010 – 2015. The actual population increase from 2010 - 2020 was approximately 11%, indicating a higher demand for housing stock than projected by the Comprehensive Plan. The actual 2020 population is between what was projected for 2015 and 2030. Pursuant to the 2030 Comprehensive Plan data and analysis, the estimated build-out capacity of the City is 32,634. Housing units were projected to be 12,591 in 2030 and have exceeded that number by 192 units in 2020 (U.S. Census).

(3) Data errors, including errors in mapping, vegetative types and natural features in the comprehensive plan;

Staff agrees with the applicant's assessment that this is not applicable.

(4) New issues that have risen since adoption of the comprehensive plan;

Staff has no comments on the applicant's assessment of item 4.

(5) Recognition of a need for additional detail or comprehensiveness in the comprehensive plan; or

Staff agrees with the applicant's assessment that this is not applicable.

(6) Data updates.

The population has increased in the last decade by a greater amount

than was projected in the 2030 Comprehensive Plan, as adopted in 2011.

Consistency with the Comprehensive Plan
The applicant, as part of their application, has provided the following list of goals, objectives and policies of the Comprehensive Plan to demonstrate the proposed project's consistency with the Comprehensive Plan, based on the applicant's assessment:

- Future Land Use Element Goal LU 1.
- Future Land Use Element Policy LU 1.3.2.
- Future Land Use Element Policy LU 1.4.3.
- Future Land Use Element Policy LU 1.4.11.
- Future Land Use Element Policy LU 1.4.12.
- Future Land Use Element Policy LU 1.4.15.
- Future Land Use Element Policy LU 1.9.1
- Transportation Element Objective TE 1.7.
- Transportation Element Objective TE 1.9.
- Housing Element Goal HO 1.
- Housing Element Objective HO 1.1.
- Housing Element Policy HO.1.1.1.
- Coastal Management Element Policy CM 3.1.9.
- Conservation Goal CO.1.
- Conservation Objective CO 1.4.
- Conservation Policy CO 1.4.2
- Conservation Policy CO 1.5.3
- Recreation Open Space Policy RO 1.4.1
- Recreation Open Space Policy RO 1.5.3

Staff finds that the proposed use of multiple-family residential with supporting commercial uses on a portion of the subject property (10.9 acres) is consistent with the adopted Comprehensive Plan, as outlined below.

Staff finds that the proposed multiple-family residential use of the subject property is **consistent** with the following relevant policies:

The proposed use of multiple-family residential is consistent with Future Land Use Element Policy LU.1.2.1, which states that the standard for high density residential is 21–40 dwelling units per acre. The proposed density of the project does not exceed 40 dwelling units per acre.

The proposed use of multiple-family residential with supporting commercial is consistent with Future Land Use Element Policy LU.1.4.3, which states that new residential development shall be designated so that natural features are conserved. The project does not appear to have any direct impact on environmentally sensitive areas or wetlands. However, it has yet to be determined exactly where water and sewer service would be provided to serve the proposed project. This, along with the potential need to upgrade/update existing water and sewer infrastructure, would be determined at a later date once the exact requirements are known. The applicant will need to provide assurances from the SJRWMD that the upgrade of utilities through the existing conservation easement, if necessary, is not in conflict with the agreed upon conservation easement.

The proposed use of multiple-family residential is consistent with Future Land Use Element Policy LU.1.4.15, which promotes multiple-family residential density of up to 40 units per acre within one block of designated transit routes on Beach Boulevard. The proposed project does not exceed 40 dwelling units per acre.

The proposed development is consistent with Future Land Use Element Policy LU.1.9.1, which states that the City shall promote pedestrian amenities and upgrades in association with new development along gateway corridors (Beach Boulevard) including sidewalks, bike path connections, walk lights, benches, bus shelters, and bicycle parking. Enhancements or upgrades to existing amenities will be provided by the developer, if warranted.
The proposed use of multiple-family residential is consistent with Transportation Element Policy TE.1.6.1 that requires development applications to assess the operating conditions of a road facility impacted by the proposed development. The applicant has provided a recent level of service report for the portion of Beach Boulevard adjacent to the proposed project showing that the level of service is expected to be maintained through at least 2045 with a peak max service volume of 5,390. The projected peak hour volume generated by the proposed project is between 142 and 178 vehicles per hour. The 2020 peak volume on Beach Boulevard was 3,779. Any new development would be subject to the requirements of the City's Transportation Mobility Fee Program.

The proposed use of multiple-family residential is consistent with Housing Objective HO.1.1 which states that the City shall assist the private sector to provide an estimated 458 new households between 2011 and 2030. Based on the most recent census data, and an increase in population greater than what was projected in the Comprehensive Plan in 2011, the proposed use of multiple-family residential with supporting commercial serves to meet a growing and unanticipated demand for housing.

The proposed use of multiple-family residential is consistent with the Public Facilities Element and Sub-Elements. The applicant has provided an analysis of adequate public facilities with the assessment that there is adequate potable water capacity, sanitary sewer capacity, park capacity, and public school

capacity. Storm water management will be addressed during permitting. Additionally, the applicant has provided documentation that adequate gas, energy service, and communications service exist to support the site. Utility availability is subject to connecting to existing city infrastructure as determined and required by applicable City Departments.

The proposed use of multiple-family residential is consistent with the Coastal Management Element Policy CM.1.2.3, which states that all new development shall be required to provide on-site retention. The proposed development site plan shows a new stormwater retention area located approximately where existing seasonal parking for the theme park is located.

The proposed development is consistent with the Coastal Management Element Objective CM.3.1, which states that the City will restrict development within the Coastal High Hazard Area. The proposed residentially developed portion of this project is just outside of the Coastal High Hazard Area (CHHA).

The proposed development is consistent with Conservation Element Objective CO.1.4, which states that wetlands shall be protected from physical alteration. The proposed project does not propose any direct impact on existing wetlands due to the proposed development. However, indirect impacts could be caused by an increase in the intensity of development. Additional property is proposed to be designated as conservation, enhancing the protection of property that is under an existing conservation easement. Additionally, stormwater management of the site will be improved to support the proposed development.

The proposed development is consistent with Conservation Element Policy CO.1.5.3, which states that all new development will preserve 30% open space in the form of existing native vegetation on site. The project proposes protecting over 38 acres in total as conservation in a natural state.

The proposed development is consistent with Recreation Open Space Policy 1.4.1, which states that no conversion of Recreation Open Space area is permitted except where the public interest overrides the conservation of these lands, and then only after demonstration that the converted area will be replaced by recreation or open space land of a similar size, location and type of uses. The currently seasonal grass parking areas for the theme park that are designated as Recreation Open Space future land use are proposed to be partially converted into High Density Residential to gain the density needed for the proposed development. To offset the proposed land use change of less than 4 acres, 18.8 acres of land immediately adjacent to the proposed project are requested to be converted to Conservation land use from residential land uses, which the applicant asserts will further protect the property which exists under an existing conservation easement from any future development. The applicant has provided a detailed analysis in the application on how the request is consistent with RO Policy 1.4.1.

Staff finds that the updated proposed future land use amendment for multiple-family residential with supporting commercial uses is NOW CONSISTENT with the following relevant policies:

The proposed future land use map amendment is consistent with Future Land Use Element Policy LU.1.4.11, which states that no development will be permitted in areas designated as *conservation-protected or located within 50 feet of an area so designated.

> ** Conservation-protected land means all undeveloped estuarine wetland areas, any undeveloped area within a fifty-foot strip upland of the designated estuarine wetland area, the sandy portion of the beach, and any areas landward of the sandy beach designated by the Federal Emergency Management Agency as lying within a V or velocity coastal hazard zone.*

The revised area of requested land use amendment and proposed development area has identified a "development boundary" that respects the 50 foot upland buffer from estuarine wetlands when and where applicable. This boundary will be reconfirmed during a detailed site plan review of the project.

The proposed future land use map amendment is now consistent with Future Land Use Element Policy LU.1.4.12, which states that *conservation-restricted lands, or floodplains when located upland from estuarine and palustrine wetlands, may be developed for a designated land use of low density residential, or the most restrictive floor area ratio for non-residential uses.

> ** Conservation-restricted land means all designated palustrine or upland wetland areas and any areas designated by the Federal Emergency Management Agency as lying within an A or special flood hazard area.*

The applicant has applied to FEMA via a Letter of Map Revision (LOMR) application to remove a small portion of the subject property from the Special Flood Hazard Area (SFHA). FEMA has approved the applicant's request and has designated some portions of the property that were previously in an AE flood zone as X zone, which indicates that FEMA no longer considers these portions of the property to be located in a SFHA, as is shown on Exhibit L.

The applicant is no longer proposing any residential increase in density on uplands in designated flood zones, and the proposed site plan provided with the rezoning application shows that all residential buildings will be located outside of designated upland flood zones, per FEMA's LOMR application approval. However, a portion of the property to be developed that is located in a currently designated flood zone is the parking garage structure, which is not increasing residential density. This area will be off-set by the preservation of property that is not located in a flood zone but is surrounded by land that is located in a flood zone, rendering it undevelopable. Additionally, a portion of the property that is an existing retention pond for Adventure Landing, is proposed to be developed with a residential building, and the stormwater retention area moved to another location on the property (SE portion of the property). Staff does not object to the

proposed development boundary, or proposed building locations, or relocation of the stormwater retention pond, pending local and state permits as required.

The proposed future land use map amendment is now consistent with Coastal Management Element Policy CM.3.1.9, which states that undeveloped upland areas adjacent to the estuarine marshes shall be designated for conservation or low density residential use to provide an adequate buffer bordering the marsh and to reduce the extent of development in flood prone areas. The revised area of requested land use amendment and proposed development area has identified a "development boundary" that respects the 50 foot upland buffer from estuarine wetlands when and where applicable, and proposed development has been directed outside of designated upland flood zones as detailed above.

RECOMMENDATION

Staff recommends A**pproval** of the proposed land use map amendments after a full and comprehensive review of the revised application and support materials provided, and a review of relevant goals, objectives and policies of the Comprehensive Plan. The proposed amended request is not in conflict with relevant goals, objectives, and policies, and does not diminish internal consistency with the Comprehensive Plan. The current future land use designation of Community Commercial supports multiple-family residential development. The applicant has identified property to offset the proposed land use amendment from Recreation Open Space to High Density Residential, and is designating additional property above what is required as Conservation.

The proposed conversion of property from Recreation Open Space to High Density Residential would increase the number of dwelling units permitted for the proposed project, but cluster development closer to Beach Boulevard away from sensitive wetlands and designated flood zones. The proposed project of multiple-family residential use and supporting commercial fronting Beach Boulevard has been found to be consistent with several relevant policies in the Comprehensive Plan as noted in the analysis portion of this memo.

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC NO. 12-21

PC HEARING DATE 12-13-21 AS400# 21-100174
CC HEARING DATE 1-18-22

This form is intended for use in submitting a Site Specific Comprehensive Plan Amendment. A Site Comprehensive Plan Amendment is a request submitted by a property owner or group of property owners requesting a change in the boundaries of the Future Land Use Map of the Future Land Use Element of City of Jacksonville Beach 2030 Comprehensive Plan Element. It is not intended to relieve particular hardships, nor to confer special privileges or rights on any person, but only to make necessary adjustments in light of changing conditions. All applications shall include a $1,000.00 filing fee, as required by City Ordinance.

APPLICANT INFORMATION

Land Owner's Name: JB Fair Park MF LLC and Beaches Preserve LLC
Telephone: 904-301-1269
Mailing Address: 1 Independent Drive Suite 1200, Jacksonville, FL 32202
Fax:
E-Mail: mmcafee@drivermcafee.com

Applicant Name: JB Fair Park MF LLC and Beaches Preserve LLC
Telephone: 904-301-1269
Mailing Address: 1 Independent Drive Suite 1200, Jacksonville, FL 32202
Fax:
E-Mail: mmcafee@drivermcafee.com

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: Driver, McAfee, Hawthorne & Diebenow, PLLC - Steve Diebenow and Cyndy Trimmer
Telephone: 904-301-1269
Mailing Address: 1 Independent Drive Suite 1200, Jacksonville, FL 32202
Fax:
E-Mail: sd@drivermcafee.com

Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

COMPREHENSIVE PLAN AMENDMENT DATA

Street Address of Property: 1944 and 0 Beach Blvd
Real Estate Number: 177494-0100 and 177298-0000
Legal Description (Attach Copy of Deed): See attached
Current Future Land Use Map Designation: CC, RHD, RLD, ROS, EW
Proposed Future Land Use Map Designation: RHD, ROS, EW
Current Zoning Classification: C-2, RM-1, RS-1, PUD

In reviewing an application for a site specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the following items, in addition to the relationship to and consistency of the proposed change with the intent of the comprehensive plan. Attach a narrative statement outlining the relationship of the proposed amendment to the applicable factors:

1. Changed projections in the Comprehensive Plan that affect the boundaries of the Future Land Use Map;
2. Changed assumptions, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the amendment is now reasonable and consistent with the land use characteristics;
3. Data errors, including errors in mapping, vegetative types and natural forms in the Comprehensive Plan.
4. New issues that have arisen since the adoption of the Comprehensive Plan;
5. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; and
6. Data updates.

RECEIVED
OCT 1 2 2021
PLANNING & DEVELOPMENT

COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC No. 12-21

REQUIRED EXHIBITS *Provide the following exhibits as attachments, when applicable, with this form and required narrative statement:*	Attached? Yes	Attached? No
1. A copy of the appropriate Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	✓	
2. An 8 1/2 "x11" vicinity map locating the land proposed for amendment;	✓	
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked; and	✓	
4. A description of the proposed amendment and an explanation of how it relates to and is consistent with the Comprehensive Plan.	✓	

Applicant Signature: _____ Date: 10-12-21

COMPREHENSIVE PLAN AMENDMENT APPLICATION
Beach Boulevard Mixed-Use Neighborhood Center
August 25, 2022

Applicant Information Continued

England-Thims & Miller, INC.
14775 Old St. Augustine Rd
Jacksonville, FL 32258
904-265-3127
perezl@etminc.com

Dyamik Design
5901 Peachtree Dunwoody Road
Building C, Suite 250
Atlanta, GA 30328
678-506-8830
dyung@dynamikdesign.com

RECEIVED
AUG 25 2022
PLANNING & DEVELOPMENT

Comprehensive Plan Amendment Data Continued

Note: Governor DeSantis signed HB 487 on June 30, 2021, which increased the maximum acreage of a small-scale comprehensive plan amendments from ten (10) acres to fifty (50) acres. This legislation took effect on July 1 and supersedes the acreage limitation in Section 34-176. This application only concerns 40.94 acres because .15 acres of Parcel 3 and 12.75 acres of Parcel 8 are not proposed to be amended.

Current Future Land Use – See Exhibit F

Community Commercial ("CC")	7.98 acres
High Density Residential ("HDR")	0.31 acres
Low Density Residential ("LDR")	18.80 acres
Recreational/Open Space ("ROS")	6.97 acres
Conservation ("CON")	19.78 acres

Proposed Future Land Use – See Exhibit F1

High Density Residential	10.9 acres (Parcels 1 and 2 on Exhibit F1)
Recreational/Open Space	4.22 acres (Parcels 3, 4, 5 and 7 on Exhibit F1)
Conservation	38.72 acres (Parcels 6 and 8 on Exhibit F1)

Net Change in Future Land Use (Current v. Proposed)

Community Commercial	decreases 7.98 acres
High Density Residential	increases 10.59 acres
Low Density Residential	decreases 18.80 acres
Recreational/Open Space	decreases 2.75 acres
Conservation	increases 18.94 acres

Legal Descriptions

Parcel 1 (CC to HDR)

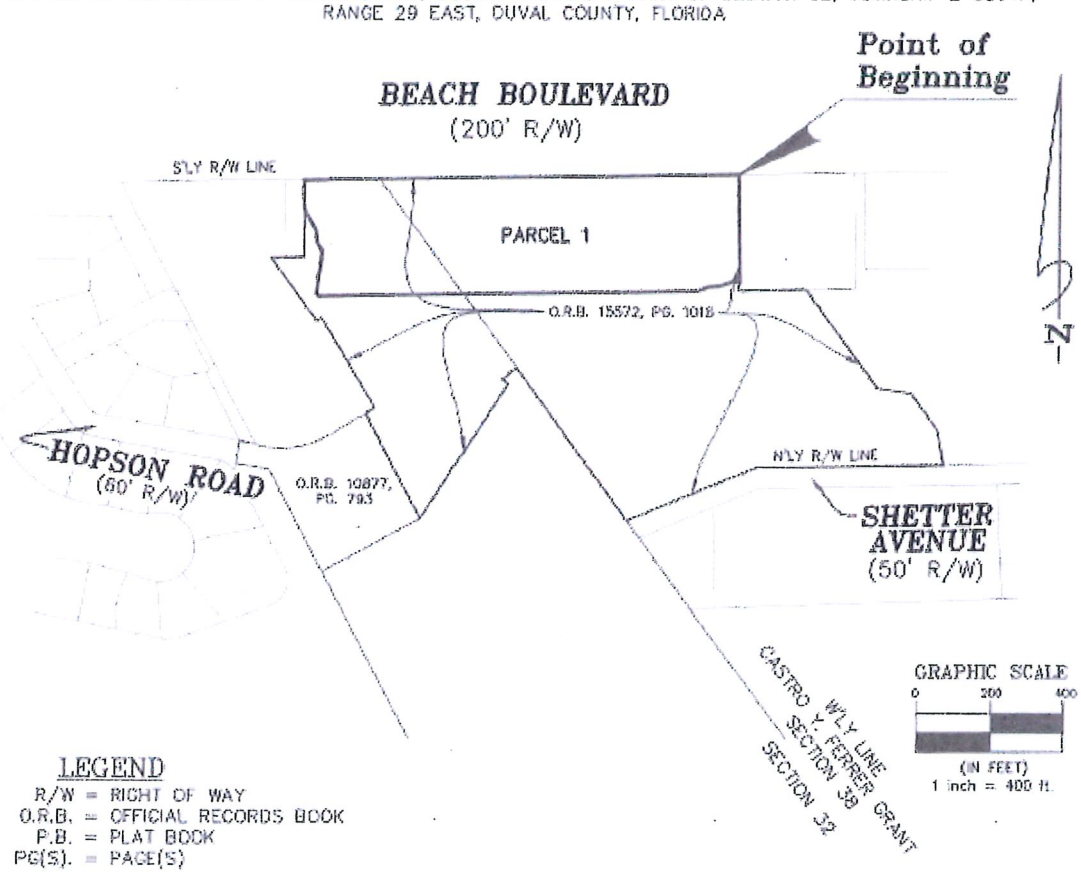
A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°54'56" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 278.49 FEET; THENCE NORTH 80°52'37" WEST, 14.35 FEET; THENCE SOUTH 72°33'29" WEST, 38.85 FEET; THENCE SOUTH 85°05'11" WEST, 27.77 FEET; THENCE SOUTH 68°12'32" WEST, 30.42 FEET; THENCE SOUTH 89°08'00" WEST, 998.03 FEET; THENCE NORTH 42°34'42" WEST, 7.71 FEET; THENCE NORTH 06°59'20" EAST, 46.94 FEET; THENCE NORTH 09°08'03" EAST, 30.48 FEET; THENCE NORTH 04°43'27" EAST, 34.29 FEET; THENCE NORTH 29°32'11" WEST, 24.94 FEET; THENCE NORTH 05°39'17" WEST, 29.96 FEET; THENCE NORTH 29°08'00" WEST, 65.56 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°52'42" WEST, ALONG LAST SAID LINE, 74.12 FEET, TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°08'16" EAST, ALONG LAST SAID LINE, 1140.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.66 ACRES, MORE OR LESS.

MAP SHOWING

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS N89°08'16"E.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

08/16/22 REVISED LIMITS WO# 2022-680
05/10/21 REVISED NAME WO# 2021-352 (EJC)

PARCEL 1
SHEET 1 OF 3

JOB NO. 2021-351

DRAFTER EJC

DATE 04/27/21

SCALE 1"=400'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Parcel 2 (ROS to HDR)

PARCEL 2

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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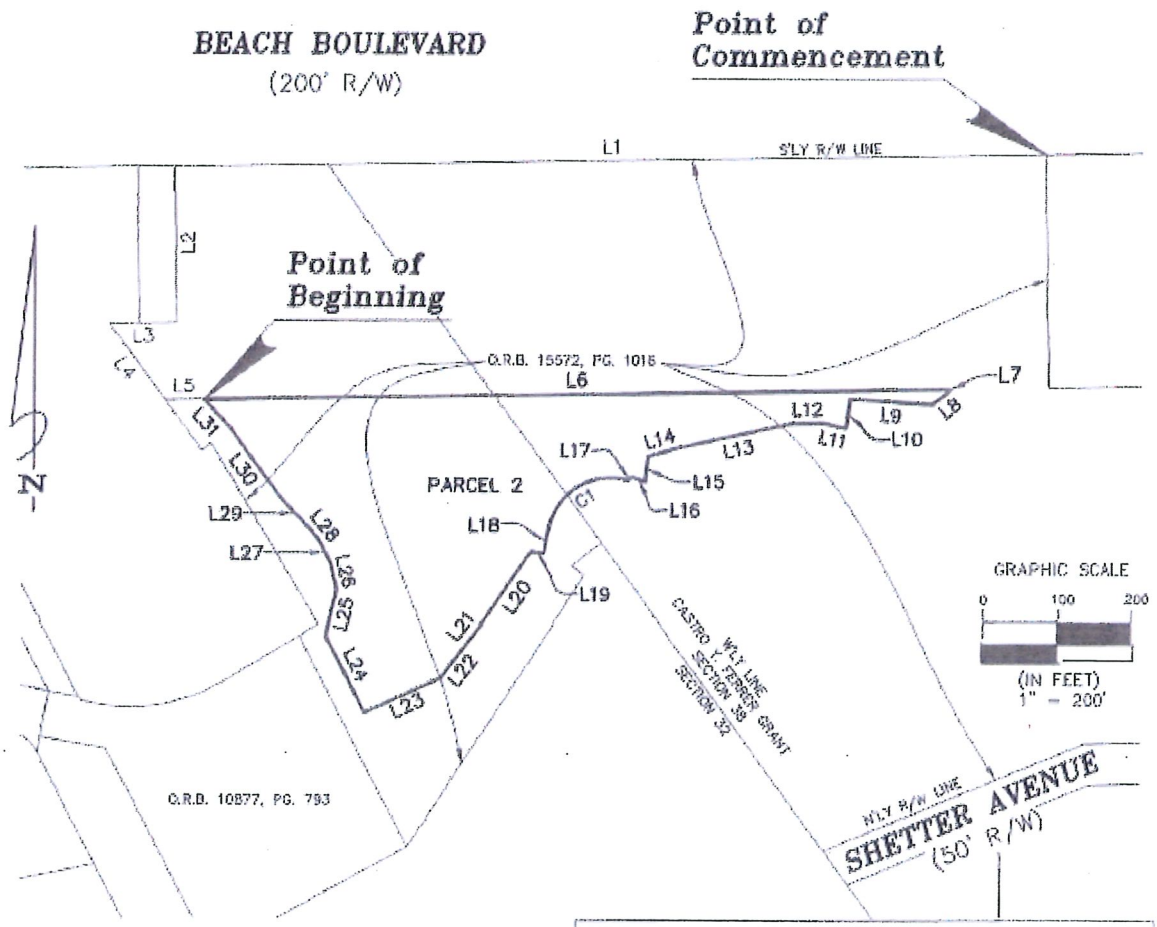
CONTAINING 3.24 ACRES, MORE OR LESS.

MAP SHOWING

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	82.63'	138.46'	96°00'18"	S58°13'10"W	122.82'

08/16/22 REVISED LIMITS WO# 2022-680
05/10/21 REVISED LIMITS & NAME WO# 2021-352 (EJC)

PARCEL 2
SHEET 2 OF 3

JOB NO. 2021-352

DRAFTER EJC

DATE 04/27/21

SCALE 1"=200'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Parcel 4 (.18 acres CC to ROS & 1.97 acres ROS remaining ROS)

A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°52'42" EAST, 74.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 00°52'42" EAST, 125.80 FEET COURSE NO. 3: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 4: SOUTH 36°26'15" EAST, 204.52 FEET; COURSE NO. 5: NORTH 53°20'03" EAST, 15.38 FEET; COURSE NO. 6: SOUTH 31°09'02" EAST, 271.18 FEET; COURSE NO. 7: SOUTH 58°48'05" WEST, 28.03 FEET; COURSE NO. 8: SOUTH 27°33'46" EAST, 307.96 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY, NORTHWESTERLY AND SOUTHEASTERLY, ALONG THE LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 33°11'23" EAST, 418.28 FEET; COURSE NO. 2: NORTH 56°11'25" WEST, 20.83 FEET; COURSE NO. 3: NORTH 53°27'45" EAST, 49.51 FEET; COURSE NO. 4: SOUTH 36°29'03" EAST, 187.86 FEET; THENCE NORTH 33°37'04" EAST, 30.27 FEET; THENCE SOUTH 59°00'50" EAST, 62.23 FEET; THENCE NORTH 07°01'41" WEST, 95.92 FEET; THENCE NORTH 88°52'34" WEST, 76.15 FEET; THENCE NORTH 00°23'07" WEST, 64.09 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 62.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°11'55" WEST, 61.19 FEET; THENCE NORTH 23°56'31" WEST, 20.77 FEET; THENCE NORTH 72°12'22" WEST, 23.79 FEET; THENCE SOUTH 51°30'30" WEST, 6.82 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 138.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°13'10" WEST, 122.82 FEET; THENCE SOUTH 10°08'12" WEST, 30.62 FEET; THENCE NORTH 83°01'54" WEST, 17.27 FEET; THENCE SOUTH 34°33'59" WEST, 116.81 FEET; THENCE SOUTH 37°43'08" WEST, 44.39 FEET; THENCE SOUTH 38°19'46" WEST, 37.85 FEET; THENCE SOUTH 65°22'48" WEST, 107.27 FEET; THENCE NORTH 28°09'37" WEST, 112.27 FEET; THENCE NORTH 14°03'01" EAST, 59.94 FEET; THENCE NORTH 13°29'18" WEST, 35.21 FEET; THENCE NORTH 27°00'50" WEST, 28.50 FEET; THENCE NORTH 38°51'10" WEST, 21.16 FEET; THENCE NORTH 42°55'53" WEST, 58.60 FEET; THENCE NORTH 36°24'10" WEST, 113.57 FEET; THENCE NORTH 42°34'42" WEST, 55.15 FEET; THENCE NORTH 06°59'20" EAST, 46.94 FEET; THENCE NORTH 09°08'03" EAST, 30.48 FEET; THENCE NORTH 04°43'27" EAST, 34.29 FEET; THENCE NORTH 29°32'11" WEST, 24.94 FEET; THENCE NORTH 05°39'17" WEST, 29.96 FEET; THENCE NORTH 29°08'00" WEST, 65.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.15 ACRES, MORE OR LESS.

MAP SHOWING

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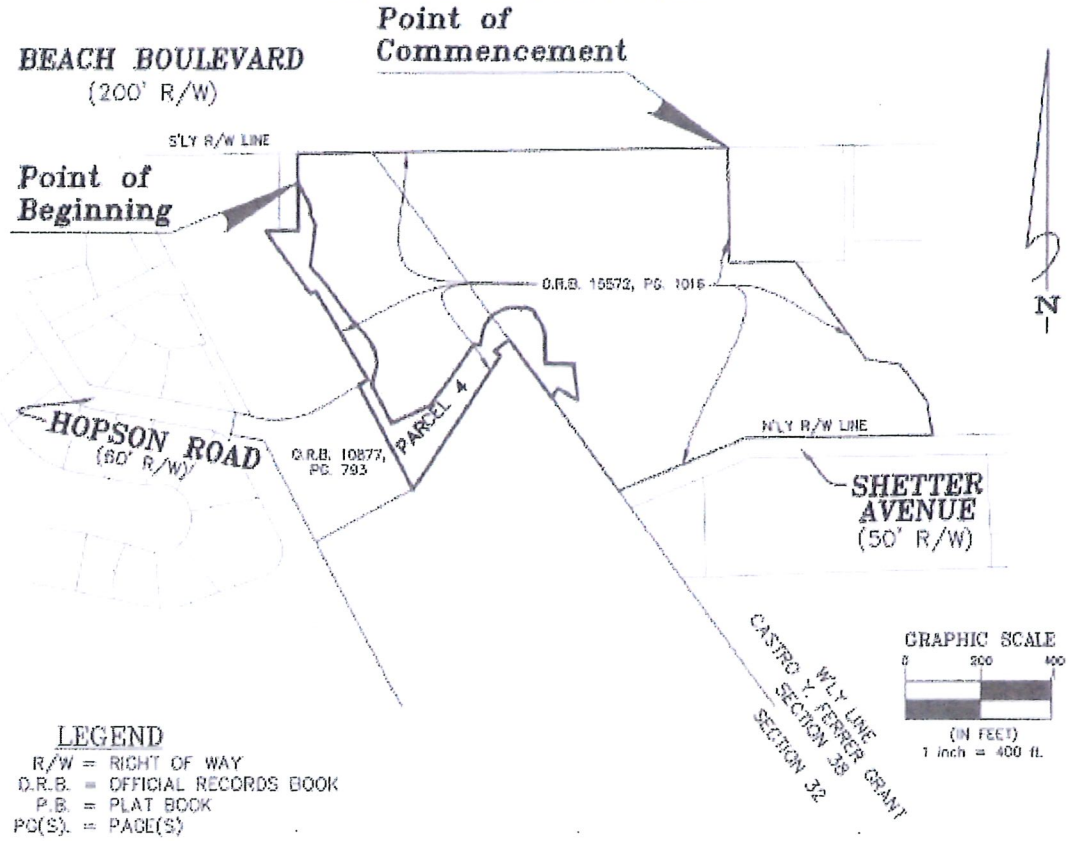

LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)

GENERAL NOTES

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4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

PARCEL 4
SHEET 1 OF 4

08/16/22 REVISED LIMITS WO# 2022-680

JOB NO. 2021-419

DRAFTER EJC

DATE 05/11/21

SCALE 1"=400'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Parcel 5 (1.61 acres ROS remaining ROS)

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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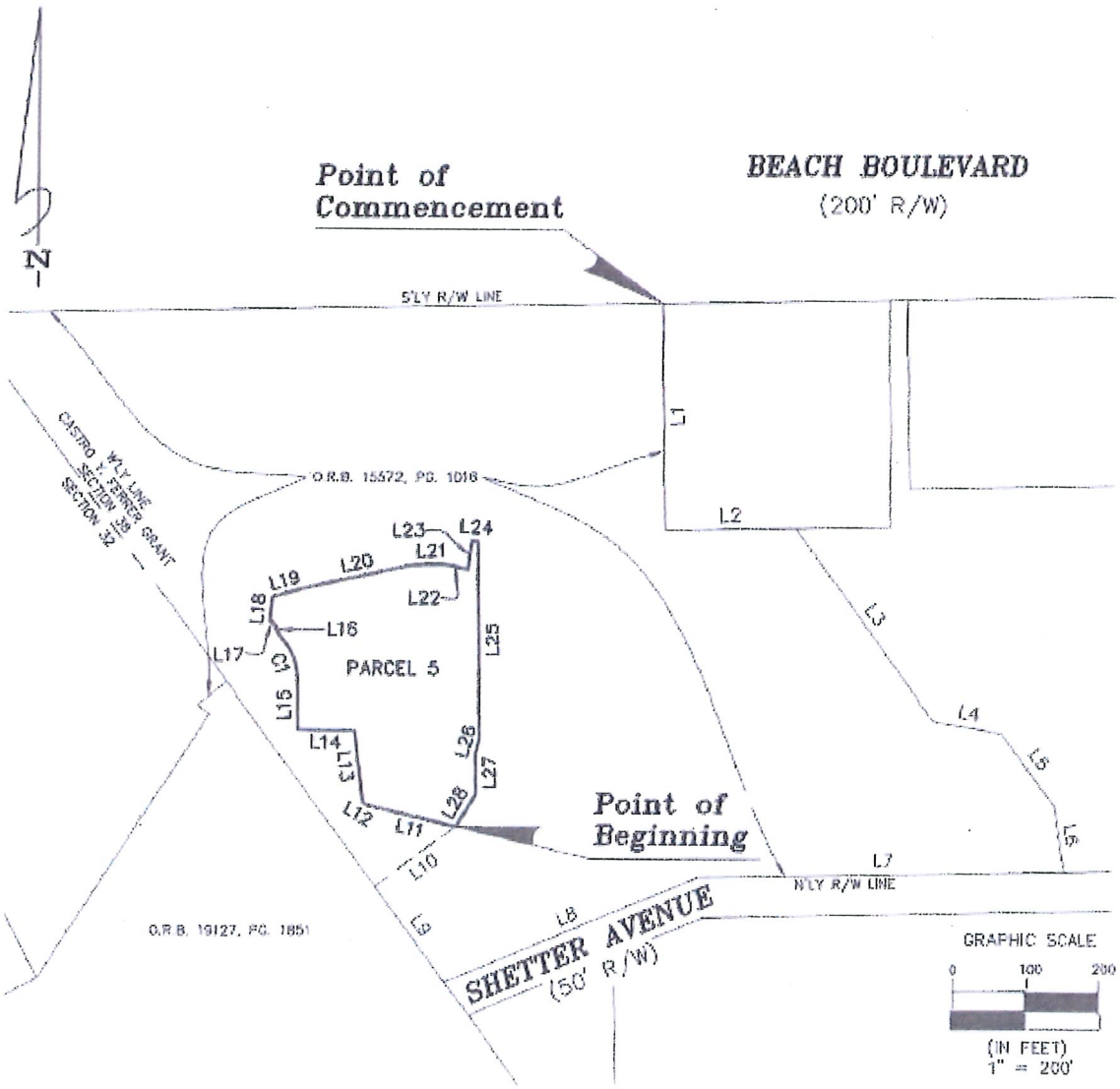
CONTAINING 1.61 ACRES, MORE OR LESS.

MAP SHOWING

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



PARCEL 5
SHEET 2 OF 3

08/16/22 REVISED LIMITS WO# 2022-680

JOB NO. 2021-420

DRAFTER EJC

DATE 05/11/21

SCALE 1"=200'

CHECKED BY:

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3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
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Parcel 6 (.14 acres CC to CON & 7.03 acres CON to CON)

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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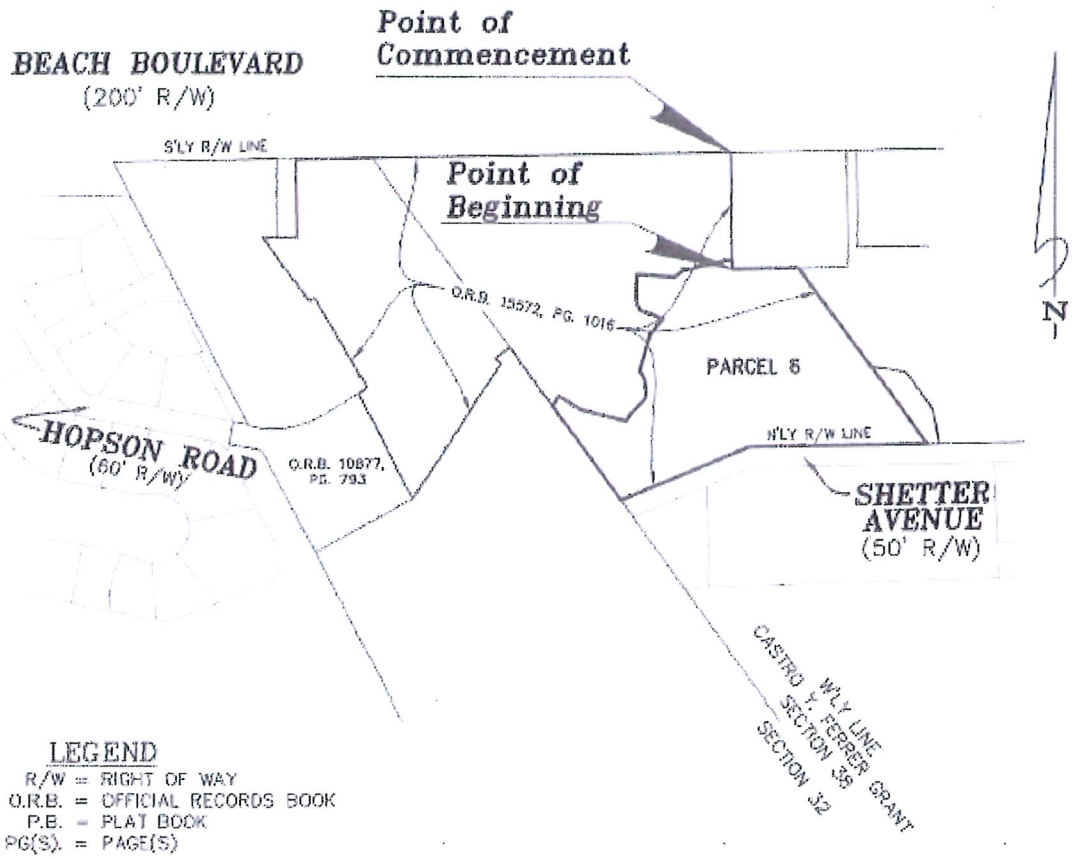
CONTAINING 7.17 ACRES, MORE OR LESS.

MAP SHOWING

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)

GENERAL NOTES

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2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTLIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

GRAPHIC SCALE
0 200 400
(IN FEET)
1 inch = 400 ft.

PARCEL 6
SHEET 1 OF 3

08/16/22 REVISED LIMITS WO# 2022-680

JOB NO. 2021-421
DRAFTER EJC
DATE 05/11/21
SCALE 1"=400'
CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

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3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Parcel 7 (HDR to ROS)

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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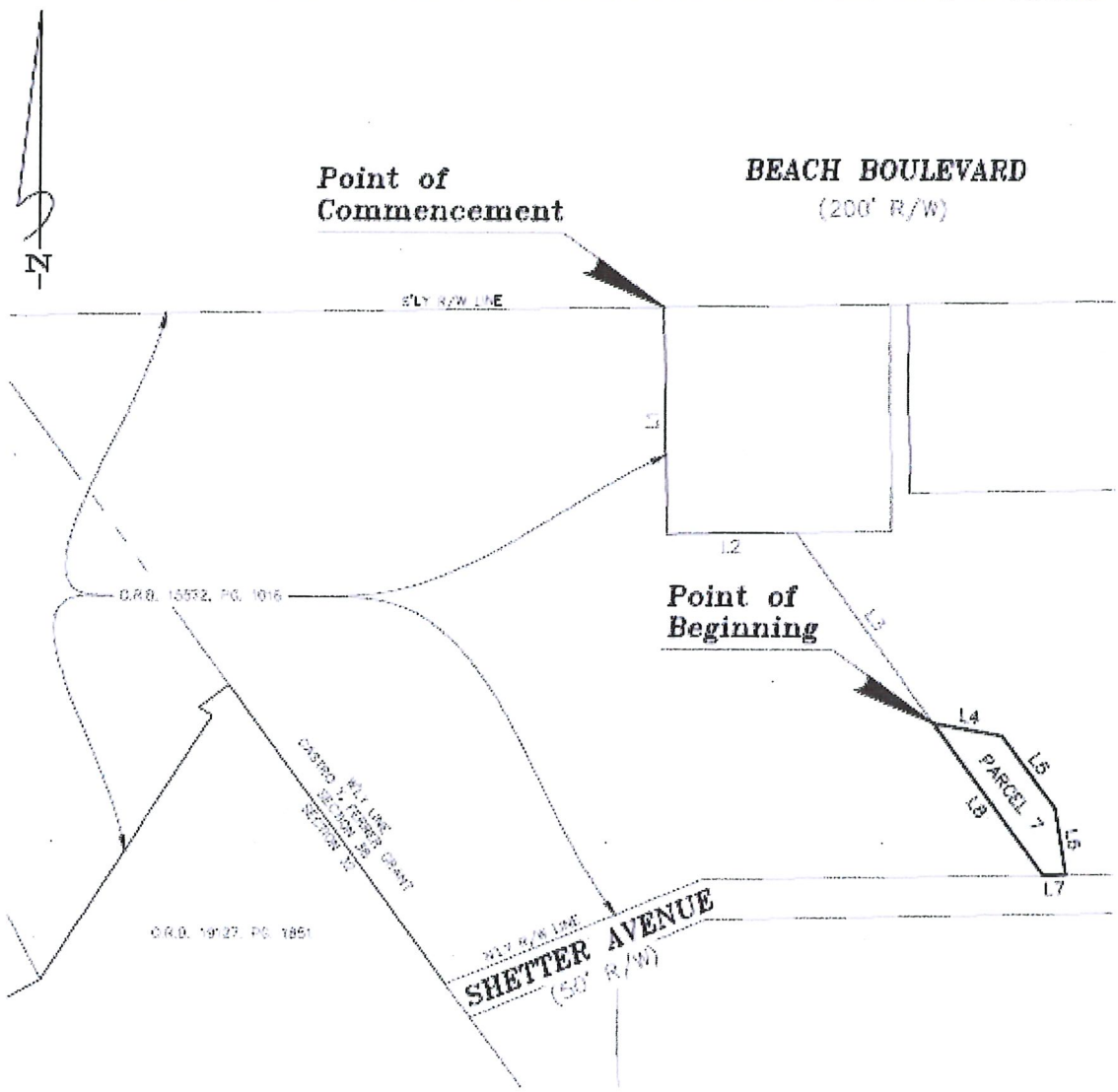
CONTAINING 0.31 ACRES, MORE OR LESS.

MAP SHOWING

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



PARCEL 7
SHEET 2 OF 3

05/10/21 REVISED NAME WO# 2021-352 (EJC)

JOB NO. 2021-353

DRAFTER EJC

DATE 04/27/21

SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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(904) 268-2705
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CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

PARCEL 8A-1 (LDR to CON)

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 14.53 ACRES, MORE OR LESS.

PARCEL 8A-2 (LDR to CON)

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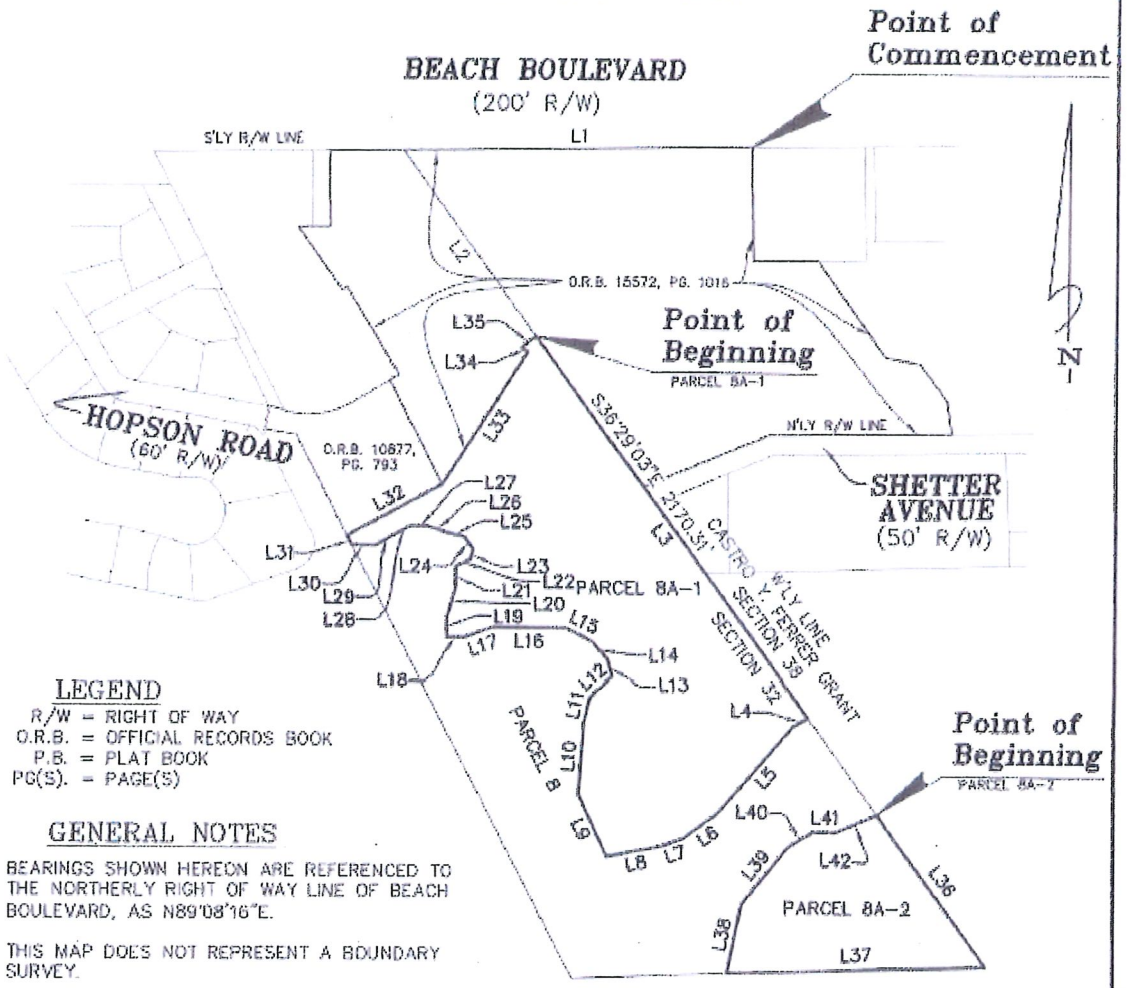
CONTAINING 4.27 ACRES, MORE OR LESS.

MAP SHOWING

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



LEGEND

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4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

GRAPHIC SCALE

0 200 400

(IN FEET)
1 inch = 400 ft.

SHEET 1 OF 3
PARCELS 8A-1 & 8A-2

JOB NO. 2021-545

DRAFTER SPB

DATE 06/18/21

SCALE 1"=400'

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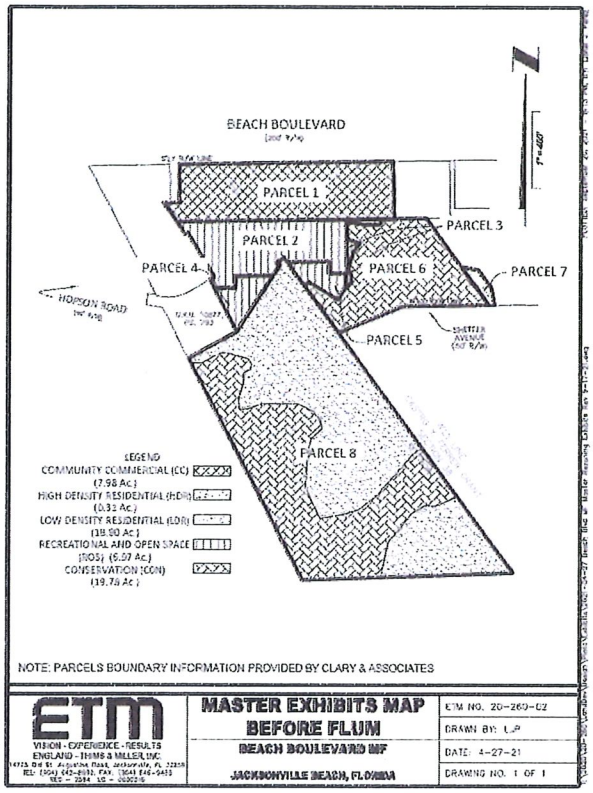
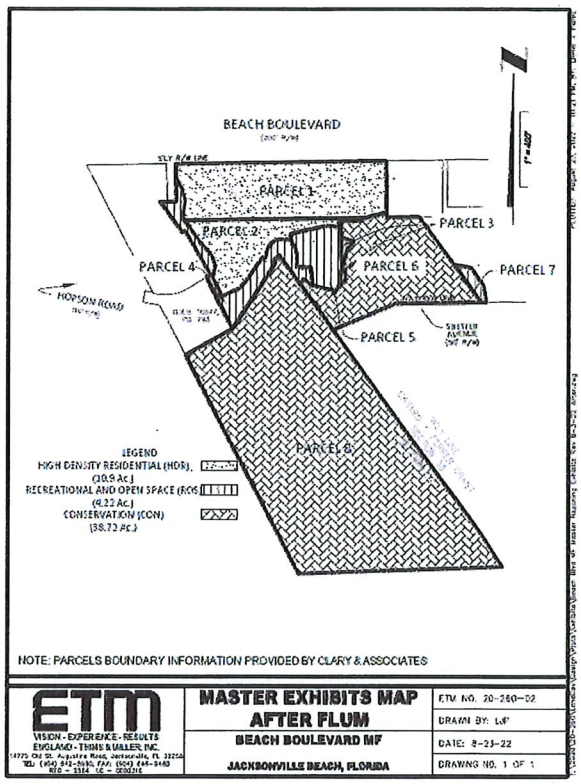
CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

In reviewing an application for site specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the following items, in addition to the relationship and consistency of the proposed change with the intent of the comprehensive plan.

Owner proposes to modify the existing land use map as follows:





See Exhibit F and Exhibit F1 attached to the PUD.

1. Changed projections in the Comprehensive Plan that affect the boundaries of the Future Land Use Map;

Not applicable.

2. Changed assumptions, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the amendment is now reasonable and consistent with the land use characteristics;

Not applicable.

3. Data errors, including errors in mapping, vegetative types and natural forms in the Comprehensive Plan;

Not applicable.

4. New Issues that have arisen since adoption of the Comprehensive Plan;

NRP Lease Holdings, LLC, operator of the Adventure Landing parks, filed for Chapter 11 bankruptcy relief in December 2019. The entity leases the land on which the park operates, and that lease as amended with the Bankruptcy Court requires Adventure Landing to vacate the property by October 31, 2021. The previous owner of the property, National Retail Properties, LP, sold the land to JB Fair Park MF LLC on February 24, 2021. The current owner desires to redevelop the property as a mixed-use, multiple family residential project with supporting commercial uses to meet growing demand for housing in the Jacksonville Beach community. Multiple family residential is an ideal use for the site which is strategically located along Beach Boulevard along a major public transportation corridor where adequate public facilities are available to support the proposed infill development.

5. Recognition of a need for additional detail or comprehensiveness in the Comprehensive Plan; and

Not applicable.

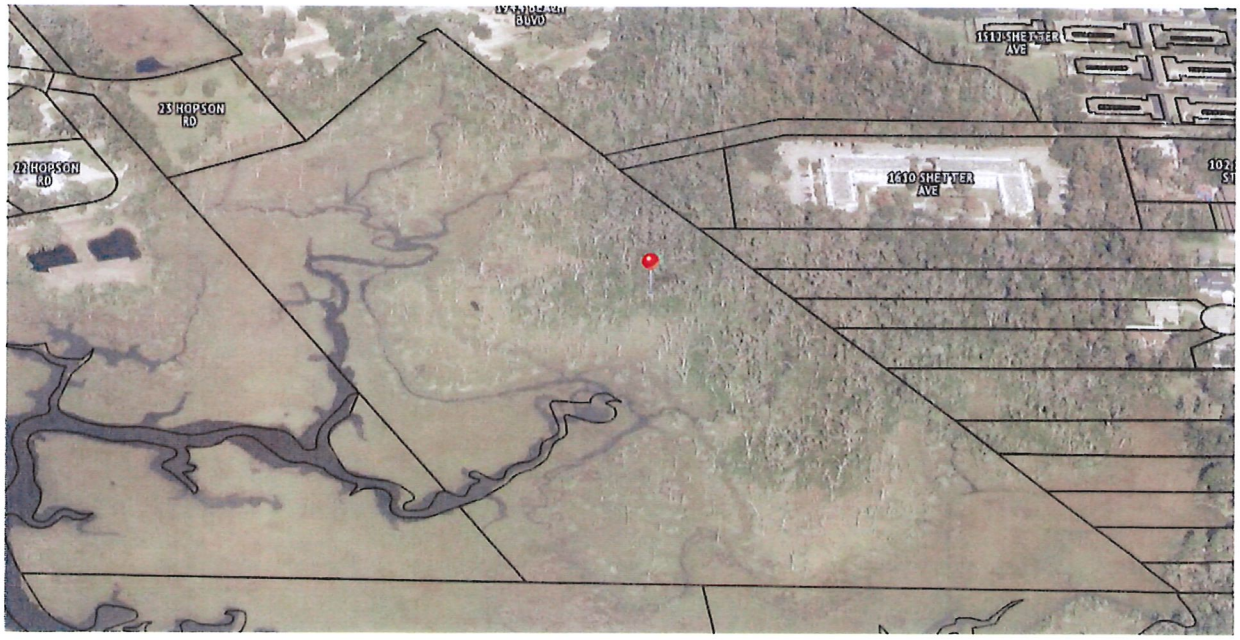
6. Data updates.

The increased demand for housing is demonstrated by the growing population in the area. Specifically, the projected 2030 population for the City at the time of the 2030 Comprehensive Plan was 23,998. According to the United States Census Bureau, as of the 2020 census, the City's population already reached 23,820[1].

[1] https://www.census.gov/quickfacts/fact/table/jacksonvillecityflorida,jacksonvillebeachcityflorida/POP010220

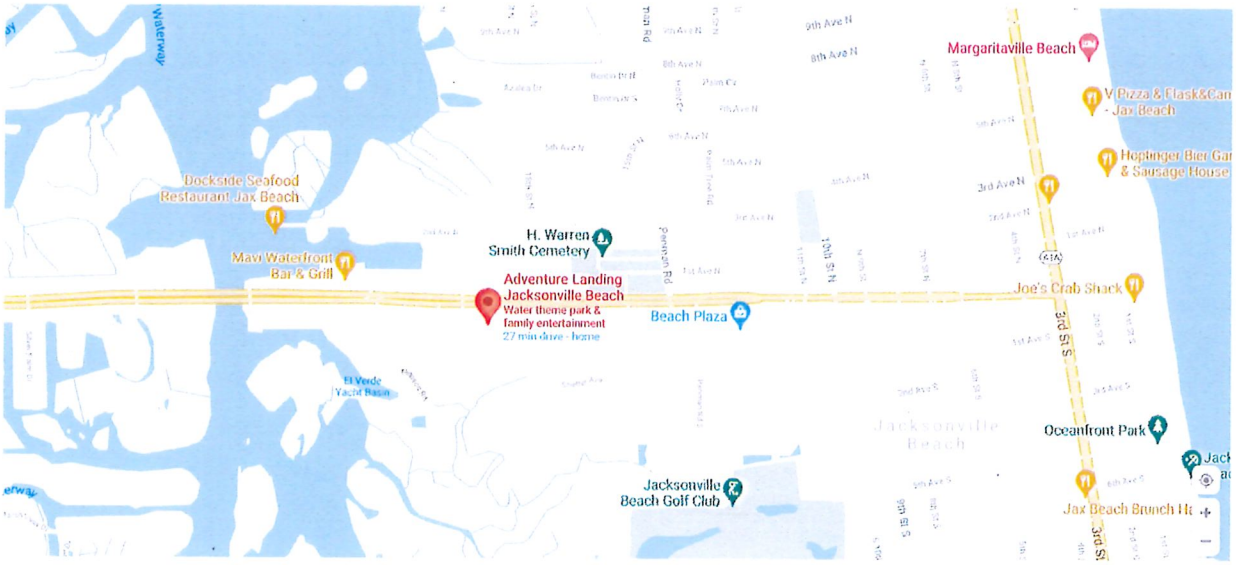
Required Exhibits

1. Duval County Property Assessment Map



Required Exhibits

2. Vicinity Map



Required Exhibits

3. Aerial Photograph

Required Exhibits

4. Description of the proposed amendment and explanation of how it relates to and is consistent with the Comprehensive Plan.

Owner proposes to redevelop uplands adjacent to Beach Boulevard on a main public transportation corridor with a mix of uses including four hundred twenty-seven (427) multiple family dwelling units and an 1,800 square foot commercial use on 10.9 acres of land. To facilitate development, 7.66 acres of land that is presently designated Community Commercial and 3.24 acres designated Recreation/Open Space will be converted to 10.90 acres of High-Density Residential land use. Approximately .31 acres designated High Density Residential, and .31 acres designated Community Commercial are being converted to .62 acres of Recreation/Open Space land use. Approximately .01 acres designated Community Commercial are being converted to .01 acres of Recreation/Open Space land use. Approximately 18.80 acres designated Low Density Residential are being converted to Conservation land use, consistent with the existing conservation easements, and Owner will make commercially reasonable efforts to develop the Viewing Platform on this property. The existing 19.78 acres designated Conservation and the remaining 3.73 acres designated Recreation/Open Space will remain unchanged.

The proposed amendment will permit Owner to cluster development including setbacks to avoid impacting salt marshes[2], freshwater[3] wetlands and Coastal High Hazard Areas ("CHHA"). The proposed amendment also ensures that there will be no reduction of lands located in the floodplain.

The proposed land use map amendments will result in a forty percent (40%) decrease[4] in lands planned for development while increasing[5] lands designated for Recreation/Open Space and Conservation by sixty percent (60%). The proposed land use conversions will also permit a much-needed increase in available housing stock while resulting in fifty-six percent (56%) fewer trips than the existing maximum development potential[6]. See Table 1 below. The PUD and PDP will further limit development and result in sixty-six percent (66%) fewer trips than the existing maximum development potential[7]. See Table 1 below.

Sufficient roadway capacity exists along Beach Boulevard in front of the Property as demonstrated by the attached FDOT D2 LOS Report for the segment US 90/Beach Blvd. from San Pablo Pkwy to Penman Rd. See Exhibit J.

Accordingly, the proposed amendments are consistent with the following stated goals, objectives and policies of the 2030 Comprehensive Plan.

Future Land Use Element Goal LU.1.
Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation, and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of service and facilities, and the protection of natural and environmental resources.

The proposed development will contribute to quality of life in Jacksonville Beach by using infill development to increase multiple family housing stock with a class-A product. This permits the City to

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[2] The term "salt marsh" and "estuarine" are used interchangeably in this application.
[3] The term "freshwater" and "palustrine" are used interchangeably in this application.
[4] 10.9 acres proposed v. 27.09 acres existing
[5] 42.94 acres proposed v. 26.75 acres existing
[6] 3,831 trips v. 8,737 trips
[7] 2,950 trips v. 8,737 trips

plan for population growth through redevelopment of an outdated development. The proposed land use amendments, the PUD and the PDP will allow the City to control the siting of elements such as the primary residential structures, parking, a Viewing Platform and stormwater retention. Moreover, the proposed land use amendment will change the land use of environmentally sensitive land to Conservation which conforms the Property with existing conservation easements and prevents future development.

Future Land Use Element Policy LU.1.3.2.
Future redevelopment activities shall be consistent with sound planning principles; limitations of the natural environment including sensitivity to problems posed by topographic and soil conditions, conservation-protected lands such as estuarine wetlands and the beach, and conservation-restricted lands such as palustrine wetlands and flood prone areas including the coastal zones; as well as the desired community character and the goals, objectives, and policies relating to the development of the land embodied in the other Elements of this Plan.

The proposed redevelopment land use amendments are consistent with sound planning principals and will conform the land use on environmentally sensitive areas by converting them to Conservation while ensuring that development will be focused along Beach Boulevard. The configuration of the land use amendments is being used to protect salt marshes, freshwater wetlands, the CHHA and floodplains. Furthermore, the PUD will require development of retention ponds that will treat stormwater before it is discharged into the intercoastal waterway. Today runoff from gravel parking lots on the south side of the property discharge directly into the intercoastal waterway. Traffic will be reduced from its maximum potential and directed to Beach Boulevard which has available capacity. As described in detail below, this is all in keeping with the desired community character and the goals, objectives, and policies in the other Elements of the Plan.

Future Land Use Element Policy LU.1.4.3.
New residential development shall be designed so that valuable and aesthetic natural features are conserved, that on-site opportunities are utilized, and that the design is contemporary and imaginative and avoids wasteful, rigid arrangements of streets and utility systems.

The proposed land use amendments convert environmentally sensitive lands from the Low-Density Residential land use category to Conservation land use to conform the acreage with an existing conservation easement and require that all vertical development be massed along Beach Boulevard. The configuration of the land use amendments is being used to conserve natural features in the salt marshes, freshwater wetlands, the CHHA and floodplains. This imaginative plan avoids the use of wasteful rigid street arrangements and instead relies on existing streets and utility systems to efficiently serve the proposed development.

Future Land Use Element Policy LU.1.4.11
No development will be permitted in areas designated as conservation-protected[8] or located within 50 feet of an area so designated.

Although there is a good faith dispute about the meaning of this policy[9], Owner has agreed to conform future development in accordance with the interpretation adopted by the Director of Planning and Development ("Director"). As a result of this interpretation there should not be any significant impacts to estuarine wetlands.

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[8] Conservation-protected land means all undeveloped estuarine wetland areas, any undeveloped area within a fifty-foot (50') strip upland of the designated estuarine wetland area, the sandy portion of the beach, and any areas landward of the sandy beach designated by the Federal Emergency Management Agency as lying within a V or velocity coastal hazard zone.

[9] See memorandum dated January 7, 2022 for a complete analysis of this issue.

Future Land Use Element Policy LU.1.4.12

Conservation-restricted lands[10]*, or floodplains when located upland from estuarine and palustrine wetlands, may be developed for a designated land use of low density residential, or the most restrictive floor area ratio for non-residential uses.*

Although there is a good faith dispute about the meaning of this Policy[11], Owner has agreed to conform future development in accordance with Director's interpretation. As a result, Owner sought and received confirmation of all lands located outside the floodplain from Federal Emergency Management Agency ("FEMA") on July 28, 2022. See Exhibit K and Exhibit L for a graphic depiction of the FEMA approval. Remaining isolated lands in the floodplain located closest to Beach Boulevard shall be developed in accordance with all applicable local, state and federal rules and regulations. Isolated lands located outside the floodplain, that are located further away from Beach Boulevard, shall remain undeveloped due to their proximity to salt marshes, freshwater wetlands, the CHHA and floodplains. See Exhibit M. The net result is that there will be no net loss of lands in the floodplain and no residential development whatsoever in the floodplain.

Future Land Use Element Policy LU.1.4.15
Review future land development/redevelopment proposals to promote transit-oriented development patterns at transit stations and at transit centers to provide for easy access to transit service. The design and mix of land uses surrounding transit stations and transit centers should emphasize a pedestrian-and bicycle-oriented environment and support transit use. The inclusion of multifamily residential land use, at densities up to 40 units per acre, into commercial development and redevelopment projects in the Central Business District and in commercial areas within one block of designated transit routes on Beach Boulevard or 3rd Street shall be encouraged, as well as the provision of bicycle parking and storage facilities, and internal and perimeter sidewalks and other pedestrian amenities, through reductions or credits related to mobility fee calculation for those projects.

The proposed land use amendment will provide for integration of mixed-uses including residential development with supporting commercial into the Beach Boulevard commercial corridor immediately along the JTA First Coast Flyer Red and Beaches Express Lines. Appropriate bicycle parking, storage, sidewalks and other pedestrian amenities will be provided along with a ride share pick-up/drop-off area in accordance with the PUD. The Property is located adjacent to the designated transit route on Beach Boulevard. The proposed density does not exceed forty (40) units per acre.

Future Land Use Element Policy LU.1.9.1
The City shall promote pedestrian amenities and upgrades in association with new development along gateway corridors (Beach Boulevard) including sidewalks, bike path connections, walk lights, benches, bus shelters, and bicycle parking. Enhancements or upgrades to existing amenities have not been proposed outside of the proposed multiple-family residential development.

The adjacent right of way and surrounding area already features sidewalks, bike paths, pedestrian cross walks, a bus lane and bus stop along the Beach Boulevard frontage. Owner believes the existing amenities are in good condition but is willing to work with the City in the event any upgrades are warranted. The proposed landscape improvements along Beach Boulevard will result in greater shade coverage for pedestrians along the corridor. Moreover, the proposed project will enhance safety and security for pedestrians along the corridor due to the 24/7 presence that residential uses afford.

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[10] Conservation-restricted land means all designated palustrine or upland wetland areas and any areas designated by the Federal Emergency Management Agency as lying within an A or special flood hazard area.
[11] See memorandum dated January 7, 2022 for a complete analysis of this issue.

The Property also connects to Trail Type C as designated in the Conceptual Trail Layout of the City's Urban Trails Master plan. The proposed Viewing Platform would connect the residential complex to Conservation and Recreation/Open Space lands and allow for the City to connect a publicly accessible route via Shetter Avenue. See Exhibit N. As a result, both pedestrians and residents would be able to observe and actively experience the wetlands and nature near the intracoastal waterway. Within the residential complex there will be many amenities for the residents to enjoy, including a pool, fitness center, two (2) courtyards and a dog park/dog wash.

So long as permitted by the SJRWMD, the Viewing Platform will be designed to allow for the City to connect a publicly accessible route via Shetter Avenue. Should the City determine to build the connection, costs, maintenance and other issues associated with such connection shall be determined by agreement between the City and Owner.

Such existing amenities and contemplated additions are consistent with Policy LU.1.9.1, which requires only that the City promote pedestrian amenities and upgrades associated with new development along gateway corridors. Despite not being required under Policy LU.1.9.1, Owner proposes several pedestrian amenities and upgrades within the Property and throughout the project. Furthermore, Owner is willing to work with the City in the event further upgrades are warranted.

Transportation Element Objective TE 1.7
The City shall coordinate its mobility circulation system with future development as portrayed on the Future Land Use Map, including the enhancement of intermodal transportation opportunities, to ensure that existing and proposed population densities, housing and employment patterns, and land uses are all consistent with the transportation modes and services proposed to serve these areas.

Appropriate bicycle parking, storage, sidewalks and other pedestrian amenities will be provided along with a ride share pick-up/drop-off area.

Transportation Element Objective TE 1.9
Provide for a safe, comfortable and attractive pedestrian environment with convenient interconnection to public transportation.

The existing development along Beach Boulevard includes deteriorated landscaping that does not contribute shade for pedestrians within the right of way. The proposed land use amendment will contribute to improvement of the pedestrian experience along Beach Boulevard – a main throughfare for both the JTA First Coast Flyer and Beaches Express Lines – by permitting new infill development that includes a minimum five-foot (5') landscape buffer along the road frontage and new trees.

Housing Element Goal HO.1
The City shall provide a variety of adequate and affordable housing for all present and future residents of the City of Jacksonville Beach through cost efficient objectives and policies, while promoting individual self-sufficiency.

The proposed land use amendment will allow for high density residential development contributing a multiple family housing alternative for all present and future residents of Jacksonville Beach. The product will add diversity to the available housing stock permitting renters who may otherwise not have the opportunity to live in the area the ability to reside in Jacksonville Beach. No limitations on rent based on Area Median Income (AMI) are anticipated.

Housing Objective HO.1.1
The City shall assist the private sector to provide new dwelling units between 2011 and 2030 for an estimated 458 new households projected to reside in the city.

The rate of population growth in the area exceeds what was predicted at the time the 2010 Comprehensive Plan was drafted resulting in an even greater need for the private sector to provide new dwelling units than was anticipated. When the Comprehensive Plan was prepared in 2010, the City had an estimated population of 23,077. At that time, an increase to 23,998 residents was projected through 2030 for a total increase of 921 individuals. In less than half of that time between 2010 and 2020, the population rose by 743 individuals to a total of 23,820 according to the United States Census Bureau. This represents an annual increase of 74 residents per year versus the projected rate of 46 residents per year. Supporting the proposed land use amendment will enable Owner to add to the available housing stock to meet market demand.

Housing Policy HO.1.1.1
The City shall review at least bi-annually and amend as necessary the zoning ordinance and land subdivision regulations to eliminate excessive requirements and encourage private sector participation in meeting housing needs.

Review of this application ensures that this requirement will be met.

Coastal Management Element Policy CM.3.1.9
Undeveloped upland areas adjacent to the estuarine marshes shall be designated for conservation or low density residential use to provide an adequate buffer bordering the marsh and to reduce the extent of development in flood prone areas. Low density residential development shall be required to comply with minimum flood elevation requirements. The placement of fill in these areas shall be limited to only that which is necessary for streets and building pads.

Although there is a good faith dispute about the meaning of this Policy[12], Owner has agreed to conform future development in accordance with Director's interpretation. Furthermore, in support of the proposed land use amendment seeking approval to convert lands to High-Density Residential land use, Owner sought and received confirmation of all lands located outside the floodplain from FEMA on July 28, 2022. See Exhibit K. Remaining isolated lands in the floodplain located closest to Beach Boulevard shall be developed in accordance with all applicable local, state and federal rules and regulations. Isolated lands located outside the floodplain that are located further away from Beach Boulevard shall remain undeveloped due to their proximity to salt marshes, freshwater wetlands, the CHHA and floodplains. See Exhibit L and Exhibit M. As a result of this interpretation, the confirmation from FEMA, and the adoption of the proposed PUD and PDP, there should not be any significant impacts to estuarine marshes. There will be no net loss of lands in the floodplain and no residential development whatsoever in the floodplain.

Conservation Goal CO.1
The City has the goal of conserving, protecting, and appropriately managing its natural resources to ensure the highest environmental quality possible.

The proposed amendment furthers the City's goal regarding conservation, protection and management of natural resources by offsetting the conversion of Recreation/Open Space land with the conversion of High Density Residential and Low-Density Residential land to Conservation for property currently subject to an existing conservation easement. Furthermore, land designated Community Commercial shall be converted and designated for Recreation/Open Space uses. The PUD will permit Owner to cluster development including significant setbacks to avoid impacting salt marshes, freshwater wetlands and CHHA. The PUD

[12] See memorandum dated January 7, 2022 for a complete analysis of this issue.

also ensures that there will be no reduction of lands located in the floodplain. Furthermore, the PUD will require development of retention ponds that will treat stormwater before it is discharged into the intercoastal waterway. Today runoff from gravel parking lots on the south side of the property discharge directly into the intercoastal waterway.

Conservation Objective CO.1.4
The City's conservation-protected wetlands shall be protected from physical and hydrologic alteration. No net loss of estuarine wetlands shall be permitted without mitigation, preferably on-site.

The proposed land use amendment provides for a net gain in Conservation lands by converting residential land use acreage to this protected category. The PUD will permit Owner to cluster development including significant setbacks to avoid impacting salt marshes, freshwater wetlands and CHHA. The PUD also ensures that there will be no reduction of lands located in the floodplain.

Conservation Policy CO.1.4.2
The City shall amend, adopt and implement land development regulations to ensure that:

1. *Site plans for new development identify the location and extent of wetlands located on the property;*
2. *Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development; or*
3. *Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided or additional wetlands will be created to mitigate any wetland destruction; and*
4. *To the maximum extent possible, all wetland mitigation will be performed "on-site."*

The proposed amendments will further the City's policy of identifying the location of, and preserving, wetlands by converting the existing lands designated Low Density Residential and High-Density Residential to Conservation and Recreation/Open Space land use while limiting the new High-Density Residential use and associated development to the uplands fronting Beach Boulevard. As described above, the PUD is being used to protect salt marshes, freshwater wetlands, the CHHA and floodplains. Furthermore, the PUD will require development of retention ponds that will treat stormwater before it is discharged into the intercoastal waterway. Today runoff from gravel parking lots on the south side of the Property discharge directly into the intercoastal waterway. Normal flows and quality of water will be provided to maintain wetlands after development because the water quality will be improved and wetlands almost completely undisturbed. Owner does not anticipate any significant mitigation (as contemplated by the City's Comprehensive Plan) would be required; however, if required, Owner would endeavor to ensure any mitigation would be performed "on-site" in accordance with this policy.

Conservation Policy CO.1.5.3
The City's ordinances shall be modified to require that all new development subject to Development Plan review preserve 30% of Land Development Code required open space in the form of existing native vegetation on the site, including both the understory and the ground cover, emphasizing the largest contiguous areas practical. Exceptions shall be allowed for existing lots which are not sufficiently large to accommodate both the preservation area and the proposed activity, but only if the loss of native vegetation is mitigated.

The proposed amendments will result in almost forty-three (43) acres of open space, including lands designated for conservation, more than ninety-three percent (93%) of which will consist of contiguous native vegetated land. The forty-three (43) acres represents almost eighty (80%) of the Property being designated as open space.

Recreation Open Space Policy RO.1.4.1
The City of Jacksonville Beach shall not allow the conversion of park and recreational open space areas into other public or private uses, except where the public interest overrides the conservation of these lands; and then only after a public hearing and demonstration by the City that the converted area will be replaced within one year by recreation or open space land of a similar size, location, and type of uses.

The proposed land use amendment provides for conversion of Recreation/Open Space land for development in exchange for the conversion of Low-Density Residential land to Conservation and High-Density Residential land to Recreation/Open Space.

The proposed land use amendment results in a net decrease of 3.76 acres of Recreation/Open Space land (currently used as a parking lot) and an increase of 18.94 acres of Conservation land. This is a five-to-one exchange[13] to permit development of the Project. Achieving an exchange rate this high is in the public interest and overrides simply conserving land technically designated Recreation/Open Space but used for parking.

A. "the public interest overrides the conservation of these lands; and . . . will be replaced within one year by recreation or open space of a similar size, location and type of uses"

Owner seeks to convert approximately 3.76 acres from Recreation/Open Space to High-Density Residential land use (the "Converted Lands")[14]. Owner also seeks to change approximately .32 acres of land designated Community Commercial to Recreation/Open Space[15]; .31 acres of land designated High-Density Residential to Recreation/Open Space[16]; and 18.80 acres of land designated Low-Density Residential to Conservation[17] (the "Replacement Lands"). The Converted Lands, while currently planned Recreation/Open Space, permit parking. The Replacement Lands will permit open space, conservation, and recreation.

1. "similar size"

If approved, the Replacement Lands will designate almost three (3) times[18] as much land for Conservation and Recreation/Open Space (19.43 acres) uses than presently exists in the Converted Lands (6.83 acres). Designating almost three (3) times more land as Conservation and Recreation/Open Space is in the public interest and overrides simply conserving the Converted Lands for parking.

2. "location"

The Replacement Lands are located immediately adjacent, or in close proximity, to the Converted Lands. If approved, the Replacement Lands further the public interest by permitting consolidation and continuity of Conservation and Recreation/Open Space land uses throughout the immediate area and removing fragmentation that exists today on the City's Future Land Use Map ("FLUM"). Consolidating the Conservation and Recreation/Open Space land on the Property and within the project, while removing fragmentation on the City's FLUM, is in the public interest and overrides conserving the Converted Lands for parking.

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[13] 3.76 acres proposed for High-Density Residential v 18.94 acres Conservation.
[14] Compare Parcels 2, 4 and 5 on Exhibit F and Parcels 4 and 5 on Exhibit F1
[15] Compare Parcels 1 and 4 on Exhibit F and Exhibit F1.
[16] Compare Parcel 7 on Exhibit F and Exhibit F1.
[17] Compare Parcel 8 on Exhibit F and Exhibit F1.
[18] Compare Parcels 1, 7 and 8 in Exhibit F to Parcel 2, 4 and 5 in Exhibit F1.

3. "type of uses"

The Converted Lands, approximately 6.83 acres of Recreation/Open Space lands, are currently used for parking cars. Owner is working with the City[19] and the SJRWMD to permit a Viewing Platform south of the Converted Lands and within the Replacement Lands. See Exhibit I. The Viewing Platform furthers the public interest by providing access activating the Replacement Lands for use and enjoyment in lieu of parking. The Viewing Platform will also be available for connection via Shetter Avenue to facilitate public use and enjoyment. As a result, the project would allow Jacksonville Beach residents to enjoy almost forty-three (43) acres of eventual Conservation and Recreation/Open Space land throughout the Property. If approved, improving the type of use from a semi-private parking lot to permit a public recreation use and access to more Conservation and Recreation/Open Space lands is in the public interest and overrides conserving the Converted Lands for parking.

4. "the public interest overrides the conservation of these lands"

The existing parking use on the Converted Lands is proposed to be replaced with a combination of mixed-use, apartments, supporting commercial, parking, stormwater retention and open space. As a result, the Converted Lands further the public interest by providing attractive and well-planned living options, including ample open space, in lieu of simply parking cars on Recreation/Open Space planned lands.

As recognized by the first Comprehensive Plan Report dated November 11, 2021 (the "Comprehensive Plan Report"), such conversion allows for the provision of additional needed housing opportunities, which is consistent with the goals, objectives, and policies of the Housing Element of the 2030 Comprehensive Plan. For example, Goal HO.1 states that the "City shall provide a variety of adequate and affordable housing for all present and future residents of the City of Jacksonville Beach through cost efficient objectives and policies, while promoting individual self-sufficiency." Objective HO.1.1 expands upon the goal providing the "City shall assist the private sector to provide new dwelling units between 2011 and 2030 for an estimated 458 new households projected to reside in the city." The first Comprehensive Plan Report recognized on page 4 that the 2030 Comprehensive Plan contemplated a 1.4% population growth between 2010-2015, yet Jacksonville Beach grew almost eleven percent (11%) between 2010–2020.

The proposed plans will provide for greater environmental protection of the adjacent wetland system in the form of enhanced stormwater retention and treatment. As detailed in the materials filed with the applications, the project utilizes the existing Recreation/Open Space lands primarily for stormwater maintenance. The planned augmented on-site retention and treatment will result in improvement of the quality of water draining into the conservation areas as well as a reduction in the rate at which water flows into such areas.

Finally, the amendment proposes to convert lands presently designated for residential uses to Conservation. While it is true that a portion of the residential land being converted is currently subject to a conservation easement, the proposed FLUM Amendment Application and companion Rezoning Application provide increased protections for the land. Specifically, changing the land use and zoning of the Replacement Lands

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[19] On page 2 of the first Comprehensive Plan Report it says, "staff recommended that the developer consider entering into a Development Agreement with the City of Jacksonville Beach pursuant to Florida Statutes, which would aid in developing potential publically [stet.] accessible recreation amenities. The developer at this time is not interested in entering into a Development Agreement with the City of Jacksonville Beach." Although not relevant to the analysis of the proposed FLUM Amendment Application, this statement is not true. Owner (aka the "Developer" in the Comprehensive Plan Report) has always maintained that it will enter into any necessary Development Agreements when warranted. Either the PUD or a Development Agreement could be used to implement the Viewing Platform.

ensures that the City and its residents have the opportunity to participate in any future proposed modification in the use of the land. As it stands today, the conservation easement can be amended through appropriate channels, but would not require local publication or notice of any public hearings affording local residents an opportunity to be heard. If the proposed Applications are approved however, any future changes would invoke review by the Planning and Development Department and follow the City's due process regulations which include multiple opportunities for public participation.

The proposed amendment results in additional options for a vibrant community to live in the area, improved environmental protection in terms of the quality and quantity of water draining into the wetlands, and a guarantee that the City and community have an opportunity for involvement in any future proposed changes to the conservation area. Each of these public interests alone, and collectively, outweigh conserving Converted Lands for parking.

5. "replaced within one year"

Rather than "promising" to deal with these issues "within one year" as required by Comprehensive Plan Policy RO.1.4.1, Owner acquired approximately 31.55 acres, before filing the FLUM Amendment Application, to ensure immediate compliance with this policy[20].

B. Conclusion regarding Recreation Open Space Policy RO.1.4.1

Owner is proposing a nearly three (3) fold increase (from 6.83 acres to 19.43 acres) in Conservation and Recreation/Open Space land on the Property, not including the planned open space throughout the proposed residential complex as described in the Rezoning Application. The proposed use of the Converted Lands will result in improved environmental protection for the neighboring salt marshes, freshwater wetlands, the CHHA and floodplains. In addition, the Replacement Lands are adjacent, and in close proximity, to the Converted Lands thereby removing fragmentation on the City's FLUM. Furthermore, the Replacement Lands facilitate planning the Viewing Platform which activates the larger Conservation and Recreation/Open Space lands (almost forty-three (43) acres total) in proximity to the Converted Lands. Moreover, the Converted Lands would allow a well-planned project providing housing options to Jacksonville Beach residents. Finally, the proposed amendments ensure that the City and its residents are involved in any future modification of the Replacement Lands. For all of these reasons, the public interest overrides the conservation of 3.76 acres of Recreation/Open Space planned land for parking.

Recreation Open Space Policy RO.1.5.3
Where developments are planned for sites near wetlands or other conservation areas, developers should be encouraged to place proposed open areas within their project immediately adjacent to the sensitive lands.

The proposed land use amendments are consistent with the City's policy in that the resulting map will provide for High Density Residential use fronting Beach Boulevard with Recreation/Open Space serving as a transition to Conservation lands located south of the Property. As detailed above, open areas and buffers are provided adjacent to sensitive lands.

[20] Compare Parcel 8 on Exhibit F and Exhibit F1.

Table 1 - Trip Generation Comparison by Land Use

23-Aug-22

FLUM Land Use	Ite Land Use Code	Description	Quantity	Units	Daily (vpd)	AM Peak Hour (vph)	PM Peak Hour (vph)
Existing Land Uses							
RLD	210	Single Family Residential	113	Units	1,129	83	111
RHD	221	Multifamily Housing (Mid-Rise)	12	Units	54	4	5
CC	820	Shopping Plaza (40-150K)	79,800	Sq. Ft.	7,554	282	731
				Total =	***8,737***	***369***	***847***
	480	Amusement Park**	14.95	Acres	*798*	*3*	*59*
Proposed Land Uses							
RHD	221	Multifamily Housing (Mid-Rise)	436	Units	2,033	180	170
CC	821	Shopping Plaza (40-150K)	5,000	Sq. Ft.	1,798	18	157
				Total =	***3,831***	***198***	***327***
RHD	221	Multifamily Housing (Mid-Rise)	427	Units	1,990	176	167
CC	937	Coffee/Donut Shop without Drive-Through	1,800	Sq. Ft.	960	168	58
				Total =	***2,950***	***344***	***225***

Source: ***Trip Generation Manual***, Institute of Transportation Engineers, 11th Edition
Source: ***Trip Generation Manual*, Institute of Transportation Engineers, 10th Edition, 2017

EXHIBIT A

August 24, 2022

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°54'56" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 278.49 FEET; THENCE NORTH 80°52'37" WEST, 14.35 FEET; THENCE SOUTH 72°33'29" WEST, 38.85 FEET; THENCE SOUTH 85°05'11" WEST, 27.77 FEET; THENCE SOUTH 68°12'32" WEST, 30.42 FEET; THENCE SOUTH 89°08'00" WEST, 998.03 FEET; THENCE NORTH 42°34'42" WEST, 7.71 FEET; THENCE NORTH 06°59'20" EAST, 46.94 FEET; THENCE NORTH 09°08'03" EAST, 30.48 FEET; THENCE NORTH 04°43'27" EAST, 34.29 FEET; THENCE NORTH 29°32'11" WEST, 24.94 FEET; THENCE NORTH 05°39'17" WEST, 29.96 FEET; THENCE NORTH 29°08'00" WEST, 65.56 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°52'42" WEST, ALONG LAST SAID LINE, 74.12 FEET, TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°08'16" EAST, ALONG LAST SAID LINE, 1140.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.66 ACRES, MORE OR LESS.

PARCEL 2

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°52'42" EAST, 199.92 FEET; COURSE NO. 2: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 3: SOUTH 36°26'15" EAST, 123.04 FEET; THENCE NORTH 89°08'00" EAST, 51.30 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°08'23" EAST, 974.70 FEET; THENCE SOUTH 27°16'27" EAST, 2.10 FEET; THENCE SOUTH 51°46'33" WEST, 28.75 FEET; THENCE NORTH 86°25'59" WEST, 108.77 FEET; THENCE SOUTH 07°55'48" WEST, 38.67 FEET; THENCE NORTH 76°41'48" WEST, 30.57 FEET; THENCE SOUTH 89°08'16" WEST, 41.36 FEET; THENCE SOUTH 77°56'26" WEST, 150.42 FEET; THENCE SOUTH 74°28'52" WEST, 43.04 FEET; THENCE SOUTH 05°57'37" WEST, 32.48 FEET; THENCE NORTH 71°53'40" WEST, 17.93 FEET; THENCE SOUTH 51°30'30" WEST, 6.82 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 138.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°13'10" WEST, 122.82 FEET; THENCE SOUTH 10°08'12" WEST, 30.62 FEET; THENCE NORTH 83°01'54" WEST, 17.27 FEET; THENCE SOUTH 34°33'59" WEST, 116.81 FEET; THENCE SOUTH 37°27'31" WEST, 31.13 FEET; THENCE SOUTH 38°19'46" WEST, 51.12 FEET; THENCE SOUTH 65°22'48" WEST, 107.27 FEET; THENCE NORTH 27°50'28" WEST, 111.93 FEET; THENCE NORTH 13°36'25" EAST, 59.34 FEET; THENCE NORTH 13°24'26" WEST, 35.22 FEET; THENCE NORTH 26°54'16" WEST, 28.97 FEET; THENCE NORTH 38°53'23" WEST, 21.35 FEET; THENCE NORTH 42°55'53" WEST, 58.40 FEET; THENCE NORTH 36°24'36" WEST, 113.66 FEET; THENCE NORTH 42°34'23" WEST, 47.35 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.24 ACRES, MORE OR LESS.

PARCEL 3

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°54'56" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, 299.91 FEET; THENCE SOUTH 89°08'00" WEST, 60.48 FEET; THENCE SOUTH 01°16'34" EAST, 2.00 FEET; THENCE SOUTH 31°22'25" WEST, 30.33 FEET; THENCE SOUTH 89°17'26" WEST, 91.77 FEET; THENCE NORTH 80°51'18" WEST, 86.03 FEET; THENCE SOUTH 00°52'00" EAST, 75.61 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°52'00" EAST, 184.74 FEET; THENCE SOUTH 16°51'55" WEST, 19.46 FEET; THENCE SOUTH 00°42'47" EAST, 54.21 FEET; THENCE SOUTH 29°59'01" WEST, 25.74 FEET; THENCE NORTH 50°56'18" EAST, 14.15 FEET; THENCE NORTH 43°33'52" EAST, 19.07 FEET; THENCE NORTH 40°36'37" EAST, 20.84 FEET; THENCE NORTH 21°20'13" EAST, 6.03 FEET; THENCE NORTH 00°02'05" WEST, 13.36 FEET; THENCE NORTH 04°12'11" WEST, 15.66 FEET; THENCE NORTH 14°24'37" WEST, 11.36 FEET; THENCE NORTH 23°22'33" WEST, 13.12 FEET; THENCE NORTH 32°15'41" WEST, 15.87 FEET; THENCE NORTH 16°51'55" EAST, 97.80 FEET; THENCE NORTH 41°00'01" EAST, 53.00 FEET; THENCE NORTH 71°20'43" WEST, 65.29 FEET; THENCE NORTH 28°16'09" WEST, 17.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.15 ACRES, MORE OR LESS.

PARCEL 4

A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°52'42" EAST, 74.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 00°52'42" EAST, 125.80 FEET COURSE NO. 3: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 4: SOUTH 36°26'15" EAST, 204.52 FEET; COURSE NO. 5: NORTH 53°20'03" EAST, 15.38 FEET; COURSE NO. 6: SOUTH 31°09'02" EAST, 271.18 FEET; COURSE NO. 7: SOUTH 58°48'05" WEST, 28.03 FEET; COURSE NO. 8: SOUTH 27°33'46" EAST, 307.96 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY, NORTHWESTERLY AND SOUTHEASTERLY, ALONG THE LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 33°11'23" EAST, 418.28 FEET; COURSE NO. 2: NORTH 56°11'25" WEST, 20.83 FEET; COURSE NO. 3: NORTH 53°27'45" EAST, 49.51 FEET; COURSE NO. 4: SOUTH 36°29'03" EAST, 187.86 FEET; THENCE NORTH 33°37'04" EAST, 30.27 FEET; THENCE SOUTH 59°00'50" EAST, 62.23 FEET; THENCE NORTH 07°01'41" WEST, 95.92 FEET; THENCE NORTH 88°52'34" WEST, 76.15 FEET; THENCE NORTH 00°23'07" WEST, 64.09 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 62.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°11'55" WEST, 61.19 FEET; THENCE NORTH 23°56'31" WEST, 20.77 FEET; THENCE NORTH 72°12'22" WEST, 23.79 FEET; THENCE SOUTH 51°30'30" WEST, 6.82 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 138.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°13'10" WEST, 122.82 FEET; THENCE SOUTH 10°08'12" WEST, 30.62 FEET; THENCE NORTH 83°01'54" WEST, 17.27 FEET; THENCE SOUTH 34°33'59" WEST, 116.81 FEET; THENCE SOUTH 37°43'08" WEST, 44.39 FEET; THENCE SOUTH 38°19'46" WEST, 37.85 FEET; THENCE SOUTH 65°22'48" WEST, 107.27 FEET; THENCE NORTH 28°09'37" WEST, 112.27 FEET; THENCE NORTH 14°03'01" EAST, 59.94 FEET; THENCE NORTH 13°29'18" WEST, 35.21 FEET; THENCE NORTH 27°00'50" WEST, 28.50 FEET; THENCE NORTH 38°51'10" WEST, 21.16 FEET; THENCE NORTH 42°55'53" WEST, 58.60 FEET; THENCE NORTH 36°24'10" WEST, 113.57 FEET; THENCE NORTH 42°34'42" WEST, 55.15 FEET; THENCE NORTH 06°59'20" EAST, 46.94 FEET; THENCE NORTH 09°08'03" EAST, 30.48 FEET; THENCE NORTH 04°43'27" EAST, 34.29 FEET; THENCE NORTH 29°32'11" WEST, 24.94 FEET; THENCE NORTH 05°39'17" WEST, 29.96 FEET; THENCE NORTH 29°08'00" WEST, 65.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.15 ACRES, MORE OR LESS.

PARCEL 5

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°54'56" EAST, 299.91 FEET; COURSE NO. 2: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 3: SOUTH 36°27'25" EAST, 315.59 FEET; COURSE NO. 4: SOUTH 80°04'21" EAST, 94.36 FEET; COURSE NO. 5: SOUTH 36°28'11" EAST, 119.38 FEET; COURSE NO. 6: SOUTH 09°31'58" EAST, 89.44 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°08'47" WEST, ALONG LAST SAID LINE, 491.58 FEET; THENCE SOUTH 67°49'16" WEST, CONTINUING ALONG LAST SAID LINE, 368.36 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 36°29'03" WEST, ALONG LAST SAID LINE, 156.80 FEET; THENCE NORTH 53°30'57" EAST, 133.61 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 76°26'25" WEST, 122.37 FEET; THENCE NORTH 59°00'50" WEST, 7.11 FEET; THENCE NORTH 07°01'41" WEST, 95.92 FEET; THENCE NORTH 88°52'34" WEST, 76.15 FEET; THENCE NORTH 00°23'07" WEST, 64.09 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 62.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°11'55" WEST, 61.19 FEET; THENCE NORTH 23°56'31" WEST, 20.77 FEET; THENCE NORTH 72°12'22" WEST, 5.88 FEET; THENCE NORTH 05°57'37" EAST, 32.38 FEET; THENCE NORTH 74°28'52" EAST, 43.04 FEET; THENCE NORTH 77°56'26" EAST, 150.42 FEET; THENCE NORTH 89°08'16" EAST, 41.36 FEET; THENCE SOUTH 76°41'48" EAST, 30.57 FEET; THENCE NORTH 07°55'48" EAST, 38.67 FEET; THENCE SOUTH 86°25'59" EAST, 8.07 FEET; THENCE SOUTH 00°52'14" EAST, 261.15 FEET; THENCE SOUTH 16°51'55" WEST, 19.46 FEET; THENCE SOUTH 00°42'47" EAST, 54.21 FEET; THENCE SOUTH 29°59'35" WEST, 49.84 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.61 ACRES, MORE OR LESS.

PARCEL 6

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°54'56" EAST, 278.49 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 00°54'56" EAST, 21.42 FEET, COURSE NO. 3: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 4: SOUTH 36°27'25" EAST, 565.40 FEET; COURSE NO. 5: SOUTH 89°08'47" WEST, 461.30 FEET; COURSE NO. 6: SOUTH 67°49'16" WEST, 368.36 FEET; COURSE NO. 7: NORTH 36°29'03" WEST, 304.34 FEET; THENCE NORTH 33°37'04" EAST, 30.27 FEET; THENCE SOUTH 59°00'50" EAST, 69.34 FEET; THENCE SOUTH 76°26'25" EAST, 122.37 FEET; THENCE NORTH 30°00'12" EAST, 24.09 FEET; THENCE NORTH 50°56'18" EAST, 14.15 FEET; THENCE NORTH 43°33'52" EAST, 19.07 FEET; THENCE NORTH 40°36'37" EAST, 20.84 FEET; THENCE NORTH 21°20'13" EAST, 6.03 FEET; THENCE NORTH 00°00'00" EAST, 13.25 FEET; THENCE NORTH 04°12'11" WEST, 15.77 FEET; THENCE NORTH 14°24'37" WEST, 11.36 FEET; THENCE NORTH 23°22'33" WEST, 13.12 FEET; THENCE NORTH 32°15'41" WEST, 15.87 FEET; THENCE NORTH 16°51'55" EAST, 97.80 FEET; THENCE NORTH 41°00'01" EAST, 53.00 FEET; THENCE NORTH 71°20'43" WEST, 65.29 FEET; THENCE NORTH 28°16'09" WEST, 17.89 FEET; THENCE NORTH 00°52'00" WEST, 77.58 FEET; THENCE SOUTH 85°46'12" EAST, 100.78 FEET; THENCE NORTH 51°46'33" EAST, 28.75 FEET; THENCE NORTH 27°16'27" WEST, 2.10 FEET; THENCE NORTH 89°05'07" EAST, 23.57 FEET; THENCE NORTH 68°12'32" EAST, 30.42 FEET; THENCE NORTH 85°05'11" EAST, 27.77 FEET; THENCE NORTH 72°33'29" EAST, 38.85 FEET; THENCE SOUTH 81°04'01" EAST, 14.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.17 ACRES, MORE OR LESS.

PARCEL 7

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°54'56" EAST, 299.91 FEET; COURSE NO. 2: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 3: SOUTH 36°27'25" EAST, 315.59 FEET, TO THE POINT OF BEGINNING; COURSE NO. 4: SOUTH 80°04'21" EAST, 94.36 FEET; COURSE NO. 5: SOUTH 36°28'11" EAST, 119.38 FEET; COURSE NO. 6: SOUTH 09°31'58" EAST, 89.44 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°08'47" WEST, ALONG LAST SAID LINE, 30.28 FEET; THENCE NORTH 36°27'25" WEST, 249.81 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES, MORE OR LESS.

PARCEL 8

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 941.97 FEET, TO THE WEST LINE OF SECTION 32; THENCE SOUTH 36°29'03" EAST, ALONG LAST SAID LINE, 607.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°29'03" EAST, ALONG LAST SAID LINE, 2060.22 FEET, TO THE SOUTHEAST CORNER OF SECTION 32; THENCE SOUTH 88°03'24" WEST, ALONG THE LINE SEPARATING TOWNSHIP 2 SOUTH FROM TOWNSHIP 3 SOUTH, 1120.27 FEET, TO THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE NORTH 27°40'40" WEST, ALONG LAST SAID LINE, 1315.80 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10877, PAGE 793 OF SAID PUBLIC RECORDS; THENCE NORTH 61°29'58" EAST, ALONG LAST SAID LINE, 289.43 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 33°11'23" EAST, 418.28 FEET; COURSE NO. 2: NORTH 56°11'25" WEST, 20.83 FEET; COURSE NO. 3: NORTH 53°27'45" EAST, 49.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31.55 ACRES, MORE OR LESS.

EXHIBIT B

Agent Authorization

City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, FL 32250

Re: Agent Authorization for 1944 and 0 Beach Blvd. (RE# 177494 0100 and 17298 0000)

Ladies and Gentlemen:

You are hereby advised that Matthew S. McAfee, as authorized representative of JB Fair Park MF LLC, a Delaware limited liability company, and as manager of Contega Business Services, LLC, a Florida limited liability company, as manager for Beaches Preserve LLC, a Florida limited liability company, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW, PLLC to act as agent to file an applications for land use amendment, rezoning, development plan approval, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the City of Jacksonville Beach Planning and Development Department.

JB Fair Park MF LLC, a Delaware limited liability company

By: _____
Matthew S. McAfee, Authorized Representative

Beaches Preserve LLC, a Florida limited liability company

By: Contega Business Services, LLC, a Florida limited liability company, its manager

_____
Matthew S. McAfee, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 22 day of July, 2021, by Matthew S. McAfee, who is ☑ personally known to me or ☐ has produced _____ as identification.

_____
(Notary Signature)

PATRICIA H. TODD
Commission # HH 006806
Expires June 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Doc # 2021050902, OR BK 19604 Page 1233, Number Pages: 8,
Recorded 02/26/2021 09:00 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $69.50 DEED DOC ST $55090.00

EXHIBIT C

This instrument was prepared
by and should be returned to:

Christopher P. Tessitore, Esquire
National Retail Properties, LP
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 24 day of February 2021, by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, having a mailing address at 450 S. Orange Avenue, Suite 900, Orlando, Florida 32801 (hereinafter referred to as the "**Grantor**") to **JB FAIR PARK MF LLC**, a Delaware limited liability company, whose address is 177 4th Avenue North, Suite 200, Jacksonville Beach, Florida 32250 (hereinafter referred to as the "**Grantee**");

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Duval County, Florida, particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "**Subject Property**");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2021 and thereafter, and easements, restrictions and all other matters of record, if any, the reference to which shall not operate to reimpose the same.

THE GRANTEE ACKNOWLEDGES THAT THE GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY

IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). THE GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY AND ANY IMPROVEMENTS THEREON ARE CONVEYED "AS IS" AND "WITH ALL FAULTS", AND THE GRANTOR EXPRESSLY DISCLAIMS, AND THE GRANTEE ACKNOWLEDGES AND ACCEPTS THAT THE GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL, OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS PROVIDED AND LIMITED HEREIN) CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING, WITHOUT LIMITATION:

(i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY AND ANY IMPROVEMENTS THERETO.

(ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS, AND

(iii) THE MANNER OF REPAIR, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS.

THE GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURE BLOCKS ARE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Name: Maria Kostka

Name: Debra Dabrowski

NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation, as general partner

By:
Name: Stephen A. Horn, Jr.
Title: Executive Vice President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of February, 2021, by Stephen A. Horn, Jr., as Executive Vice President of NNN GP CORP., a Delaware corporation, general partner of **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, on behalf of the partnership. He is personally known to me.

(NOTARY SEAL)

MARIA KOSTKA
MY COMMISSION # HH 052274
EXPIRES: November 18, 2024
Bonded Thru Notary Public Underwriters

Notary Public - State of Florida

Printed Name: Maria Kostka
Commission Number:
Commission Expires:

Doc # 2021108270, OR BK 19699 Page 1176, Number Pages: 3,
Recorded 04/28/2021 03:45 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $2100.00

Prepared by and after
recording return to:
Matthew S. McAfee
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

RE Number: 177298-0000

QUIT CLAIM DEED

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders.

THIS QUIT CLAIM DEED made as of this 28 day of April, 2021, by **R.E. PROPERTIES OF MIAMI, LLC,** a Florida limited liability company, whose address for notices is 5000 Big Island Drive, Apartment 327, Jacksonville, Florida 32246 ("Grantor"), in favor of **BEACHES PRESERVE LLC,** a Florida limited liability company ("Grantee"), whose address for notices is 177 4th Avenue North, Suite 200, Jacksonville Beach, Florida 32250.

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN AND 00/100 DOLLARS, in hand paid by the Grantee, the receipt whereof is hereby acknowledged; have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the Grantee all the right, title, interest, lien, claim and demand which the Grantors have in and to the following described property situate, lying and being in the County of Duval, State of Florida (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, claim and demand whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

[Signature on Following Pages]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: STEVEN DIEGENOW

Print Name: PATRICIA H. TODD

GRANTOR:

R.E. PROPERTIES OF MIAMI, LLC, Florida limited liability company

By: _____
Eduardo Goldstein, Manager

STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 28 day of April, 2021, by Eduardo Goldstein, as Manager of R.E. PROPERTIES OF MIAMI, LLC, a Florida limited liability company, on behalf of the company. He *(check one)* ☐ is personally known to me or ☑ has provided me with FL drivers license *(insert type of identification)* as evidence that he is the individual who executed this instrument.

[NOTARY SEAL]

PATRICIA H. TODD
Commission # HH 006806
Expires June 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: PATRICIA H. TODD
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission No.: _____

[Signature page to Quit Claim Deed]

EXHIBIT "A"

Property

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, and State of Florida, known and described as:

A part of Government Lot 1, Section 32, Township 2 South, Range 29 East, more particularly described as:

Beginning at the intersection of the Southerly right of way line of Beach Boulevard, a 200 foot right of way, with the Southwesterly line of DeCastro Y. Ferrer Grant, Section 38, Township 2 South, Range 29 East; thence South 36° 07' 60" East along said Grant line 250 feet; thence South 53° 48' 30" West, 300 feet; thence South 36° 11' 33" East, 100 feet; thence North 53° 48' 30" East, 300 feet; thence South 36° 11' 30" East, 50 feet; thence South 53° 48' 30" West, 300 feet; thence South 36° 11' 30" East, 100 feet; thence North 53° 48' 30" East, 300 feet to said Ferrer Grant line; thence South 36° 11' 30" East along said Grant line 2181.07 feet more or less, to the Southerly boundary line of Township 2 South, Range 29 East; thence South 59° 08' 20" West along said Township line 1122.65 feet more or less, to the Westerly line of said Government Lot 1, Section 32, Township 2 South, Range 29 East; thence North 27° 38' 10" West, along said Government lot line 2454.14 feet, more or less, to the Southerly right of way line of said Beach Boulevard, a 200 foot right of way at this point; thence North 89° 27' 20" East along said right of way line 428.82 feet; thence South 0° 32' 40" East, 200 feet; thence South 89° 27' 20" West, 37.27 feet; thence South 36° 07' 40" East, 204.51 feet; thence North 53° 52' 20" East, 60 feet; thence North 36° 07' 40" West, 161.58 feet; thence North 89° 27' 20" East, 86.07 feet; thence South 36° 07' 40" East, 111.5 feet; thence North 53° 52' 20" East, 195 feet to a point which is 25 feet Westerly of said Ferrer Grant line as measured at right angles thereto; thence North 36° 07' 40" West, parallel to said Grant line 217.39 feet to the Southerly right of way line of said Beach Boulevard; thence North 89° 27' 20" East along said right of way line, 30.74 feet to the point of beginning and being that portion of the lands that lie southerly of the lands described in Warranty Deed recorded in Official Records Book 8737, Page 284.

EXHIBIT D

JB FAIR PARK MF LLC
177 4TH AVE N STE 200
JACKSONVILLE BEACH, FL 32250

Primary Site Address
1944 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19604-01233

Tile #
9432

1944 BEACH BLVD

Property Detail

RE #	177494-0100
Tax District	USD2
Property Use	3500 Tourist Attraction
# of Buildings	5
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	965529

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

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	$489,862.00	$172.00
Extra Feature Value	$807,351.00	$41,916.00
Land Value (Market)	$8,072,304.00	$7,633,730.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$9,369,517.00	$7,675,818.00
Assessed Value	$9,369,517.00	$7,675,818.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$9,369,517.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19604-01233	2/24/2021	$7,870,000.00	SW - Special Warranty	Qualified	Improved
15572-01016	4/6/2011	$9,454,000.00	SW - Special Warranty	Unqualified	Improved
13244-01439	5/2/2006	$500,000.00	WD - Warranty Deed	Unqualified	Improved
11966-01826	7/26/2004	$4,934,400.00	WD - Warranty Deed	Unqualified	Improved
11966-01808	7/26/2004	$100.00	QC - Quit Claim	Unqualified	Vacant
10878-00699	12/18/2002	$6,000,000.00	WD - Warranty Deed	Unqualified	Improved
08828-01654	1/9/1998	$100.00	WD - Warranty Deed	Unqualified	Vacant
08828-01651	1/9/1998	$100.00	WD - Warranty Deed	Unqualified	Improved
08772-01847	10/31/1997	$12,000,000.00	WD - Warranty Deed	Unqualified	Vacant
08737-00284	9/18/1997	$280,000.00	WD - Warranty Deed	Unqualified	Improved
08731-01350	9/18/1997	$100.00	WD - Warranty Deed	Unqualified	Vacant
08365-00577	5/25/1996	$100.00	QC - Quit Claim	Unqualified	Vacant
08197-01121	11/7/1994	$100.00	QC - Quit Claim	Unqualified	Vacant
08197-01115	10/31/1994	$100.00	QC - Quit Claim	Unqualified	Vacant
08089-02285	4/24/1995	$10,000.00	WD - Warranty Deed	Qualified	Vacant
08066-00309	3/24/1995	$40,000.00	WD - Warranty Deed	Unqualified	Vacant
07985-02231	8/18/1994	$100.00	CE - Conservation Easement	Unqualified	Vacant
07974-02089	11/4/1994	$100.00	QC - Quit Claim	Unqualified	Vacant
07974-02087	11/4/1994	$85,000.00	WD - Warranty Deed	Qualified	Vacant
07974-02085	11/7/1994	$575,000.00	SW - Special Warranty	Qualified	Vacant
07688-01929	10/1/1993	$100.00	WD - Warranty Deed	Unqualified	Vacant
07666-00759	5/21/1992	$100.00	QC - Quit Claim	Unqualified	Improved
07666-00756	12/10/1991	$100.00	QC - Quit Claim	Unqualified	Vacant
07575-02256	4/30/1993	$100.00	MS - Miscellaneous	Unqualified	Vacant
07469-01370	11/30/1992	$100.00	WD - Warranty Deed	Unqualified	Vacant
07417-01948	9/14/1992	$100.00	MS - Miscellaneous	Unqualified	Vacant
07343-00590	5/21/1992	$100.00	QC - Quit Claim	Unqualified	Improved
07246-02287	12/10/1991	$100.00	QC - Quit Claim	Unqualified	Vacant
07109-02153	5/21/1991	$590,000.00	CT - Certificate of Title	Unqualified	Vacant
06827-00520	3/28/1985	$122.00	WD - Warranty Deed	Unqualified	Vacant
06592-00969	3/24/1988	$10,000.00	WD - Warranty Deed	Unqualified	Improved
06583-01097	7/27/1988	$10,000.00	WD - Warranty Deed	Unqualified	Improved
06140-01902	5/28/1986	$7,500.00	WD - Warranty Deed	Unqualified	Vacant
06140-01901	5/28/1986	$8,000.00	WD - Warranty Deed	Unqualified	Vacant
06109-01335	2/6/1986	$100.00	WD - Warranty Deed	Unqualified	Vacant
06082-01418	9/27/1985	$100.00	QC - Quit Claim	Unqualified	Vacant

06082-01414	5/17/1984	$111.00	QC - Quit Claim	Unqualified	Vacant
05936-01112	3/28/1985	$20,000.00	WD - Warranty Deed	Unqualified	Vacant
05651-01052	4/6/1983	$325,000.00	WD - Warranty Deed	Unqualified	Vacant
04884-00019	5/16/1979	$109,600.00	WD - Warranty Deed	Unqualified	Improved
03096-00472	4/3/1970	$2,500.00	MS - Miscellaneous	Unqualified	Vacant
00967-00457	12/7/1942	$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GOMC5	Golf Course Miniature	1	0	0	36.00	$4,406.00
2	BHWC1	Bulkhead Wooden	1	0	0	252.00	$1,028.00
3	DLWC5	Dock Wood Light Wgt	1	0	0	2,870.00	$1,176.00
4	ELHC6	Elevator Hydraulic	1	0	0	1.00	$590.00
5	ESHC6	Elevator Stops Hydra	1	0	0	2.00	$240.00
6	FCLC1	Fence Chain Link	1	0	0	1,790.00	$350.00
7	FWIC1	Fence Wrought Iron	1	0	0	158.00	$81.00
8	FWIC1	Fence Wrought Iron	1	0	0	191.00	$130.00
9	LPWC1	Light Pole Wood	1	0	0	21.00	$164.00
10	LITC1	Lighting Fixtures	1	0	0	67.00	$868.00
11	LITC1	Lighting Fixtures	1	0	0	67.00	$723.00
12	PVAC1	Paving Asphalt	1	0	0	139,091.00	$3,390.00
13	PVCC1	Paving Concrete	1	0	0	61,155.00	$3,457.00
14	SWSC6	Sprinkler Wet System	1	0	0	24,004.00	$540.00
15	WMCC1	Wall Masonry/Concrt	1	0	0	315.00	$36.00
16	FCLC1	Fence Chain Link	1	0	0	679.00	$100.00
17	FCLC1	Fence Chain Link	1	0	0	258.00	$45.00
18	CVPC2	Covered Patio	1	0	0	6,500.00	$952.00
19	LPWC1	Light Pole Wood	1	0	0	7.00	$61.00
20	LITC1	Lighting Fixtures	1	0	0	15.00	$162.00
21	LPMC1	Light Pole Metal	4	0	0	1.00	$21.00
22	FCLC1	Fence Chain Link	4	0	0	450.00	$88.00
23	PLXC5	Pools Sq Ft	4	0	0	15,456.00	$10,773.00
24	DKWC2	Deck Wooden	4	200	13	2,600.00	$743.00
25	PVAC1	Paving Asphalt	1	0	0	35,682.00	$1,218.00
26	LPWC1	Light Pole Wood	4	0	0	1.00	$9.00
27	LITC1	Lighting Fixtures	4	0	0	3.00	$32.00
28	LITC1	Lighting Fixtures	4	0	0	4.00	$43.00
29	PLXC5	Pools Sq Ft	1	0	0	15,050.00	$10,490.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-2	0.00	0.00	Common	317,899.00	Square Footage	$4,132,687.00
2	1000	COMMERCIAL	PUD	0.00	0.00	Common	269,186.00	Square Footage	$3,499,418.00
3	9613	CONSERVATION EASEMENT	JRM-1	0.00	0.00	Common	7.28	Acreage	$1,456.00
4	9607	RETENTION POND	PUD	0.00	0.00	Common	0.55	Acreage	$94.00
5	9607	RETENTION POND	JC-2	0.00	0.00	Common	0.44	Acreage	$75.00

Legal

LN	Legal Description
1	32-2S-29E 21.744
2	PT GOVT LOT 1,
3	PT SEC 38 OF B DE CASTRO Y FERRER
4	GRANT RECD O/R 19604-1233

Buildings

Building 1

Building 1 Site Address
1944 BEACH BLVD
Jacksonville Beach FL 32250

Building Type	4807 - WHSE PREFAB
Year Built	1995
Building Value	$123.00

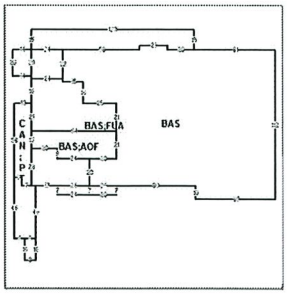
Type	Gross Area	Heated Area	Effective Area

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	3	3 Concrete Fin

Canopy	1782	0	713
Base Area	14790	14790	14790
Base Area	2016	2016	2016
Finished upper story 1	2016	2016	2016
Base Area	1184	1184	1184
Average Office	1184	1184	2368
Base Area	1040	1040	1040
Unfinished Storage	1040	0	520
Canopy	280	0	112
Canopy	770	0	308
Patio	770	0	77
Base Area	168	168	168
Base Area	528	528	528
Finished Storage	528	0	370
Base Area	676	676	676
Patio	676	0	68
Base Area	128	128	128
Canopy	140	0	56
Total	29716	23730	27138

Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel

Element	Code	Detail
Baths	25.000	
Stories	2.000	
Rooms / Units	18.000	
Avg Story Height	19.000	
Restrooms	2.000	



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$7,675,818.00	$0.00	$7,675,818.00	$76,372.81	$62,567.13	$59,691.00
Public Schools: By State Law	$7,675,818.00	$0.00	$7,675,818.00	$34,264.32	$27,325.91	$26,856.15
By Local Board	$7,675,818.00	$0.00	$7,675,818.00	$21,062.67	$17,255.24	$16,509.15
FL Inland Navigation Dist.	$7,675,818.00	$0.00	$7,675,818.00	$299.82	$245.63	$234.88
Jax Beach	$7,675,818.00	$0.00	$7,675,818.00	$37,428.41	$30,662.59	$29,328.53
Water Mgmt Dist. SJRWMD	$7,675,818.00	$0.00	$7,675,818.00	$2,142.81	$1,755.46	$1,680.24
Gen Gov Voted	$7,675,818.00	$0.00	$7,675,818.00	$0.00	$0.00	$0.00
School Board Voted	$7,675,818.00	$0.00	$7,675,818.00	$0.00	$0.00	$0.00
Urban Service Dist2	$7,675,818.00	$0.00	$7,675,818.00	$0.00	$0.00	$0.00
			Totals	$171,570.84	$139,811.96	$134,299.95

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$9,369,517.00	$9,369,517.00	$0.00	$9,369,517.00
Current Year	$7,675,818.00	$7,675,818.00	$0.00	$7,675,818.00

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

:ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

BEACHES PRESERVE LLC
177 4TH AVE N STE 200
JACKSONVILLE BEACH, FL 32250

Primary Site Address
0 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19819-00232

Tile #
9432

0 BEACH BLVD

Property Detail

RE #	177298-0000
Tax District	USD2
Property Use	9600 Waste Land
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1339815

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

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$6,434.00	$6,434.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$6,434.00	$6,434.00
Assessed Value	$6,434.00	$6,434.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$6,434.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19819-00232	7/9/2021	$100.00	QC - Quit Claim	Unqualified	Vacant
19699-01176	4/28/2021	$300,000.00	QC - Quit Claim	Unqualified	Vacant
19127-01851	2/19/2020	$4,100.00	TD - Tax Deed	Unqualified	Vacant
15698-00661	7/29/2011	$100.00	CE - Conservation Easement	Unqualified	Vacant
03296-00416	11/9/1971	$55,500.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	9613	CONSERVATION EASEMENT	JRS-1	0.00	0.00	Common	30.77	Acreage	$6,154.00
2	9600	WASTE LAND	JRS-1	0.00	0.00	Common	0.08	Acreage	$280.00

Legal

LN	Legal Description
1	32-2S-29E 30.85
2	PT GOVT LOT 1 RECD O/R 19819-232

Buildings

No data found for this section

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$6,434.00	$0.00	$6,434.00	$52.44	$52.44	$50.03
Public Schools: By State Law	$6,434.00	$0.00	$6,434.00	$23.53	$22.91	$22.51
By Local Board	$6,434.00	$0.00	$6,434.00	$14.46	$14.46	$13.84
FL Inland Navigation Dist.	$6,434.00	$0.00	$6,434.00	$0.21	$0.21	$0.20
Jax Beach	$6,434.00	$0.00	$6,434.00	$25.70	$25.70	$24.58
Water Mgmt Dist. SJRWMD	$6,434.00	$0.00	$6,434.00	$1.47	$1.47	$1.41
Gen Gov Voted	$6,434.00	$0.00	$6,434.00	$0.00	$0.00	$0.00
School Board Voted	$6,434.00	$0.00	$6,434.00	$0.00	$0.00	$0.00
Urban Service Dist2	$6,434.00	$0.00	$6,434.00	$0.00	$0.00	$0.00
			Totals	$117.81	$117.19	$112.57

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$6,434.00	$6,434.00	$0.00	$6,434.00
Current Year	$6,434.00	$6,434.00	$0.00	$6,434.00

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in

August.

Property Record Card (PRC)
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information
:ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

EXHIBIT E

VICINITY MAP

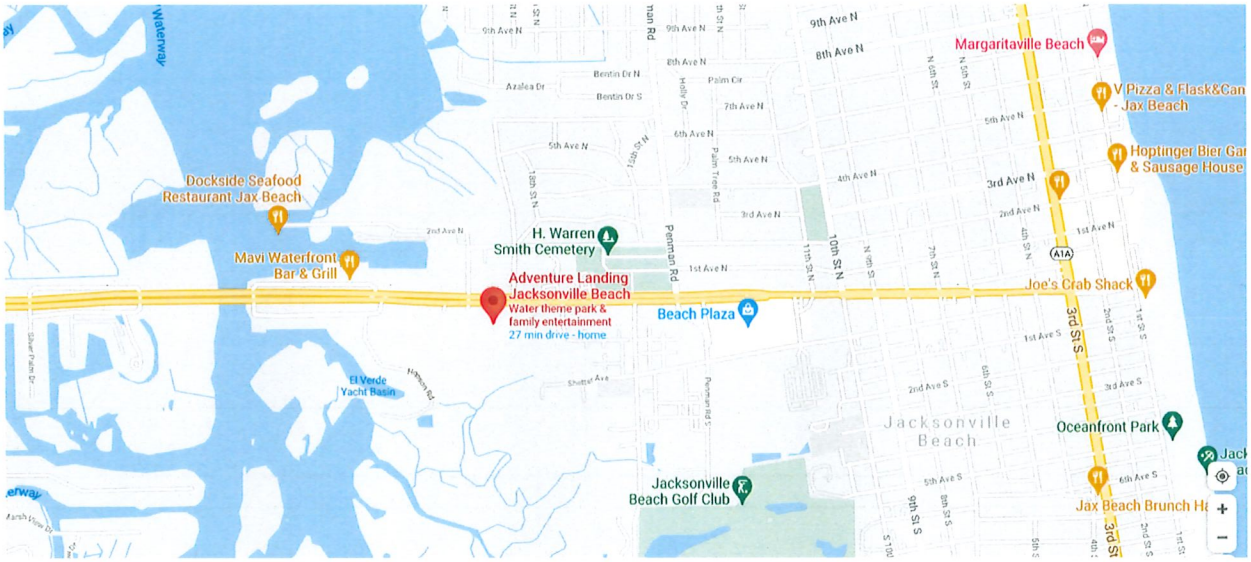
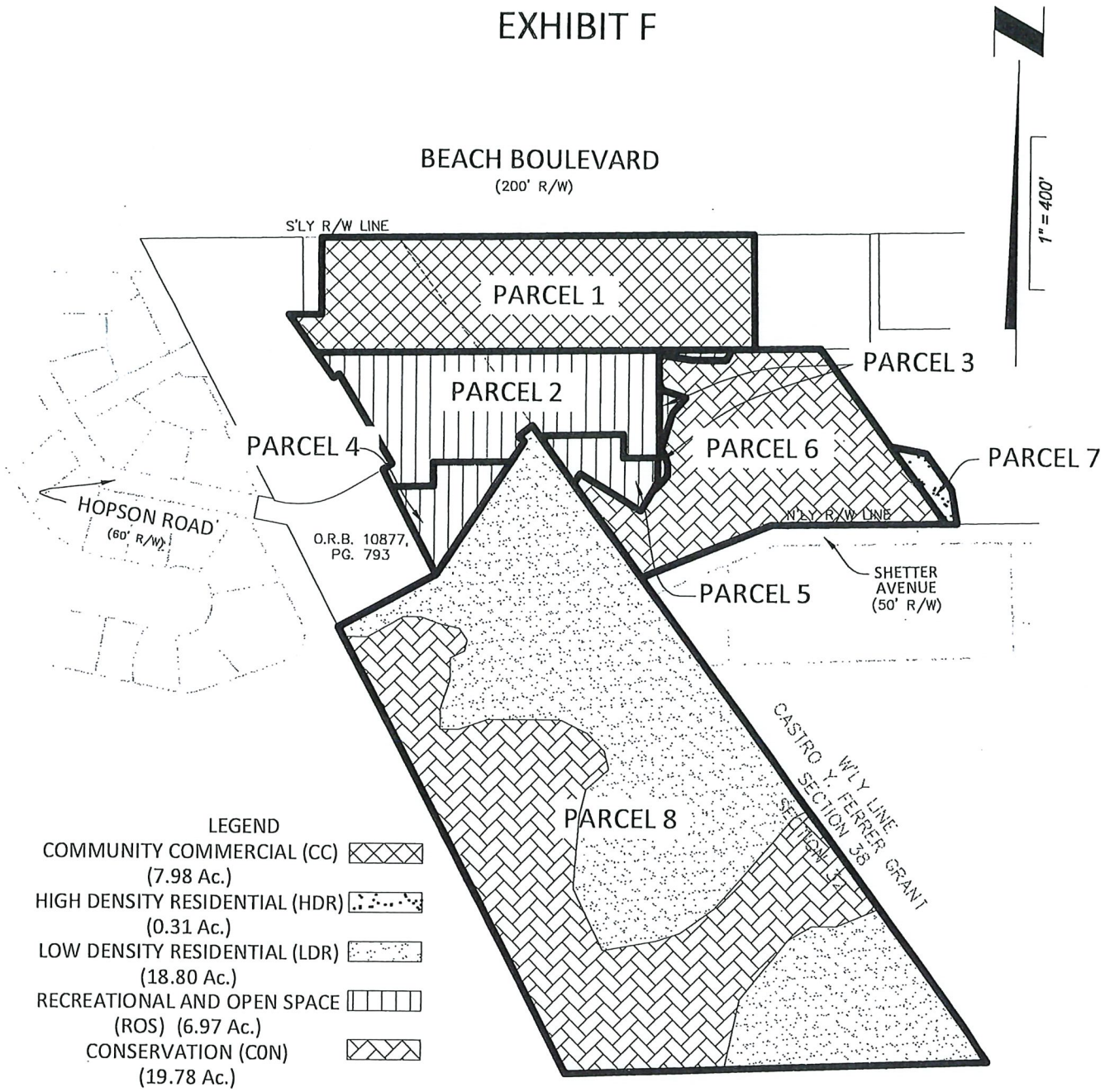


EXHIBIT F



NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

MASTER EXHIBITS MAP
BEFORE FLUM

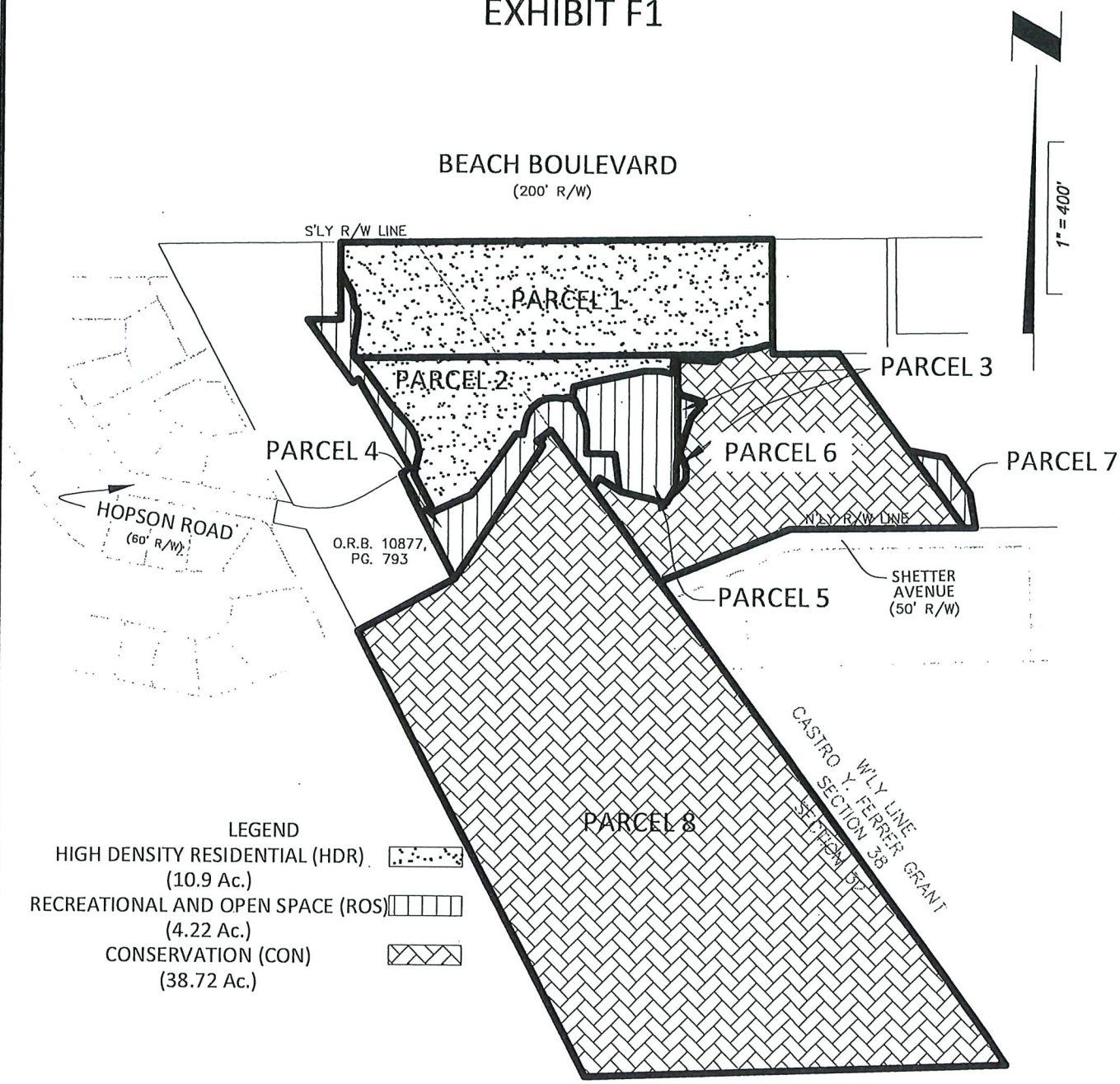
BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02
DRAWN BY: LJP
DATE: 8-23-22
DRAWING NO. 1 OF 1

T:\2020\20-260\LandDev\Design\Plots\Exhibits\2022-08-23 Beach Blvd MF Master Rezoning Before Exhibit.dwg
PLOTTED: August 23, 2022 - 10:27 PM, BY: Lionel J. Perez

EXHIBIT F1



NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

MASTER EXHIBITS MAP
AFTER FLUM

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02
DRAWN BY: LJP
DATE: 8-23-22
DRAWING NO. 1 OF 1

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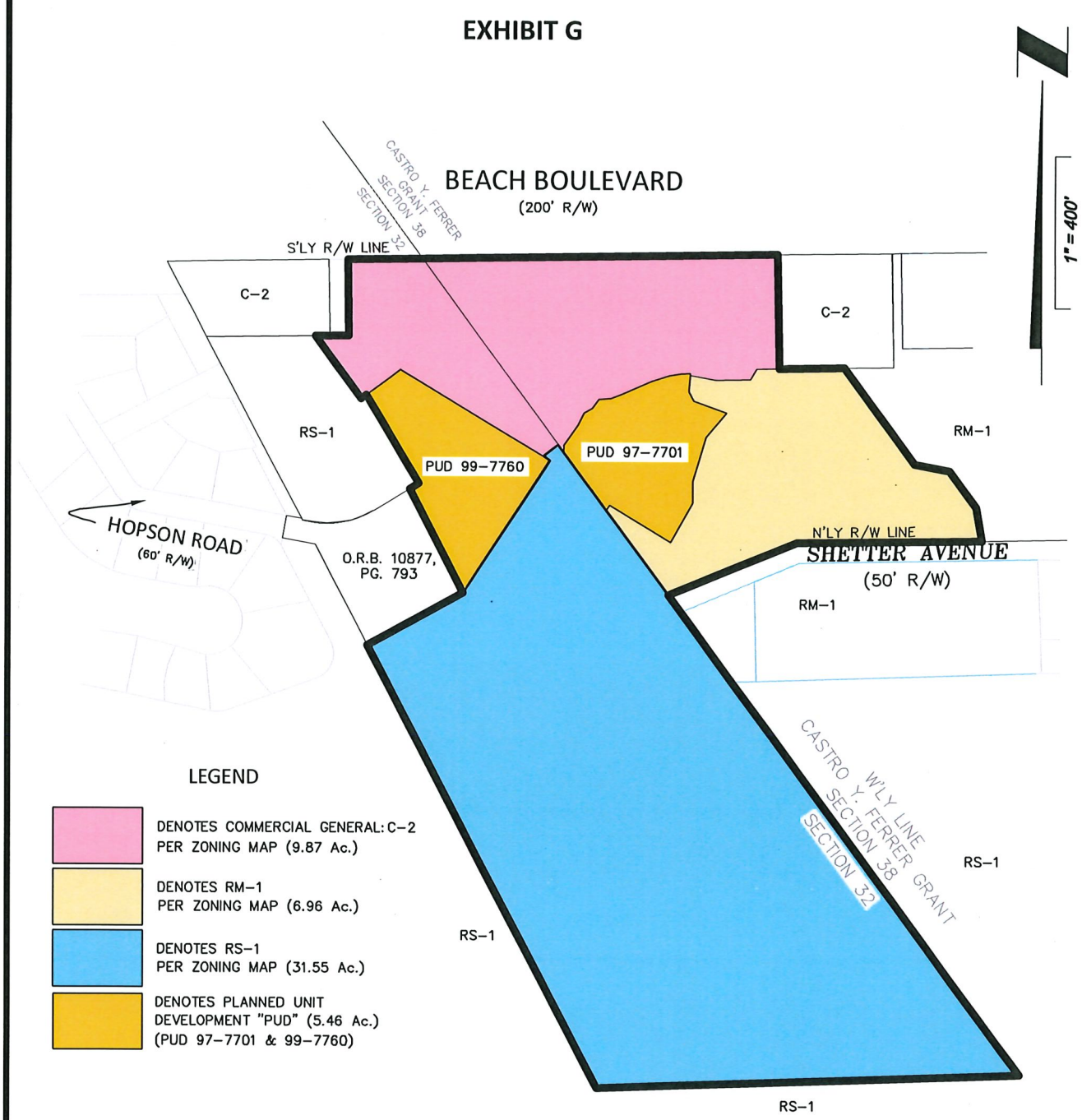
EXHIBIT G



LEGEND

- DENOTES COMMERCIAL GENERAL: C-2 PER ZONING MAP (9.87 Ac.)
- DENOTES RM-1 PER ZONING MAP (6.96 Ac.)
- DENOTES RS-1 PER ZONING MAP (31.55 Ac.)
- DENOTES PLANNED UNIT DEVELOPMENT "PUD" (5.46 Ac.) (PUD 97-7701 & 99-7760)

NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

MASTER EXHIBITS MAP BEFORE REZONING

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02

DRAWN BY: LJP

DATE: 6-16-21

DRAWING NO. 1 OF 1

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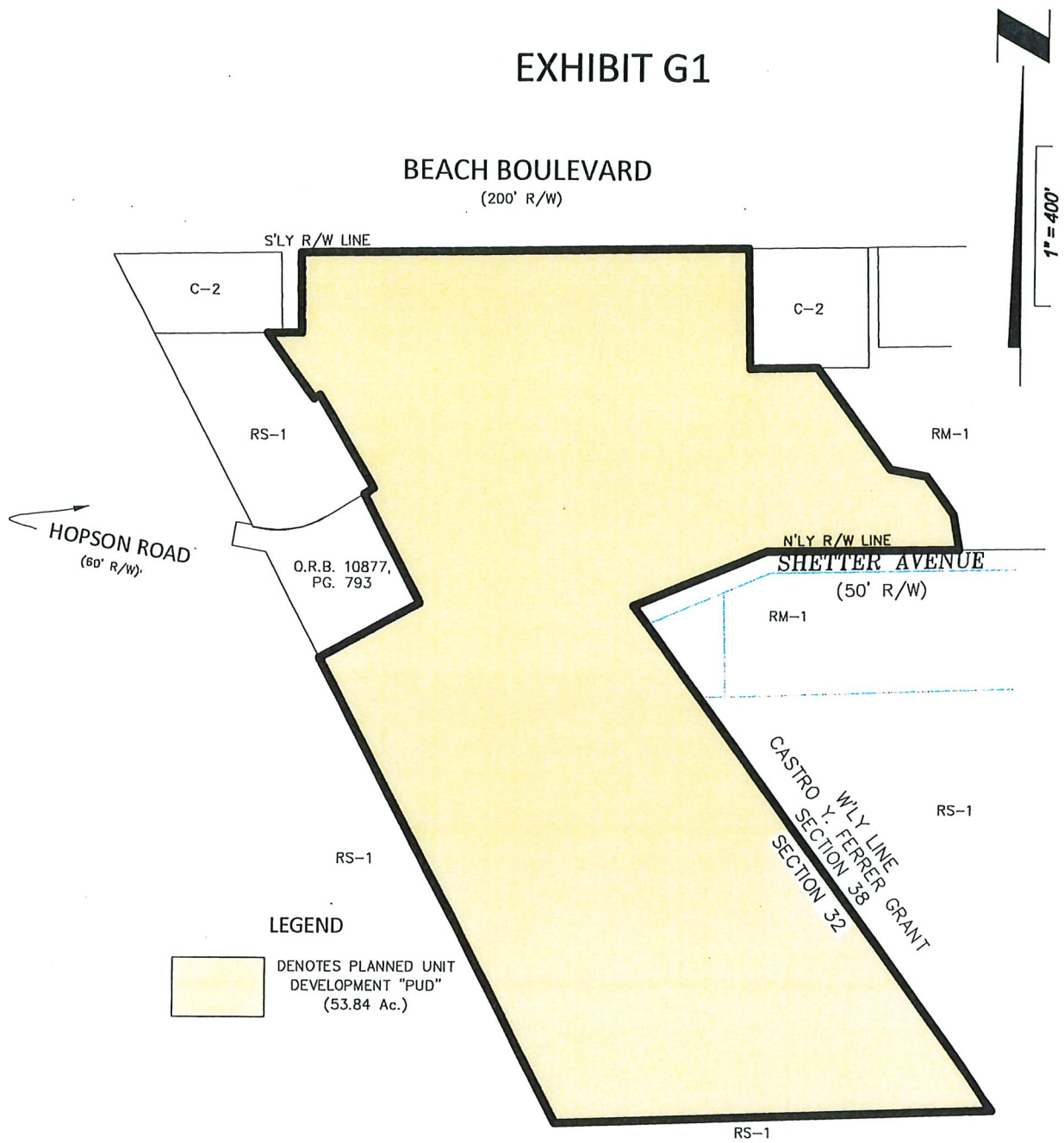
EXHIBIT G1



LEGEND

DENOTES PLANNED UNIT DEVELOPMENT "PUD" (53.84 Ac.)

NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

MASTER EXHIBITS MAP AFTER REZONING

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02

DRAWN BY: LJP

DATE: 6-18-21

DRAWING NO. 1 OF 1

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PLOTTED: June 23, 2021 - 8:10 AM, BY: Lionel J. Perez

An ALTA/NSPS Land Title Survey

Map Showing a Boundary Survey

EXHIBIT H

THE LANDS AS DESCRIBED HEREON AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ORDER NO.: 8827187, DATED 09/27/2020

PARCEL 1:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE EASTERLY LINE OF SAID SECTION 32; THENCE SOUTH 36 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY LINE OF SECTION 32, A DISTANCE OF 606.57 FEET TO A POINT; THENCE SOUTH 53 DEGREES 48 MINUTES 30 SECONDS WEST, 49.48 FEET TO A POINT; THENCE NORTH 58 DEGREES 56 MINUTES 30 SECONDS WEST, 440.90 FEET TO A POINT; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST, 195.00 FEET TO A POINT; THENCE NORTH 36 DEGREES 11 MINUTES 30 SECONDS WEST, 217.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID BEACH BOULEVARD, THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT OF WAY 30.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID CASTRO Y. FERRER GRANT WITH THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NUMBER 212); THENCE RUN NORTH 89 DEGREES 08 MINUTES EAST ALONG SAID SOUTH RIGHT OF WAY OF BEACH BOULEVARD, A DISTANCE OF 941.43 FEET; THENCE RUN SOUTH 00 DEGREES 52 MINUTES EAST, A DISTANCE OF 300 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST, A DISTANCE OF 173.28 FEET; THENCE RUN SOUTH 36 DEGREES 27 MINUTES EAST, A DISTANCE OF 565.68 FEET TO THE NORTH RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY); THENCE RUN SOUTH 89 DEGREES 08 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY LINE OF SHETTER AVENUE, A DISTANCE OF 461.64 FEET; THENCE RUN SOUTH 67 DEGREES 48 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY LINE OF SHETTER AVENUE, A DISTANCE OF 368.09 FEET TO AN INTERSECTION WITH AFORESAID WEST LINE OF CASTRO Y. FERRER GRANT; THENCE RUN NORTH 36 DEGREES 27 MINUTES WEST ALONG SAID WEST LINE OF THE CASTRO Y. FERRER GRANT, A DISTANCE OF 1099.19 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, AS SHOWN ON THE PLAT OF WATERWAY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF HOPSON ROAD (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID LAST MENTIONED PLAT); THENCE SOUTH 79 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.70 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG LAST SAID LINE 5.12 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 240.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, 192.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 18 MINUTES 06 SECONDS EAST, 187.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST, 141.48 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 00 SECONDS WEST, 271.22 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6827, PAGE 520 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE AND ITS NORTHEASTERLY PROLONGATION THEREOF, 114.65 FEET TO THE MOST WESTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6592, PAGE 967 (PARCEL A); THENCE SOUTH 58 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6592, PAGE 969 (PARCEL A) AND ALONG THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6592, PAGE 969 (PARCELS B AND C) AND ALONG THE NORTHEASTERLY LINE OF THOSE CERTAIN LANDS IN OFFICIAL RECORDS VOLUME 5583, PAGE 1097 (PARCELS D AND E) AND THEIR SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 461.78 FEET; THENCE SOUTH 33 DEGREES 24 MINUTES 08 SECONDS WEST, 418.28 FEET; THENCE SOUTH 61 DEGREES 30 MINUTES 52 SECONDS WEST, 289.84 FEET; THENCE NORTH 27 DEGREES 40 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32, A DISTANCE OF 299.15 FEET; THENCE NORTH 79 DEGREES 40 MINUTES 40 SECONDS WEST, 87.89 FEET TO THE SOUTHEASTERLY TERMINATION OF SAID HOPSON ROAD; THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE, 60.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO HOPSON LAND, LLC BY DEED RECORDED IN OFFICIAL RECORDS BOOK 10877 PAGE 793, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF SAID CASTRO Y FERRER GRANT; THENCE SOUTH 36 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1099.22 FEET TO THE NORTH RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY RECORDED IN DEED BOOK 804, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE NORTH 67 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 368.09 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 461.64 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7109, PAGE 2153, OF THE SAID PUBLIC RECORDS AND THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE NORTH 36 DEGREES 27 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE (THE SAME BEING THE WEST LINE OF THE LAND DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS VOLUME 6181, PAGE 1704 OF SAID PUBLIC RECORDS) A DISTANCE OF 250.05 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 94.34 FEET; THENCE SOUTH 37 DEGREES 27 MINUTES 00 SECONDS EAST, A DISTANCE OF 119.31 FEET; THENCE SOUTH 09 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 89.51 FEET TO SAID NORTH RIGHT OF WAY LINE OF SHETTER AVENUE; THENCE SOUTH 89 DEGREES 08 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT, SECTION 38 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 123.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 30.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 219.20 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 37.20 FEET; THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 204.70 FEET; THENCE NORTH 53 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 34 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 161.70 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.10 FEET; THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 111.50 FEET; THENCE NORTH 53 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 195.00 FEET; THENCE NORTH 34 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 217.00 FEET TO THE POINT OF BEGINNING. BEING THE SAME LANDS SHOWN AS LOTS 1, 2, 3, 4, 5, 6, 7 AND 9, ON UNRECORDED PLAT OF HIAWATHA HAMMOCK. ALSO BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2641, PAGE 112; VOLUME 4894, PAGE 19; VOLUME 3095, PAGE 472; VOLUME 3010, PAGE 1004 AND VOLUME 9827, PAGE 520, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT, SECTION 38 OF SAID TOWNSHIP AND RANGE, THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 123.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET, LEAVING SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, PARALLEL TO SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING

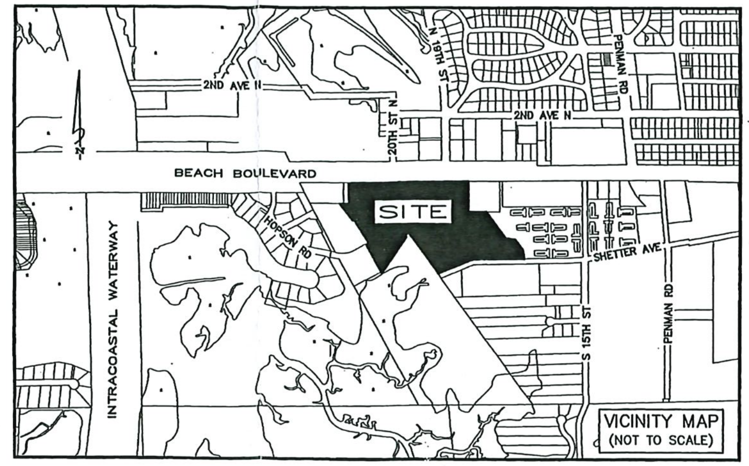
PARCEL 7:

A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

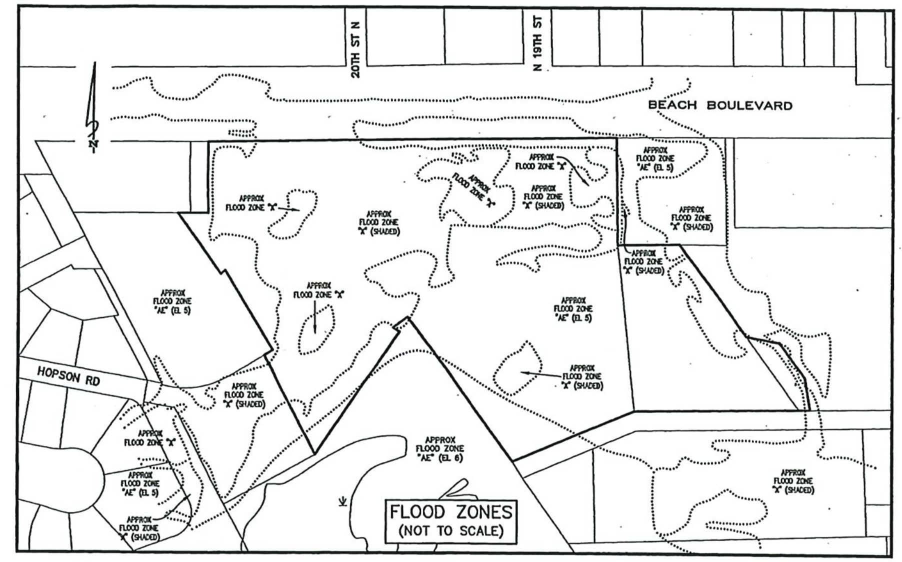
COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, AS SHOWN ON THE PLAT OF WATERWAY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF HOPSON ROAD (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID LAST MENTIONED PLAT); THENCE SOUTH 79 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.70 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG LAST SAID LINE, 5.12 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 240.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, 192.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 18 MINUTES 06 SECONDS EAST, 187.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59 DEGREES 16 MINUTES 00 SECONDS EAST, 141.48 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 00 SECONDS WEST, 271.22 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6827, PAGE 520 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE, 60.00 FEET TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LAST SAID LANDS, 69.57 FEET; THENCE NORTH 35 DEGREES 46 MINUTES 12 SECONDS WEST, 112.01 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 32 SECONDS WEST, 86.07 FEET TO A POINT SITUATE IN THE NORTHEASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 36 DEGREES 10 MINUTES 41 SECONDS EAST ALONG LAST SAID LINE, 161.58 FEET TO THE POINT OF BEGINNING.

THE AFORE DESCRIBED PARCELS 1, 2, 3, 5, 6 AND 7 BEING ALSO DESCRIBED AS FOLLOWS:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13487, PAGE 1286 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY. SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°52' 00" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 89°08' 00" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 173.28 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13490, PAGE 1228 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF LAST SAID LANDS THE FOLLOWING FOUR (4) COURSES: NO. 1 – SOUTH 36°27' 00" EAST, 315.63 FEET; NO. 2 – SOUTH 80°00' 00" EAST, 94.34 FEET; NO. 3 – SOUTH 36°27' 00" EAST, 119.31 FEET; NO. 4 – SOUTH 09°28' 29" EAST, 89.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°08' 00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 491.64 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 67°48' 00" WEST, A DISTANCE OF 368.09 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTH 36°27' 00" WEST, ALONG SAID WEST LINE OF SECTION 32, A DISTANCE OF 492.65 FEET; THENCE SOUTH 53°33' 00" WEST, A DISTANCE OF 49.48 FEET; THENCE SOUTH 59°12' 00" EAST, A DISTANCE OF 20.88 FEET; THENCE SOUTH 33°04' 41" WEST, A DISTANCE OF 418.28 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10877, PAGE 793 OF SAID PUBLIC RECORDS; THENCE NORTH 28°00' 07" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 307.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 58°56' 33" EAST, ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 28.03 FEET; THENCE NORTH 31°03' 27" WEST, A DISTANCE OF 271.22 FEET TO A POINT OF THE SOUTH LINE OF LOT 9, HIAWATHA HAMMOCK, AN UNRECORDED SUBDIVISION; THENCE SOUTH 53°33' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 15.36 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 36°27' 00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 204.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89°08' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 9 AND LOT 8 OF SAID HIAWATHA HAMMOCK, A DISTANCE OF 87.30 FEET TO THE EAST LINE OF LOT 1 OF SAID HIAWATHA HAMMOCK; THENCE NORTH 00°52' 00" WEST, ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 200.00 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°00' 00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1141.63 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
(NOT TO SCALE)



FLOOD ZONES
(NOT TO SCALE)

FIDELITY NATIONAL TITLE INSURANCE CORPORATION
ORDER NO. 8827187
COMMITMENT DATE: SEPTEMBER 27, 2020
SCHEDULE B – SECTION 2

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
6	O.R.B. 6082, PG. 1414	EASEMENT PER QUIT-CLAIM DEED	AFFECTS SITE-SHOWN HEREON
8	O.R.B. 7985, PG. 2231	CONSERVATION EASEMENT	AFFECTS SITE-SHOWN HEREON
	O.R.B. 8785, PG. 1313	PARTIAL TERMINATION AND RELEASE	AFFECTS SITE-SHOWN HEREON
	O.R.B. 8802, PG. 2212	RE-RECORDED PARTIAL TERMINATION AND RELEASE	AFFECTS SITE-SHOWN HEREON
10	O.R.B. 9226, PG. 2326	ORDINANCE	AFFECTS SITE-SHOWN HEREON
11	O.R.B. 13069, PG. 314	GRANT OF EASEMENT	AFFECTS SITE-SHOWN HEREON
12	O.R.B. 13110, PG. 2410	GRANT OF EASEMENT	AFFECTS SITE-SHOWN HEREON
14	O.R.B. 16044, PG. 1614	EASEMENT	BENEFITS SITE-SHOWN HEREON
16	O.R.B. 18901, PG. 1054	ELECTRIC & NATURAL GAS EASEMENT	AFFECTS SITE-SHOWN HEREON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13, 14, 19, 20, & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/13/2020.

CERTIFIED TO:

JB FAIR PARK MF LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.

LEGEND

(A) = ACTUAL
(R) = RECORD
APPROX = APPRIXIMATE
BGV = BELOW GROUND VAULT
CB = CATCH BASIN
CLF = CHAIN LINK FENCE
CONC = CONCRETE
D.B. = DEED BOOK
ELEC = ELECTRIC
FOC = FIBER OPTIC CABLE
I.P. = IRON PIPE
MES = MITERED END SECTION
NO. = NUMBER
NO ID = NO IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
CHHA = COASTAL HIGH HAZARD AREA (SEE NOTE NO. 11)
= SIGN
= WATER VALVE
= WATER METER
= BACK FLOW PREVENTER
= WIRING PULL BOX
= POST, AS NOTED
= SANITARY SEWER MANHOLE
= TELEPHONE WIRING PEDESTAL
= UTILITY JUNCTION BOX
= LIGHT POLE
= FLOOD LIGHT
= UTILITY POLE
= GUY ANCHOR
= SPIGOT
= FENCE LINE
= CHHA (SEE NOTE NO. 11)
● = FOUND 1/2" IRON PIPE, AS NOTED
○ = SET 1/2" IRON PIPE, "CLARY ASSOC"

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS N89°08'16"E.
2. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS/ STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/ STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED, AREAS OF MINIMAL FLOOD HAZARD), ZONE "X" (SHADED, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND ZONE AE (BASE FLOOD ELEVATION 5) AND ZONE AE (BASE FLOOD ELEVATION 6), AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0416J, COMMUNITY NO. 120077, 120078, AND 120079 DATED DECEMBER 07, 2018. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (SEE FLOOD ZONE DETAIL ABOVE).
6. SITE ADDRESS: 1944 BEACH BLVD.
7. SITE IS VACANT (NO BUILDINGS), AT TIME OF SURVEY
8. THE LANDS SHOWN HEREON ARE ZONED PLANNED UNIT DEVELOPMENT (PUD), COMMERCIAL GENERAL (C-2), AND RESIDENTIAL, MULTIPLE FAMILY ZONING DISTRICT (RM-1), PER INFORMATION PROVIDED BY CITY OF JACKSONVILLE BEACH.
9. CROSS REFERENCE MAP BY BOATWRIGHT LAND SURVEYORS, INC, FILE NO. 2011-0034, DATED FEBRUARY 16, 2011.
10. SITE SHOWN HEREON CONTAINS 22.29 ACRES, MORE OR LESS.
11. "THE COASTAL HIGH HAZARD AREA (CHHA) FOR JACKSONVILLE BEACH SHALL CONSIST OF THE AREA BELOW THE ELEVATION OF THE CATEGORY 1 STORM SURGE WITHIN THE CITY AS IDENTIFIED IN THE NORTHEAST FLORIDA REGIONAL HURRICANE EVACUATION STUDY" PER 2030 COMPREHENSIVE PLAN AND WAS DIGITIZED FROM THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT, NORTHEAST FLORIDA COUNCIL 2013 STORM TIDE ATLAS, VOLUME 7-4, BOOK 2 OF 6 AND IS APPROXIMATE ONLY.

SHEET 1 OF 3

10/22/2020	GCC	N/A	CORRECTED BEARING LABEL ON SURVEY
10/20/2020	GCC	2020-637	UPDATED TITLE TABLE & SURVEY, PER NEW TITLE COMMITMENT
10/15/2020	SPB	N/A	ADDED CHHA LINE AND GENERAL NOTE NO. 11
10/14/2020	GCC	N/A	UPDATED TITLE TABLE, EXCEPTION NO. 7; CORRECTED EXCEPTION NO. 16 LABEL ON SURVEY
REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

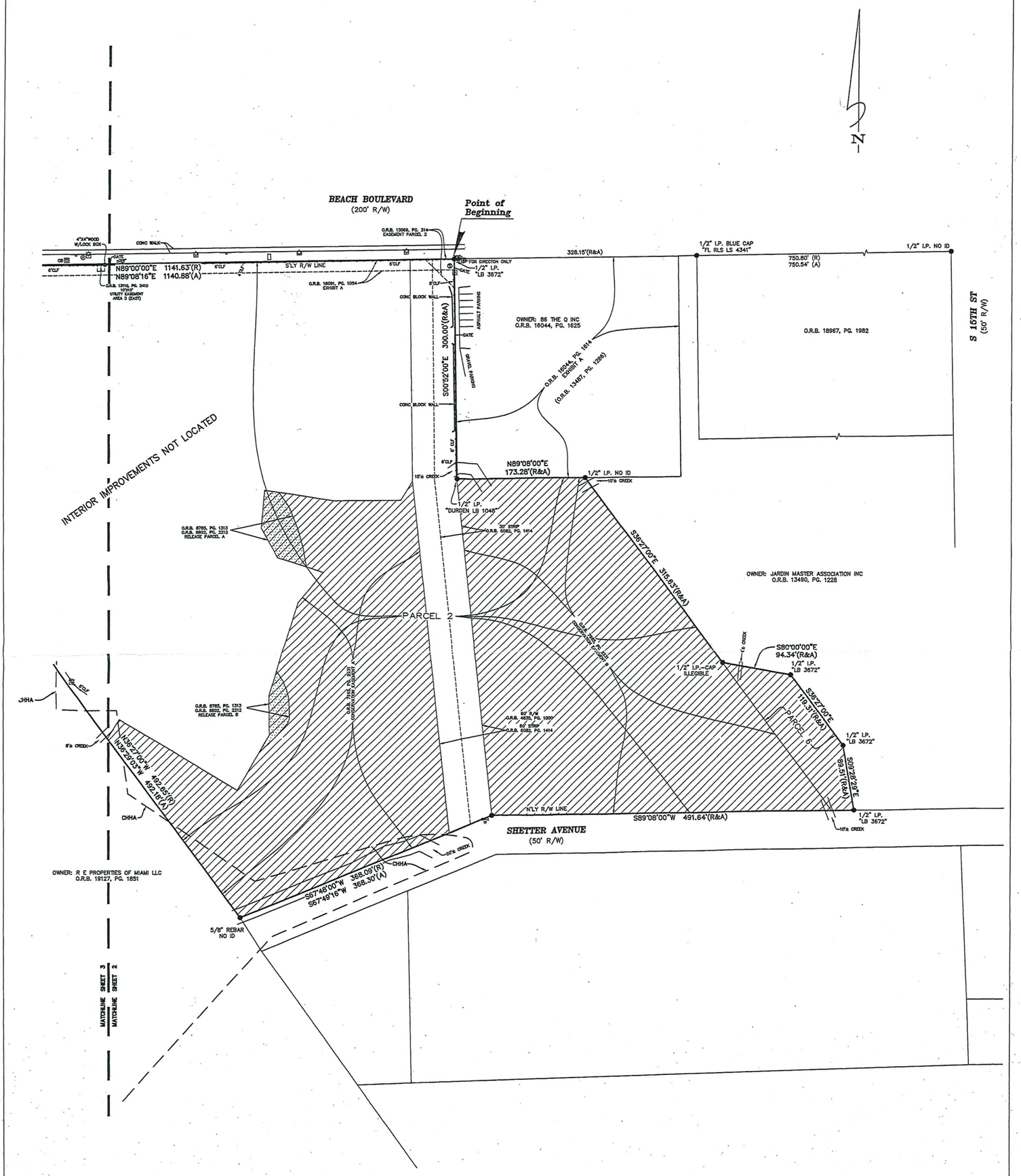
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

FILE No. T2S-1008

JOB No. 2020-637 DRAFTING: GCC PARTY CHIEF: HENDERSON, BRANDENBURG F.B. DIGITAL CAD FILE: 2020-637 BNDY.dwg CHECKED BY: KRF DATE: 10/13/2020

FILE No. T2S-1008

FILE No. T2S-1008



SHEET 2 OF 3

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
10/22/2020	GCC	N/A	CORRECTED BEARING LABEL ON SURVEY
10/20/2020	GCC	2020-637	UPDATED TITLE TABLE & SURVEY, PER NEW TITLE COMMITMENT
10/15/2020	SPB	N/A	ADDED CHHA LINE AND GENERAL NOTE NO. 11
10/14/2020	GCC	N/A	UPDATED TITLE TABLE, EXCEPTION NO. 7; CORRECTED EXCEPTION NO. 16 LABEL ON SURVEY

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SECTION OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PURSUANT TO 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS MAP PROVIDES NO TITLE OPINION OR OF THE ENTITIES NAMED HEREON. THIS CERTIFICATION SHOWS LOCATION DOES NOT EXTEND TO PROPERTY OWNERSHIP.

STATE OF FLORIDA
No. 6788
PROFESSIONAL SURVEYOR & MAPPER

MICHAEL J. CODLIGNY, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

FILE No. T2S-1008

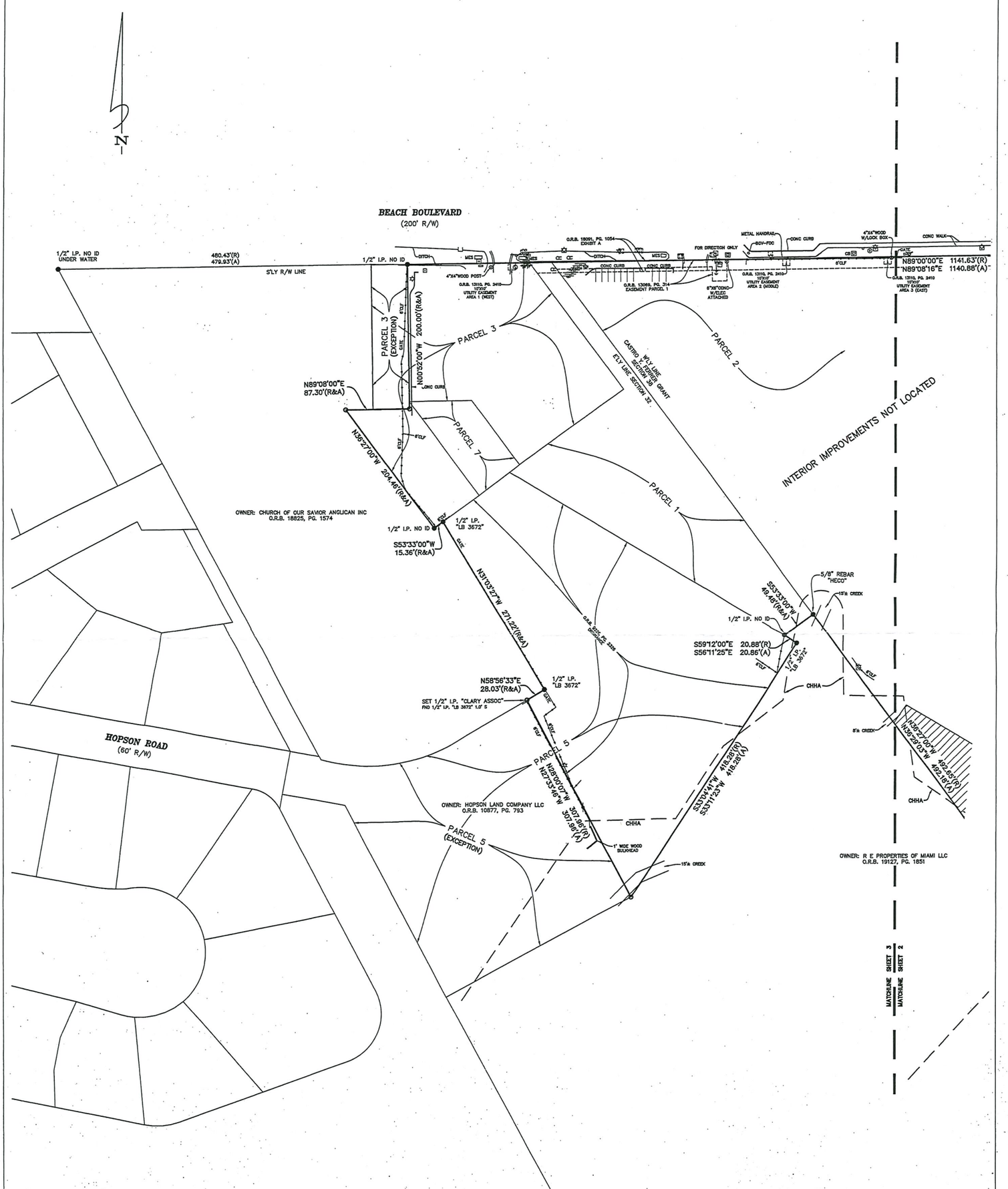
GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

JOB No. 2020-637
DRAFTING: GCC PARTY CHIEF: HENDERSON BRANDENBURG F.B. DIGITAL CAD FILE: 2020-637 BNDY.dwg CHECKED BY: MJCF DATE: 10/13/2020

FILE No. T2S-1008



SHEET 3 OF 3

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
10/22/2020	GCC	N/A	CORRECTED BEARING LABEL ON SURVEY
10/20/2020	GCC	2020-637	UPDATED TITLE TABLE & SURVEY, PER NEW TITLE COMMITMENT
10/15/2020	SPB	N/A	ADDED CHHA LINE AND GENERAL NOTE NO. 11
10/14/2020	GCC	N/A	UPDATED TITLE TABLE, EXCEPTION NO. 7, CORRECTED EXCEPTION NO. 16 LABEL ON SURVEY

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THIS MAP OR SURVEY WAS THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

STATE OF FLORIDA
MICHAEL D. MORRIGAN
PROFESSIONAL SURVEYOR & MAPPER
No. 6788

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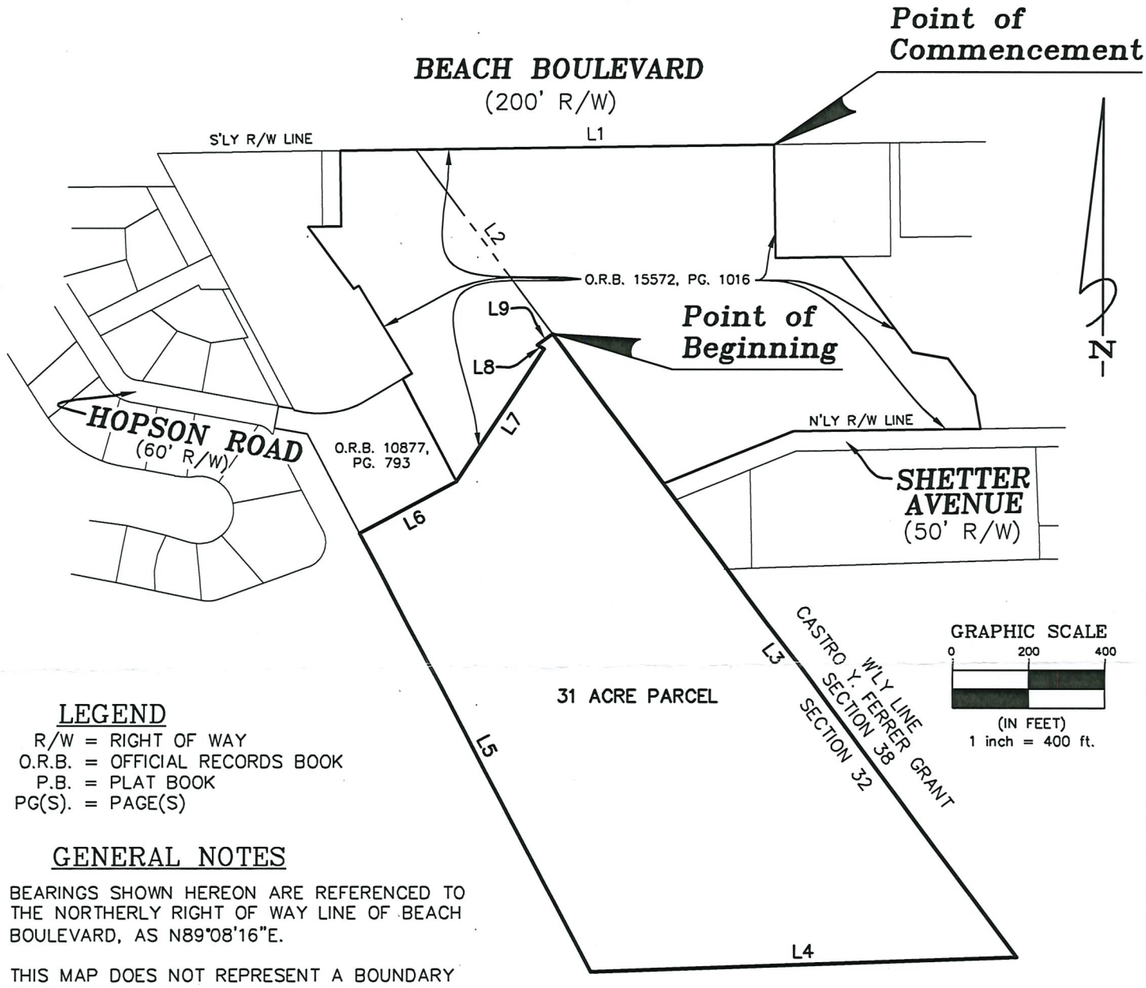
MICHAEL D. MORRIGAN, P.S.M. CERT. NO. 6788

FILE No. T2S-1008

JOB No. 2020-637
DRAFTING: GCC PARTY CHIEF: HENDERSON BRANDENBURG F.B. DIGITAL CAD FILE: 2020-637 BNDY.dwg CHECKED BY: MDM DATE: 10/13/2020

MAP SHOWING

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS N89°08'16"E.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

31 ACRE PARCEL
SHEET 1 OF 2

JOB NO. 2021-354

DRAFTER EJC

DATE 04/27/21

SCALE 1"=400'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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WWW.CLARYASSOC.COM

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

31 ACRE PARCEL

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 941.97 FEET, TO THE WEST LINE OF SECTION 32; THENCE SOUTH 36°29'03" EAST, ALONG LAST SAID LINE, 607.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°29'03" EAST, ALONG LAST SAID LINE, 2060.22 FEET, TO THE SOUTHEAST CORNER OF SECTION 32; THENCE SOUTH 88°03'24" WEST, ALONG THE LINE SEPARATING TOWNSHIP 2 SOUTH FROM TOWNSHIP 3 SOUTH, 1120.27 FEET, TO THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE NORTH 27°40'40" WEST, ALONG LAST SAID LINE, 1315.80 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10877, PAGE 793 OF SAID PUBLIC RECORDS; THENCE NORTH 61°29'58" EAST, ALONG LAST SAID LINE, 289.43 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 33°11'23" EAST, 418.28 FEET; COURSE NO. 2: NORTH 56°11'25" WEST, 20.83 FEET; COURSE NO. 3: NORTH 53°27'45" EAST, 49.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31.55 ACRES, MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°08'16"W	941.97'
L2	S36°29'03"E	607.02'
L3	S36°29'03"E	2060.22'
L4	S88°03'24"W	1120.27'
L5	N27°40'40"W	1315.80'
L6	N61°29'58"E	289.43'
L7	N33°11'23"E	418.28'
L8	N56°11'25"W	20.83'
L9	N53°27'45"E	49.51'

31 ACRE PARCEL
SHEET 2 OF 2

JOB NO. 2021-354

DRAFTER EJC

DATE 04/27/21

SCALE 1"=400'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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EXHIBIT I

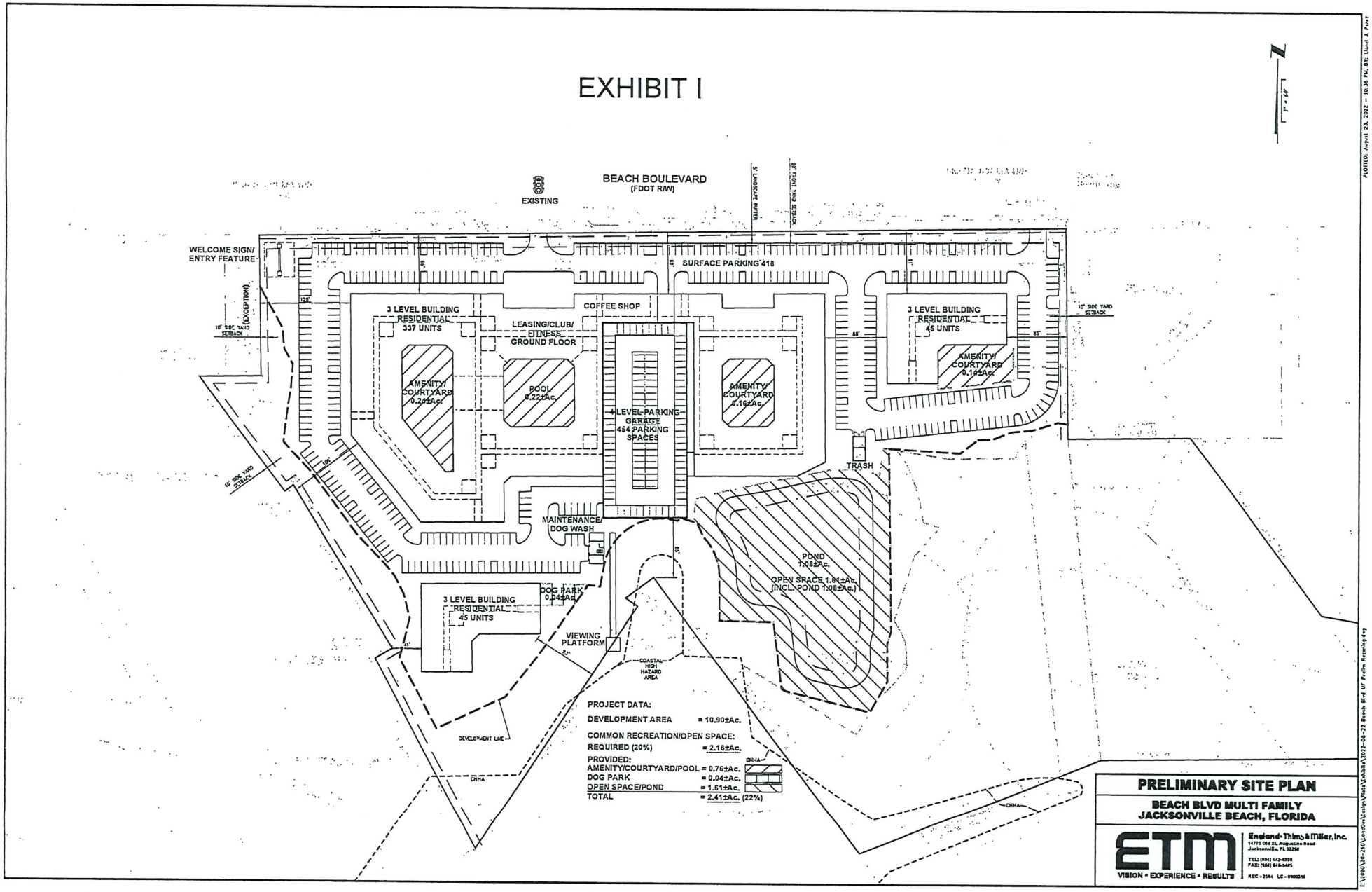
BEACH BOULEVARD
(FDOT R/W)
EXISTING
5' LANDSCAPE BUFFER
25' FRONT YARD SETBACK
WELCOME SIGN/
ENTRY FEATURE
(EXCEPTION)
10' SIDE YARD SETBACK
SURFACE PARKING 418
3 LEVEL BUILDING
RESIDENTIAL
337 UNITS
LEASING/CLUB/
FITNESS
GROUND FLOOR
COFFEE SHOP
AMENITY/
COURTYARD
0.24±Ac.
POOL
0.22±Ac.
4 LEVEL PARKING
GARAGE
454 PARKING
SPACES
AMENITY/
COURTYARD
0.16±Ac.
3 LEVEL BUILDING
RESIDENTIAL
45 UNITS
AMENITY/
COURTYARD
0.19±Ac.
TRASH
MAINTENANCE/
DOG WASH
POND
1.08±Ac.
OPEN SPACE 1.61±Ac.
(INCL. POND 1.08±Ac.)
3 LEVEL BUILDING
RESIDENTIAL
45 UNITS
DOG PARK
0.04±Ac.
VIEWING
PLATFORM
COASTAL
HIGH
HAZARD
AREA
DEVELOPMENT LINE
CHHA
PROJECT DATA:
DEVELOPMENT AREA = 10.90±Ac.
COMMON RECREATION/OPEN SPACE:
REQUIRED (20%) = 2.18±Ac.
PROVIDED:
AMENITY/COURTYARD/POOL = 0.76±Ac.
DOG PARK = 0.04±Ac.
OPEN SPACE/POND = 1.61±Ac.
TOTAL = 2.41±Ac. (22%)
PRELIMINARY SITE PLAN
BEACH BLVD MULTI FAMILY
JACKSONVILLE BEACH, FLORIDA
ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485
REG - 2544 LC - 0000316

EXHIBIT J

FDOT D2 LOS Report

An Interactive Mapping and Reporting Application

Level of Service Segments

Attribute	Value
Segment ID	655
Roadway	US 90 / Beach Blvd.
Segment Extent	San Pablo Pkwy to Penman Rd
Segment Description	US 90 / Beach Blvd. from San Pablo Pkwy to Penman Rd
Location	Jacksonville Beach
County	Duval
Roadway ID	72190000
Begin MP	12.047
End MP	14
Median Treatment	Divided
Directionality	Two-Way
SIS	No
SIS Type	Non SIS
Area Type	Urbanized
Facility Type	Arterial
Max. Service Vol. Adjustment Factor	0
Standard K-Factor	0.09
FDOT LOS Standard	D
Segment Length (mi)	1.953
Posted Speed	35-45 mph
Comments	Null
Google Street View	http://maps.google.com/maps?q=&layer=c&cbll=30.2880699702013,-81.4218406635633
Lanes 2020	6

Attribute	Value
AADT 2020	35,523
Peak Volume 2020	3,197
Peak Max. Service Vol. 2020	5,390
Peak LOS 2020	C
Lanes 2025	6
AADT 2025	44,549.319152
Peak Volume 2025	4,009
Peak Max. Service Vol. 2025	5,390
Peak LOS 2025	C
Lanes 2030	6
AADT 2030	47,041.251779
Peak Volume 2030	4,234
Peak Max. Service Vol. 2030	5,390
Peak LOS 2030	C
Lanes 2035	6
AADT 2035	49,533.184406
Peak Volume 2035	4,458
Peak Max. Service Vol. 2035	5,390
Peak LOS 2035	C
Lanes 2040	6
AADT 2040	52,025.117033
Peak Volume 2040	4,682
Peak Max. Service Vol. 2040	5,390
Peak LOS 2040	C
Lanes 2045	6

Attribute	Value
AADT 2045	54,517.04966
Peak Volume 2045	4,907
Peak Max. Service Vol. 2045	5,390
Peak LOS 2045	C

EXHIBIT K

Federal Emergency Management Agency

Washington, D.C. 20472

July 28, 2022

THE HONORABLE CHRISTINE HOFFMAN
MAYOR, CITY OF JACKSONVILLE BEACH
11 NORTH THIRD STREET
JACKSONVILLE BEACH, FL 32250

CASE NO.: 22-04-3804A
COMMUNITY: CITY OF JACKSONVILLE BEACH,
DUVAL COUNTY, FLORIDA
COMMUNITY NO.: 120078

DEAR MS. HOFFMAN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Ms. Casey Lane

Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA	A portion of Sections 32 and 38, Township 2 South, Range 29 East, as described in the Special Warranty Deed recorded as Document No. 2021050902, in Official Records Book 19604, Pages 1233 through 1240, in the Office of the Clerk of Circuit Court, Duval County, Florida The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 120078	
AFFECTED MAP PANEL	NUMBER: 12031C0416J	
	DATE: 11/2/2018	
FLOODING SOURCE: PABLO CREEK/INTRACOASTAL WATERWAY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:30.286631, -81.411812 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 1A)	X (shaded)	--	--	5.3 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

POD 1A: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 841.55 FEET; THENCE SOUTH 00°21'02" EAST, 40.43 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 01°03'37" WEST, 136.15 FEET; THENCE SOUTH 25°23'30" WEST, 84.74 FEET; THENCE SOUTH 57°33'04" EAST, 104.10 FEET; THENCE NORTH 51°22'43" EAST, 37.00 FEET; THENCE SOUTH 63°23'49" EAST, 19.20 FEET; THENCE NORTH 70°08'36" EAST, 57.64 FEET; THENCE SOUTH 73°24'38" EAST, 35.66 FEET; THENCE NORTH 78°59'02" EAST, 49.16 FEET; THENCE SOUTH 11°00'58" EAST, 39.82 FEET; THENCE SOUTH 81°00'56" WEST, 20.94 FEET; THENCE SOUTH 61°39'19" WEST, 3.66 FEET; THENCE SOUTH 21°34'52" WEST, 14.12 FEET; THENCE SOUTH 57°19'04" WEST, 10.36 FEET; THENCE SOUTH 16°51'20" WEST, 17.54 FEET; THENCE SOUTH 25°09'08" EAST, 0.75 FEET; THENCE SOUTH 54°27'21" EAST, 17.40 FEET; THENCE SOUTH 56°07'13" EAST, 17.36 FEET; THENCE SOUTH 43°14'58" EAST, 19.97 FEET; THENCE SOUTH 46°34'23" EAST, 28.02 FEET; THENCE SOUTH 51°19'10" EAST, 23.53 FEET; THENCE SOUTH 54°43'56" WEST, 12.02 FEET; THENCE SOUTH 36°25'31" WEST, 21.47 FEET; THENCE SOUTH 33°48'52" WEST, 24.55 FEET; THENCE SOUTH 04°21'44" WEST, 19.28 FEET; THENCE SOUTH 49°21'14" WEST, 32.26 FEET; THENCE NORTH 82°31'11" WEST, 53.18 FEET; THENCE SOUTH 35°04'41" WEST, 116.81 FEET; THENCE SOUTH 37°58'13" WEST, 56.42 FEET; THENCE SOUTH 39°19'08" WEST, 176.70 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 27°03'03" WEST, 193.71 FEET; COURSE NO. 2: NORTH 59°18'47" EAST, 28.08 FEET; COURSE NO. 3: NORTH 30°41'13" WEST, 64.31 FEET; THENCE NORTH 25°22'30" EAST, 38.75 FEET; THENCE NORTH 28°39'17" WEST, 80.20 FEET; THENCE NORTH 08°33'17" WEST, 35.12 FEET; THENCE NORTH 22°40'37" WEST, 41.11 FEET; THENCE NORTH 05°53'57" EAST, 38.19 FEET; THENCE NORTH 20°27'57" EAST, 48.19 FEET; THENCE NORTH 58°10'04" WEST, 27.74 FEET; THENCE NORTH 80°26'35" WEST, 96.50 FEET; THENCE SOUTH 29°54'11" WEST, 34.56 FEET; THENCE NORTH 06°09'49" WEST, 73.52 FEET, TO THE AFORESAID WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°38'42" EAST, ALONG LAST SAID LINE, 15.46 FEET; THENCE NORTH 89°45'13" EAST, 140.23 FEET; THENCE NORTH 00°12'26" EAST, 153.82 FEET; THENCE NORTH 87°29'36" EAST, 157.66 FEET, TO THE POINT OF BEGINNING.

POD 1B: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 611.28 FEET; THENCE SOUTH 00°21'02" EAST, 277.10 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 11°00'58" EAST, 39.82 FEET; THENCE SOUTH 88°59'55" EAST, 11.19 FEET; THENCE NORTH 73°21'19" EAST, 16.84 FEET; THENCE SOUTH 54°48'43" EAST, 9.49 FEET; THENCE SOUTH 48°14'42" WEST, 9.07 FEET; THENCE SOUTH 10°56'55" WEST, 10.48 FEET; THENCE SOUTH 28°50'15" EAST, 9.89 FEET; THENCE SOUTH 59°20'09" EAST, 10.90 FEET; THENCE NORTH 85°53'12" EAST, 11.59 FEET; THENCE SOUTH

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

08°39'27" EAST, 30.92 FEET; THENCE SOUTH 00°09'03" EAST, 6.46 FEET; THENCE SOUTH 26°01'51" WEST, 8.85 FEET; THENCE SOUTH 45°23'38" WEST, 11.65 FEET; THENCE SOUTH 58°16'27" WEST, 20.06 FEET; THENCE SOUTH 85°54'03" WEST, 7.45 FEET; THENCE SOUTH 51°19'10" EAST, 23.53 FEET; THENCE NORTH 47°18'06" EAST, 24.64 FEET; THENCE SOUTH 53°34'19" EAST, 20.23 FEET; THENCE NORTH 06°28'20" EAST, 39.97 FEET; THENCE NORTH 74°59'34" EAST, 43.04 FEET; THENCE NORTH 02°26'11" WEST, 116.78 FEET; THENCE SOUTH 78°59'02" WEST, 123.79 FEET, TO THE POINT OF BEGINNING.

POD 2: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 255.29 FEET; THENCE SOUTH 00°21'02" EAST, 416.40 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 71°52'15" EAST, 41.43 FEET; THENCE SOUTH 09°19'14" EAST, 27.62 FEET; THENCE SOUTH 34°30'43" WEST, 22.60 FEET; THENCE SOUTH 55°56'25" WEST, 12.95 FEET; THENCE SOUTH 41°05'25" WEST, 20.55 FEET; THENCE SOUTH 72°43'11" WEST, 16.83 FEET; THENCE NORTH 15°43'15" EAST, 23.76 FEET; THENCE NORTH 06°21'52" WEST, 9.06 FEET; THENCE NORTH 34°52'27" WEST, 11.76 FEET; THENCE NORTH 14°26'30" EAST, 24.43 FEET; THENCE NORTH 21°31'37" WEST, 15.07 FEET; THENCE NORTH 53°45'09" EAST, 12.39 FEET, TO THE POINT OF BEGINNING.

POD 3: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 296.46 FEET; THENCE SOUTH 00°21'02" EAST, 547.35 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'33" EAST, 35.37 FEET; THENCE SOUTH 28°37'56" EAST, 57.49 FEET; THENCE SOUTH 22°41'41" WEST, 32.54 FEET; THENCE SOUTH 38°28'16" WEST, 37.73 FEET; THENCE SOUTH 65°33'55" WEST, 49.64 FEET; THENCE SOUTH 46°09'09" WEST, 11.73 FEET; THENCE NORTH 63°03'08" WEST, 65.47 FEET; THENCE NORTH 07°23'02" WEST, 14.78 FEET; THENCE NORTH 57°45'46" EAST, 28.80 FEET; THENCE NORTH 32°06'28" EAST, 51.80 FEET; THENCE NORTH 18°57'23" EAST, 15.96 FEET; THENCE NORTH 54°03'33" EAST, 37.02 FEET, TO THE POINT OF BEGINNING.

POD 4: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 320.42 FEET; THENCE SOUTH 00°21'02" EAST, 519.71 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 10°13'32" EAST, 12.55 FEET; THENCE SOUTH 34°52'33" WEST, 21.11 FEET; THENCE SOUTH 14°55'36" WEST, 17.93 FEET; THENCE SOUTH 54°42'40" WEST, 11.02 FEET; THENCE SOUTH 31°08'19" WEST, 12.80 FEET; THENCE SOUTH 11°50'34" WEST, 9.16 FEET; THENCE SOUTH 60°42'57" WEST, 17.08 FEET; THENCE NORTH 47°19'33" WEST, 0.38 FEET; THENCE NORTH 15°17'29" EAST, 24.19 FEET; THENCE NORTH

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
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ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

27°01'23" EAST, 23.44 FEET; THENCE NORTH 29°55'40" EAST, 31.83 FEET; THENCE NORTH 56°02'38" EAST, 17.15 FEET, TO THE POINT OF BEGINNING.

POD 5: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 483.98 FEET; THENCE SOUTH 00°21'02" EAST, 461.78 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 33°55'43" WEST, 20.87 FEET; THENCE SOUTH 59°46'25" WEST, 5.54 FEET; THENCE SOUTH 65°20'44" WEST, 41.28 FEET; THENCE NORTH 42°26'08" WEST, 8.40 FEET; THENCE NORTH 19°14'01" EAST, 11.49 FEET; THENCE NORTH 10°17'30" EAST, 6.39 FEET; THENCE NORTH 81°27'55" EAST, 12.96 FEET; THENCE SOUTH 81°08'41" EAST, 28.49 FEET; THENCE NORTH 27°21'46" EAST, 18.53 FEET; THENCE NORTH 18°05'44" EAST, 2.31 FEET; THENCE SOUTH 76°35'43" EAST, 2.29 FEET; THENCE SOUTH 53°37'26" EAST, 2.80 FEET, TO THE POINT OF BEGINNING.

POD 6: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 509.12 FEET; THENCE SOUTH 00°21'02" EAST, 443.77 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 39°01'26" WEST, 11.62 FEET; THENCE SOUTH 82°07'58" WEST, 16.61 FEET; THENCE NORTH 20°42'28" EAST, 17.74 FEET; THENCE SOUTH 73°09'49" EAST, 18.28 FEET, TO THE POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 1B)	X (shaded)	--	--	5.3 feet
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 2)	X (shaded)	--	--	5.3 feet
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 3)	X (shaded)	--	--	5.3 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
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LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 4)	X (shaded)	--	--	5.3 feet
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 5)	X (shaded)	--	--	5.3 feet
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 6)	X (shaded)	--	--	5.3 feet

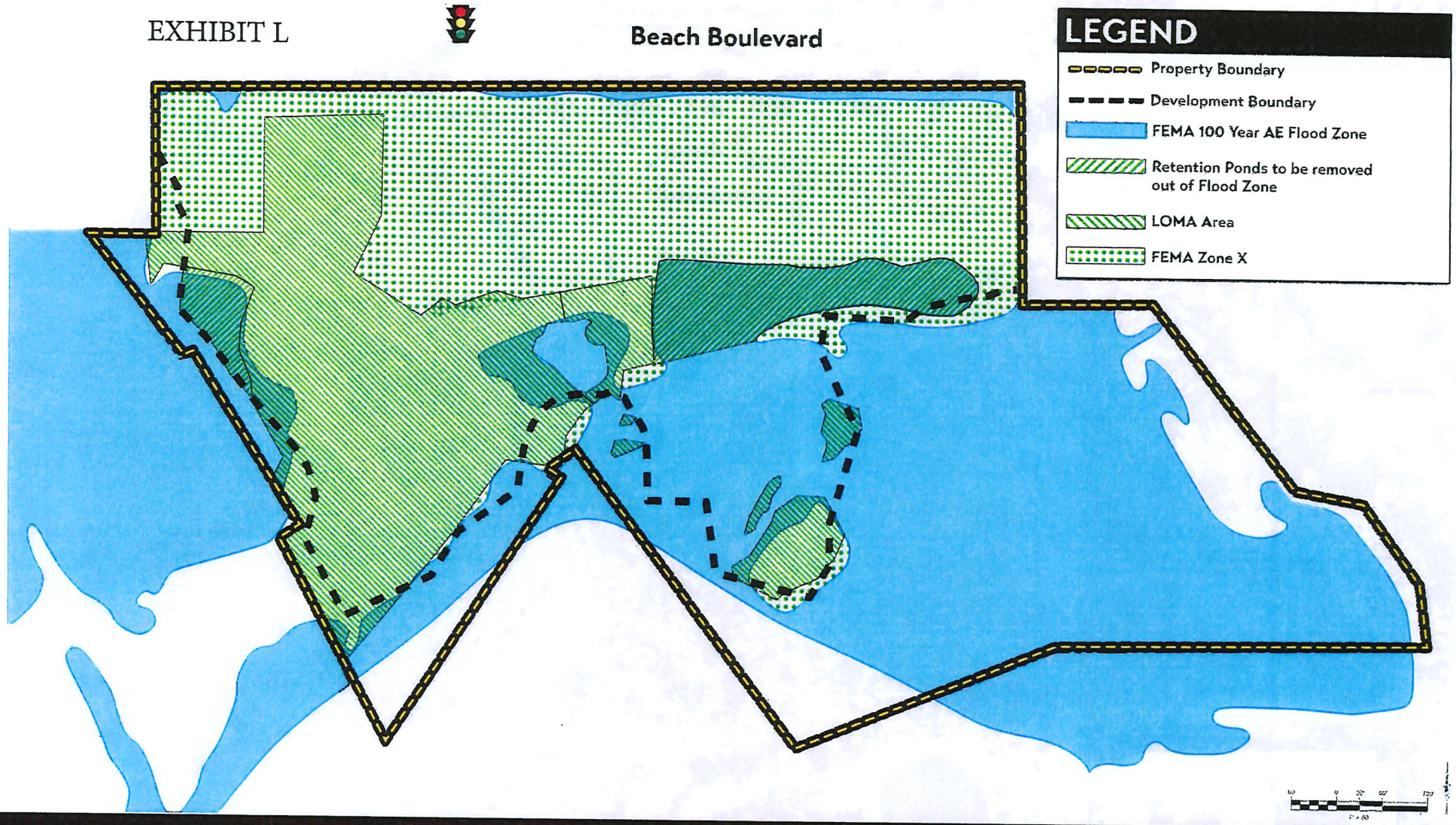
PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 7 Properties.)
Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))
Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

EXHIBIT L



ADVENTURE LANDING
Jacksonville Beach, Florida

ETM
ENGLAND-THIMS & MILLER, INC.

City of Jacksonville Beach ● 11 North Third Street ● Jacksonville Beach, FL 32250

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Heather Ireland, Director Planning and Development Department
DATE:	09/01/2022
SUBJECT:	September 26, 2022 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, September 26, 2022 Planning Commission Meeting.

NEW BUSINESS:

PC#13-21
Planned Unit Development: PUD Rezoning Application
Beach Boulevard Mixed-Use Neighborhood Center PUD
1944 Beach Boulevard

OWNER: JB Fair Park MF, LLC and Beaches Preserve, LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

APPLICANT: JB Fair Park MF, LLC and Beaches Preserve, LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250

AGENT: Steve Diebenow and Cyndy Trimmer
Driver, McAfee, Hawthorn & Diebenow, PLLC
One Independent Drive Suite 1200
Jacksonville, FL 32202

LOCATION: 1944 Beach Boulevard and 0 Beach Boulevard

REQUEST: Rezoning Application for a Planned Unit Development: PUD for property located at 1944 Beach Boulevard for the proposed Beach Boulevard Mixed-Use Neighborhood Center

COMMENTS: <u>BACKGROUND</u>

In October of 2021, the City of Jacksonville Beach received and processed a sufficient application for a Planned Unit Development: PUD Rezoning for the “Adventure Landing” property, located at 1944 Beach

AGENDA ITEM:	C.
MEETING DATE:	September 26, 2022

Boulevard. The City also received a companion Small-Scale Land Use Amendment application (PC#12-21) for the property. The main property consists of just over 22 acres of land located on the south side of Beach Boulevard just east of the Beach Boulevard bridge. The property has existed as a theme park since the mid 1990's. The Adventure Landing theme park, which was scheduled to close in December of 2021, is under new ownership and was sold in February of 2021 to a development group that plans to build a large multiple-family residential project with supporting commercial uses on the portion of the property with access from Beach Boulevard.

City staff hosted two public workshops prior to the submission of the initial application, in June of 2021 and in August of 2021. The workshops offered an opportunity for the developer to present the project to the public and for the community, board members, and the City Council to ask questions and provide comments and feedback.

Following staff's original review and analysis of the 2021 Small Scale Land Use Amendment Application and companion Rezoning Application, staff concluded that the proposed project was inconsistent with two main components of the adopted Comprehensive Plan and recommended denial. The proposed project contemplated increasing the residential density in a designated flood zone, and did not provide the required fifty (50) foot upland buffer from existing wetlands. At the December 13, 2021 Planning Commission meeting, the applicant's agent requested a deferral of both applications to allow time to revise the proposed project and work internally and with staff on these two major concerns.

In order to obtain the density necessary to support the proposed multiple-family residential project with supporting commercial, the applicant has filed a companion Small Scale Land Use Map Amendment application to change 3.24 acres of Recreation Open space to High Density Residential, which will be offset by changing 18.8 acres of High Density and Low Density Residential to Conservation land use. **The land use amendment is necessary for the development to achieve the desired number of residential units for the project.**

ANALYSIS

The subject property currently consists of an assemblage of approximately 9.87 acres of Commercial General: C-2 zoning, 6.96 acres of Residential, multiple-family: RM-1 zoning, 31.55 acres of Residential, single-family: RS-1 zoning and 5.46 acres of Planned Unit Development:

PUD zoning. The parcel that is zoned C-2 currently contains the Adventure Landing theme park, and the parcels zoned PUD contain seasonal unpaved parking for the theme park. The parcels zoned RS-1 and RM-1 are undeveloped wetlands and uplands and are governed by existing conservation easements that prohibit any development of any kind. The applicant is proposing to change the zoning to Planned Unit Development: PUD for the entire property to support a proposed 427 unit multiple-family residential development with supporting commercial and to further protect already protected environmentally sensitive property.

Performance Criteria for PUD

The purpose of Planned Unit Development: PUD zoning is to permit the use of more flexible land use regulations by encouraging ingenuity, imagination, and design efforts that keep with the intent of the code while departing from the strict application of traditional zoning district standards. Pursuant to Section 34-348(a) of the Land Development Code (LDC), the intent of the PUD zoning district designation is to permit such flexibility and provide performance criteria for a PUD which:

1. Permits a creative approach to the development of land;
2. Accomplishes a more desirable environment than would be possible through the strict application of the minimum standards of this Code;
3. Provides for an efficient use of land, resulting in small networks of utilities and streets, thereby lowering development costs;
4. Enhances the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;
5. Provides an opportunity for new approaches to ownership;
6. Provides an environment of stable character compatible with surrounding areas; and
7. Retains property values.

The proposed PUD has adopted standards and criteria that are consistent with the RM-2 zoning district as applicable to multiple-family dwellings, and does not deviate from those standards and criteria. The proposed development fronts on Beach Boulevard while further preserving

environmentally sensitive properties under existing conservation easements owned or held by the Saint Johns River Water Management District that are undevelopable.

Allowable uses pursuant to the proposed PUD are multiple-family dwellings, short-term vacation rentals, essential public services and public and private parks and recreation facilities. In the amended application, the developer has proposed adding supporting commercial uses to the project, not to exceed 5,000 square feet in total aggregate gross floor area. These commercial uses are proposed as restaurants with outdoor seating, child day care services, business and professional offices, and personal service establishments. Accessory uses permitted are consistent with those currently permitted in the RM-2 zoning district.

Dwelling unit sizes are consistent with multiple-family dwellings in the RM-2 zoning district. Off-street parking and loading standards, landscape standards, and sign standards, with the exception of the addition of two wall signs, are consistent with the Land Development Code. The applicant is also proposing one monument sign welcoming the public to Jacksonville Beach at the northwest corner of the property. The applicant asserts that the project will be consistent with the environmental standards of the Land Development Code, which include, stormwater management, flood hazard areas, wellfield protection, and conservation of land. The proposed development is not incompatible with surrounding land uses. The Preliminary Development Plan shows setbacks, parking, and traffic circulation that are consistent with the RM-2 zoning district standards.

The applicant has attempted to provide a creative approach to redeveloping the property by clustering the bulk of the new development to the north towards Beach Boulevard, while preserving environmentally sensitive wetlands and uplands in flood zones. No new roads are proposed with the development and all access will be from Beach Boulevard, which, pursuant to the FDOT report provided with the application, has availability capacity for the anticipated trips that will be generated from the proposed project.

Standards Applicable to All PUD Zoning Districts

A preliminary development plan for a PUD shall comply with the standards set forth in Section 34-348(j)(3) a through l of the Land Development Code. Staff finds that the amended rezoning for the proposed project is consistent with the standards set forth in Section 34-348(j)(3) as detailed

below.

a. No minimum acreage is required for the project.

b. The property is under unified control.

c. Density will not exceed a maximum of 40 residential dwelling units per acre.

d. Building heights will not exceed 35 feet.

e. Safe and adequate access will be provided for cars and pedestrians via Beach Boulevard.

f. Off-street parking is proposed to be provided pursuant to the requirements of the Land Development Code.

g. The applicant has demonstrated that adequate public facilities are available.

h. The proposed project complies with the requirement for a minimum of 20 percent of the gross land area.

i. Open spaces are designed in a compatible manner with the development.

j. The proposed development is not inconsistent with the character of surrounding land uses.

k. The preliminary development plan does not impact existing public beach access.

l. The preliminary development plan is consistent with certain relevant portions of the Comprehensive Plan, as is provided for in the staff memo for the Small Scale Land Use Amendment Application.

Standards Applicable to All Rezonings

Pursuant to Section 34-211, the City Council shall consider the adoption of an ordinance approving a rezoning based on the application, all relevant supporting materials, the staff report, the recommendation of the planning commission, and testimony given at the public hearing. City Council shall consider the adoption of an ordinance approving a rezoning based on one or more of the following factors:

NOTE: Staff analysis assumes approval of requested Small Scale Land Use Amendment Application as it pertains to future land use changes.

1. Whether the proposed amendment is consistent with the comprehensive plan;

Staff analysis finds that the proposed project is consistent with the policies of the Comprehensive Plan outlined in the Small Scale Land Use Amendment application staff report. Staff analysis now finds that the amended proposed development is consistent with Future Land Use Element Policy LU.1.4.11, Policy LU.1.4.12, and Coastal Management Element Policy CM.3.1.9., assuming the requested future land use amendment is approved. The proposed request is not in conflict with relevant goals, objectives, and policies, and does not diminish internal consistency with the Comprehensive Plan.

Additionally, Comprehensive Plan Policy LU 1.2.6. states that "it is the intent of the City to enforce its land development regulations in a manner which will discourage the development or extension of commercial strips, allow for mixed use development where appropriate, and support the redevelopment or revitalization of existing commercial areas".

2. Whether the proposed amendment is in conflict with any portion of the LDC;

The proposed zoning atlas amendment does not deviate from applicable sections of the LDC in regards to setbacks, parking, density and height. Staff analysis now finds that the amended proposed project is consistent with the Environmental Standards Section of the Land Development Code which incorporates applicable portions of the adopted Comprehensive Plan by reference.

3. Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses;

The proposed zoning atlas amendment is consistent with the proposed future land use map amendment that is the subject of the companion small scale land use map amendment application (PC#12-21). Without the proposed land use amendment, the PUD rezoning is not consistent with the existing land uses.

4. Whether and the extent to which there are any changed conditions that require an amendment;

The Adventure Landing property is under new ownership and the

new owner wants to redevelop the property into multiple-family residential use with supporting commercial. PUD zoning is being requested for the entire property, including parcels under existing conservation easements for which any public or private development is strictly prohibited.

5. Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether and the extent to which the proposed amendment would exceed the level of service standards established for public facilities in the comprehensive plan;

The applicant has provided documentation that adequate public facilities are available to serve the proposed project. The exact location and access to all public utilities will be determined at a later date when more detailed information is known regarding the project. For example, the number of proposed dwelling units is known, however the number of bedrooms in each unit is unknown at this time. This detail will impact water, sewer, and electric service.

6. Whether, and the extent to which, zoning district boundaries are not properly drawn on the official zoning atlas;

This is not applicable.

7. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the coastal environment;

The proposed project includes additional conservation of properties that are already governed by strict conservation easements held by the St. Johns River Water Management District. Direct impacts to wetlands is considered to be minimal to none. However, there could be indirect impacts to the overall natural environment from the project at any stage that cannot be specifically quantified at this time. The amended application provides the required 50 foot upland buffer from existing wetlands and proposes an improved stormwater management system for the proposed development.

8. Whether and the extent to which the proposed amendment would adversely affect the property values in the area;

Staff does not have data necessary to make a determination

regarding any impact on property values in the area.

9. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern;

The proposed zoning atlas amendment establishes multiple-family residential uses with supporting commercial clustered along Beach Boulevard that has a mass transit route and pedestrian access as is supported by the Comprehensive Plan. The proposed project is in close proximity to other existing multiple-family residential projects that exist at up to 40 dwelling units per acre, as is permitted along Beach Boulevard.

10. Whether it is impossible to find other lands in the city for the proposed use in a zoning district that permits such use as of right.

Staff is not able to determine if other available parcels of this size that could support a proposed project of 427 multiple-family dwelling units with supporting commercial are available anywhere in the city.

Section 34-348(3) of the Land Development Code requires that a pre-application conference be scheduled with the applicant and other city departments involved in the review and processing of the application, after the application is determined to be sufficient. Staff scheduled a pre-application meeting with applicant and other reviewing city departments to discuss the proposed preliminary site plan, following receipt of the original application. Topics of discussion included the provision of adequately sized water mains, the requirement for buildings to be sprinklered, the location of electric vehicle charging stations if applicable, Beaches Energy requirements including the location of transformers and utility easements, access to and replacement of water and sewer lines, adequate provision of dumpsters/trash compactors, and the provision of fire department access.

Pursuant to Section 34-348(j)(4) of the Land Development Code, the Planning Commission shall have the authority to recommend and the City Council shall have the authority to impose such conditions on a development plan that are necessary to accomplish the purposes of this Code (LDC) and Comprehensive Plan.

The Planning Commission shall conduct a public hearing on the application and after close of the public hearing recommend to the City Council approval, approval with conditions, or denial of the preliminary

development plan for the PUD zoning district classification. In reviewing and making a recommendation, the Planning Commission shall apply the standards in Section 34-348(j)3 of the Land Development Code.

RECOMMENDATION

Staff does find that the proposed Planned Unit Development rezoning meets the intent outlined in the Land Development Code for Planned Unit Developments, as it does not deviate much from the City's traditional zoning district standards. Staff has determined through a thorough review of this PUD rezoning application and companion Small Scale Future Land Use Map amendment application that the proposed use of multiple-family residential with supporting commercial on apporpaite portions of the property is consistent with the adopted Comprehensive Plan. Specifically, staff finds that the proposed amended project is now consistent with Future Land Use Policies LU1.4.11, and LU 1.4.12 and Coastal Management Element Policy CM 3.1.9 that pertains to the development and land use designation for certain properties.

Staff recommends **approval** of the proposed rezoning application, assuming approval of the companion Small Scale Future Land Use Amendment and finds the request compliant with the relevant portion of the Land Development Code.

Validity of this application for Planned Unit Development rezoning remains contingent on Council's determination of the applicant's proposed small scale future land use map amendment.

In accordance with Sec. 286.0105, Fla. Stat., any person who desires to appeal any decision made by the commission at this meeting will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

REZONING APPLICATION

PC No. 13-21
AS/400# 21-100173
PC HEARING 12-13-21

This form is intended for use by persons applying for a change in the boundaries of a specific property or group of properties under the person or persons control. A rezoning is not intended to relieve a particular hardship, nor to confer special privileges or rights on any person, but to make necessary adjustments in light of changed conditions. No rezoning may be approved except in conformance with the Jacksonville Beach 2030 Comprehensive Plan Elements. An application for a rezoning shall include the information and attachments listed below, unless the requirement for any particular item is waived by the Planning and Development Director. All applications shall include a $1,000.00 filing fee, as required by City Ordinance.

APPLICANT INFORMATION

Land Owner's Name: JB Fair Park MF LLC and Beaches Preserve LLC Telephone: 904-301-1269
Mailing Address: 1 Independent Drive Suite 1200, Jacksonville, FL 32202 Fax: 904-301-1279
E-Mail: mmcafee@drivermcafee.com

Applicant Name: JB Fair Park MF LLC and Beaches Preserve LLC Telephone: 904-301-1269
Mailing Address: 1 Independent Drive Suite 1200, Jacksonville, FL 32202 Fax: 904-301-1279
E-Mail: mmcafee@drivermcafee.com

NOTE: Written authorization from the land owner is required if the applicant is not the owner.

Agent Name: Driver, McAfee, Hawthorne & Diebenow, PLLC Steve Diebenow and Cyndy Trimmer Telephone: 904-301-1269
Mailing Address: 1 Independent Drive Suite 1200, Jacksonville, FL 32202 Fax: 904-301-1279
E-Mail: sd@drivermcafee.com

Please provide the name, address and telephone number for any other land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application on a separate sheet of paper.

REZONING DATA

Street address of property and/or Real Estate Number: 1944 and 0 Beach Blvd (RE# 177494-0100 and 177298-0000)

Legal Description (attach copies of any instruments references, such as but not limited to deeds, plats, easements, covenants, and restrictions): See attached.

Current Zoning Classification: C-2, RM-1, RS-1, PUD Future Land Use Map Designation: CC, RHD, RLD, ROS, EW

Proposed Zoning Classification: PUD

REQUIRED INFORMATION	Attached? Yes	Attached? No
1. A copy of the relevant Duval County Property Assessment Map, showing the exact location of the land proposed for the amendment, with the boundaries clearly marked;	X	
2. An 8½" x11" vicinity map identifying the property proposed for amendment;	X	
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;	X	
4. For a rezoning, include a narrative description of the proposed amendment to the Zoning Map designation and an explanation of why it complies with the standards governing a rezoning the LDC.	X	

Applicant Signature: Date: 10-22-21

RECEIVED OCT 13 2021 PLANNING & DEVELOPMENT

NARRATIVE DESCRIPTION
Beach Boulevard Mixed-Use Neighborhood Center
Proposed Planned Unit Development and
Preliminary Development Plan
August 25, 2022

JB Fair Park MF LLC and Beaches Preserve LLC (collectively, "Owner") own the properties at 1944 Beach Boulevard (RE# 177494 0100) and 0 Beach Boulevard (RE# 177298 0000), respectively (collectively, the "Property"). The following is a description of the proposed Planned Unit Development ("PUD") for redevelopment of the Property and the Preliminary Development Plan ("PDP") supporting same. Also included is an explanation of why the proposed development complies with the standards governing PUD rezonings and PDPs in the Land Development Code ("LDC").

INTRODUCTION

Owner is proposing redevelopment of the Adventure Landing site as a mixed-use including multifamily residential project with associated private amenity space and a proposed marsh-front viewing platform (the "Viewing Platform")[1]. In conjunction with redevelopment of the Property, Owner proposes to unify and maintain the existing Conservation areas.

Development Team

Owner: JB Fair Park MF LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250
(904)595-5636

Beaches Preserve LLC
177 4th Avenue North, Suite 200
Jacksonville Beach, FL 32250
(904)595-5636

RECEIVED
AUG 25 2022
PLANNING & DEVELOPMENT

Applicant/Agent: Steve Diebenow and Cyndy Trimmer
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202
sd@drivermcafee.com
ctrimmer@drivermcafee.com
(904) 301-1269

[1] Subject to permitting by the Saint Johns River Water Management District ("SJRWMD").

Architect: Dynamik Design
5901 Beachtree Dunwoody Road
Building C, Suite 250
Atlanta, GA 30328
(678)506-8830

Engineer: England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
(904)642-8990

Current Future Land Use – See Exhibit F

Community Commercial ("CC") – 7.98 acres
High Density Residential ("HDR") – 0.31 acres
Low Density Residential ("LDR") – 18.80 acres
Recreational/Open Space ("ROS") – 6.97 acres
Conservation ("CON") – 19.78 acres

Proposed Future Land Use – See Exhibit F1

High Density Residential – 10.9 acres (Parcels 1 and 2 on Exhibit F1)
Recreational/Open Space – 4.22 acres (Parcels 3, 4, 5 and 7 on Exhibit F1)
Conservation – 38.72 acres (Parcels 6 and 8 on Exhibit F1)

Current Zoning – See Exhibit G

Commercial General ("C-2") – 9.87 acres
Residential, multiple-family ("RM-1") – 6.96 acres
Residential, single family ("RS-1") – 31.55 acres
Planned Unit Development ("Existing PUD") – 5.46 acres pursuant to Ordinances 97-7701 and 99-7760 (permitting parking, picnic pavilions)

Proposed Zoning – See Exhibit G1

Planned Unit Development – 53.84 acres comprised of the following uses:
- Multiple-family residential – 10.9 acres (See also Parcels 1 and 2 on Exhibit F1)
- Recreation Open Space/stormwater/buffer/landscaping – 4.22 acres (See also Parcels 3, 4, 5 and 7 on Exhibit F1)
- Wetlands/conservation – 38.72 acres (See also Parcels 6 and 8 on Exhibit F1)

PLANNED UNIT DEVELOPMENT

The proposed PUD is a mixed-use project that encompasses 10.9 acres in the High-Density Residential land use category with a proposed multiple-family residential development with several three (3) story buildings, supporting commercial, associated amenities, a mixture of surface and structured parking, and stormwater retention (the "Development Parcel")[2] and 42.94 acres in the Conservation and Recreation/Open Space land use categories with no proposed development. Owner proposes to redevelop the 10.9 acre portion of the Property as depicted on the PDP. See Exhibit I. So long as permitted by the SJRWMD, a Viewing Platform will be designed to allow for the City of Jacksonville Beach (the "City") to connect a publicly accessible route via Shetter Avenue. Should the City determine to build the connection, costs, maintenance and other issues associated with such connection shall be determined by agreement between the City and Owner.

The 10.9 acres of mixed-use development represents an approximate 40% decrease[3] (16.19 acres) of total Community Commercial, High-Density Residential and Low-Density Residential land use area. Additionally, Owner proposes to convert abutting land to Recreation/Open Space and Conservation land uses, some lands subject to existing conservation easements, for a total of 42.94 acres combined Recreation/Open Space and Conservation land uses. This represents an approximate 60% increase[4] (16.19 acres) of total Recreation/Open Space and Conservation land use area.

The proposed PUD adopts standards and criteria from the RM-2 zoning district applicable to multiple family dwellings, except as modified herein, to permit Owner to cluster the multiple family residential development and supporting commercial along Beach Boulevard while preserving the remainder of the property under existing conservation easements. Moreover, use of the PUD permits Owner to adopt site-specific design standards in response to feedback from the community.

Use and Design Standards

(a) Permitted Uses

(1) Multiple family dwellings

(2) The following uses, while permitted, shall not exceed five thousand (5,000) square feet in total aggregate gross floor area:

i. Restaurants, excluding drive-ins.

ii. Outdoor restaurants.

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[2] An approximate 27% reduction of the proposed development parcel (10.9 acres v. 14.95 acres)
[3] 10.9 acres proposed v. 27.09 acres existing
[4] 42.94 acres proposed v. 26.75 acres existing

iii. Child day care services.

iv. Business and professional offices as follows: Landscape architects, doctors, dentists, miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services.

v. Personal service establishments such as beauty shops, barber shops, and miscellaneous personal services.

(3) Short-term vacation rentals

(4) Essential public services

(5) Public and private parks, playgrounds, and recreational facilities.

(b) Accessory Uses

(1) Structured parking, detached garages and carports.

(2) Swimming pools, tennis courts and similar recreational facilities.

(3) Gazebos, cabanas, boardwalks, viewing platforms and other similar structures.

(4) Outdoor kitchen, barbecue pits, and other similar amenity areas.

(5) Vegetable gardens, non-commercial greenhouses, and similar uses.

(6) Dog parks, dog washes, and similar structures for household pets.

(7) Utility sheds and workshops.

(8) Boat houses, docks, piers and similar structures.

(9) Non-commercial television and radio antennas not exceeding a height of fifteen (15) feet above roof line.

(10) Any use customarily accessory to the permitted and conditional uses in the RM-2 zoning district.

(c) Dimensional Standards

(1) *Floor area:* Multiple family dwelling unit shall contain the following minimum square feet of conditioned living area excluding garages, carports and breezeways.

i. One-bedroom unit—Seven hundred (700) square feet.

ii. Two-bedroom unit—Nine hundred (900) square feet.

iii. Three-bedroom unit—One thousand one hundred (1,100) square feet.

iv. In the event multiple family dwellings are provided as a for-sale product rather than a for-rent product, the minimum square footage requirement shall also apply to units sold as condominiums.

(2) *Maximum lot coverage:* Sixty-five (65) percent.

(3) *Height:* Thirty-five (35) feet.

(4) *Accessory structures.* All accessory structures shall be located a minimum of five (5) feet from any property line or principal or accessory structures.

(5) *Public and private parks, playgrounds and recreational facilities.* There are no minimum dimensional standards for public and private parks, playgrounds and recreational facilities.

(d) *Off-street parking and loading.* Off-street parking and loading shall comply with the requirements of Article VIII, Division 1. For the avoidance of confusion, no off-street loading spaces are required.

(e) *Supplemental standards.* The project shall comply with the supplemental standards found in Article VIII, Division 2, applicable to an RM-2 zoning district.

(f) *Landscape standards.* Landscaping shall comply with the provisions found in Article VIII, Division 3, applicable to the RM-2 zoning district.

(g) *Sign standards.* Signage shall comply with the standards found in Article VIII, Division 4, applicable to the RM-2 zoning district. In addition, two (2) wall signs, not to exceed ninety-six (96) square feet each shall be permitted. All signs may be internally or externally illuminated. One entrance sign, not to exceed three hundred (300) square feet, welcoming the public to Jacksonville Beach, may be located in the northwestern corner of the property as depicted on Exhibit I.

(h) *Environmental standards.* The project shall comply with environmental standards set forth in Article VIII, Division 5, applicable to the RM-2 zoning district.

(i) *Prohibited use.* The business of outdoor advertising.

PUD Review Standards

In accordance with Section 34-348(a) of the LDC, "[t]he intent of the PUD zoning district designation is to permit such flexibility and provide performance criteria for PUD which:"

(1) Permits a creative approach to the development of land;

The PUD adopts standards and criteria from the RM-2 zoning district applicable to permit a mix of uses including multiple family dwellings except as modified to permit Owner to cluster the multiple family residential development along Beach Boulevard while preserving the remainder of the Property under existing conservation easements. The PUD will further permit Owner to cluster development including setbacks to avoid impacting salt marshes[5], freshwater[6] wetlands and Coastal High Hazard Areas ("CHHA"). The PUD also ensures that there will be no reduction of lands located in the floodplain. Moreover, use of the PUD will permit Owner to adopt site-specific design standards in response to feedback from the community.

(2) Accomplishes a more desirable environment than would be possible through the strict application of the minimum standards of this Code;

Use of the PUD permits Owner to cluster multiple family development and supporting commercial uses along Beach Boulevard while maintaining, unifying, and designating almost forty-three (43) acres of existing conservation and recreation/open space lands. As described above, the PUD is being used to protect salt marshes, freshwater wetlands, the CHHA and floodplains. Furthermore, the PUD will require development of retention ponds that will treat stormwater before it is discharged into the intercoastal waterway. Today runoff from gravel parking lots on the south side of the property discharge directly into the intercoastal waterway. Use of the PUD also permits Owner to adopt site-specific design standards in response to feedback from the community regarding environmental concerns.

(3) Provides for an efficient use of land, resulting in small networks of utilities and streets, thereby lowering development costs;

Owner's proposed development plan is not intended to lower development costs; however, it will provide for an efficient use of land under which development is sited along Beach Boulevard. The interior of the Property is being preserved under existing conservation easements and supplemented with significant setbacks, free of future development, also being provided.

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[5] The term "salt marsh" and "estuarine" are used interchangeably in this application.

[6] The term "freshwater" and "palustrine" are used interchangeably in this application.

(4) Enhances the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards;

The PDP will provide greater protection for recreation and open space than the existing PUDs on the property which currently permit such areas to be used for seasonal parking. Moreover, the PUD plan calls for sensitive lands subject to an existing conservation easement, to be placed into Conservation land use and zoning categories further protecting the land from future development. This also ensures that any future proposals to develop these lands would be subject to public notices and local public hearings.

(5) Provides an opportunity for new approaches to ownership;

Not applicable.

(6) Provides an environment of stable character compatible with surrounding areas; and

Designated land uses north and south of the Beach Boulevard includes a mix of commercial, high density residential, and institutional property with a few industrial and conservation properties included. Adjacent uses include townhomes, a church, Taco Lu, and The Boulevard shopping center along the southern side of Beach Boulevard and a marina, churches, offices, and commercial retail uses along the northern side of Beach Boulevard. The proposed infill development of mixed-use with multifamily residential uses is compatible with, and appropriate for, the established mixed-use corridor and the surrounding area.

(7) Retains property values.

Replacing an outdoor recreation/amusement facility with new class-A, mixed-use development including multiple family residential uses will retain property values in the area. Owner anticipates that the new construction will improve property values and the added residential density will support the existing retail, restaurant, church, and office uses in the immediate vicinity thereby strengthening the fabric of the entire neighborhood.

Conclusion - PUD Review Standards

Owner has demonstrated that the project has been developed with ingenuity, imagination and design efforts to produce a development that keeps with the objectives of the code while departing from the strict application of the dimensional standards that currently exist for the following reasons:

The PUD permits the clustering of a mix of uses including residential units[7] along the Beach Boulevard corridor[8] while preserving wetlands and other areas near the intracoastal waterway.[9] The PUD provides for the placement of on-site stormwater retention ponds in parcels designated for ROS uses to provide the most environmentally friendly stormwater solution.[10] It also allows site-specific design standards and/or conditions to be implemented in response to feedback from the community.[11] Moreover, the Viewing Platform has been designed to afford both residents and the public an opportunity to access and enjoy protected wetlands and the intercoastal waterway.[12] Altogether Owner's investment will ensure that property values will be retained and more likely enhanced.[13] In short, the proposed Rezoning Application adheres to the objectives of the LDC and "produce[s] development which is in keeping with overall land use intensity and open space objectives of this Code and the comprehensive plan." **See Section 34-348(a), LDC.**

Action by city council following public hearing

*In accordance with **Section 34-211(c), LDC** "the city council shall consider the adoption of an ordinance enacting the proposed amendment based on one (1) or more of the following factors, provided however, that in no event shall an amendment be approved which will result in an adverse community change in which the proposed development is located."*

(1) Whether the proposed amendment is consistent with the comprehensive plan;

Owner proposes to redevelop uplands adjacent to Beach Boulevard on a main public transportation corridor with a mix of uses including four hundred twenty-seven (427) multiple family dwelling units and an 1,800 square foot commercial use on 10.9 acres of land. To facilitate development, 7.66 acres of land that is presently designated Community Commercial and 3.24 acres designated Recreation/Open Space will be converted to 10.90 acres of High-Density Residential land use. Approximately .31 acres designated High Density Residential, and .31 acres designated Community Commercial are being converted to .62 acres of Recreation/Open Space land use. Approximately .01 acres designated Community Commercial are being converted to .01 acres of Recreation/Open Space land use. Approximately 18.80 acres designated Low Density Residential are being converted to Conservation land use, consistent with the existing conservation easements, and Owner will make commercially reasonable efforts to develop the Viewing Platform on this property. The existing 19.78 acres designated Conservation and the remaining 3.73 acres designated Recreation/Open Space will remain unchanged.

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[7] See Section 34-348(6) Provides an environment of stable character compatible with surrounding areas.
[8] See Section 34-348(3) Provides for an efficient use of land, resulting in small networks of utilities and streets, thereby lowering development costs.
[9] See Section 34-348(4) Enhances the appearance of the land through preservation of natural features, the provision of underground utilities, where possible, and the provision of recreation areas and open space in excess of existing standards.
[10] See Section 34-348(2) Accomplishes a more desirable environment than would be possible through the strict application of the minimum standards of this Code.
[11] See Section 34-348(1) Permits a creative approach to the development of land.
[12] See Section 34-348(1) and Section 34-348(4).
[13] See Section 34-348(5) Retains property values.

The proposed land use conversions will result in a forty percent (40%) decrease in lands planned for development while increasing lands designated for Recreation/Open Space and Conservation by sixty percent (60%). The proposed land use conversions will also permit a much-needed increase in available housing stock while the PUD and PDP result in sixty-six percent (66%) fewer trips than the existing maximum development potential[14] as detailed on Table 1 below.

Sufficient roadway capacity exists along Beach Boulevard in front of the Property as demonstrated by FDOT D2 LOS Report for the segment US 90/Beach Blvd. from San Pablo Parkway to Penman Road attached as Exhibit J.

Accordingly, the proposed amendments are consistent with the following stated goals, objectives and policies of the 2030 Comprehensive Plan:

Future Land Use Element Goal LU.1.
Provide for a continued high quality of life in Jacksonville Beach by planning for population growth, public and private development and redevelopment, energy conservation, and the proper distribution, location, and extent of land uses by type, density, and intensity consistent with efficient and adequate levels of service and facilities, and the protection of natural and environmental resources.

The proposed development will contribute to quality of life in Jacksonville Beach by using infill development to increase multiple family housing stock with a class-A product. This permits the City to plan for population growth through redevelopment of an outdated development. The proposed land use amendments, the PUD and the PDP will allow the City to control the siting of elements such as the primary residential structures, parking, a Viewing Platform and stormwater retention. Moreover, the proposed land use amendment will change the land use of environmentally sensitive land to Conservation which conforms the Property with existing conservation easements and prevents future development.

Future Land Use Element Policy LU.1.3.2.
Future redevelopment activities shall be consistent with sound planning principles; limitations of the natural environment including sensitivity to problems posed by topographic and soil conditions, conservation-protected lands such as estuarine wetlands and the beach, and conservation-restricted lands such as palustrine wetlands and flood prone areas including the coastal zones; as well as the desired community character and the goals, objectives, and policies relating to the development of the land embodied in the other Elements of this Plan.

The proposed redevelopment land use amendments are consistent with sound planning principals and will conform the land use on environmentally sensitive areas by converting them to Conservation while ensuring that development will be focused along Beach Boulevard. The configuration of the land use amendments is being used to protect salt marshes, freshwater wetlands, the CHHA and floodplains. Furthermore, the PUD will

[14] 2,950 trips v. 8,737 trips

require development of retention ponds that will treat stormwater before it is discharged into the intercoastal waterway. Today runoff from gravel parking lots on the south side of the property discharge directly into the intercoastal waterway. Traffic will be reduced from its maximum potential and directed to Beach Boulevard which has available capacity. As described in detail below, this is all in keeping with the desired community character and the goals, objectives, and policies in the other Elements of the Plan.

Future Land Use Element Policy LU.1.4.3.
New residential development shall be designed so that valuable and aesthetic natural features are conserved, that on-site opportunities are utilized, and that the design is contemporary and imaginative and avoids wasteful, rigid arrangements of streets and utility systems.

The proposed land use amendments convert environmentally sensitive lands from the Low-Density Residential land use category to Conservation land use to conform the acreage with an existing conservation easement and require that all vertical development be massed along Beach Boulevard. The configuration of the land use amendments is being used to conserve natural features in the salt marshes, freshwater wetlands, the CHHA and floodplains. This imaginative plan avoids the use of wasteful rigid street arrangements and instead relies on existing streets and utility systems to efficiently serve the proposed development.

Future Land Use Element Policy LU.1.4.11
No development will be permitted in areas designated as conservation-protected[15] or located within 50 feet of an area so designated.

Although there is a good faith dispute about the meaning of this policy[16], Owner has agreed to conform future development in accordance with the interpretation adopted by the Director of Planning and Development ("Director"). As a result of this interpretation there should not be any significant impacts to estuarine wetlands.

Future Land Use Element Policy LU.1.4.12
Conservation-restricted lands[17], or floodplains when located upland from estuarine and palustrine wetlands, may be developed for a designated land use of low density residential, or the most restrictive floor area ratio for non-residential uses.

Although there is a good faith dispute about the meaning of this Policy[18], Owner has agreed to conform future development in accordance with Director's interpretation. As a result, Owner sought and received confirmation of all lands located outside the floodplain from

[15] Conservation-protected land means all undeveloped estuarine wetland areas, any undeveloped area within a fifty-foot (50') strip upland of the designated estuarine wetland area, the sandy portion of the beach, and any areas landward of the sandy beach designated by the Federal Emergency Management Agency as lying within a V or velocity coastal hazard zone.
[16] See memorandum dated January 7, 2022 for a complete analysis of this issue.
[17] Conservation-restricted land means all designated palustrine or upland wetland areas and any areas designated by the Federal Emergency Management Agency as lying within an A or special flood hazard area.
[18] See memorandum dated January 7, 2022 for a complete analysis of this issue.

Federal Emergency Management Agency ("FEMA") on July 28, 2022. See Exhibit K and Exhibit L for a graphic depiction of the FEMA approval. Remaining isolated lands in the floodplain located closest to Beach Boulevard shall be developed in accordance with all applicable local, state and federal rules and regulations. Isolated lands located outside the floodplain, that are located further away from Beach Boulevard, shall remain undeveloped due to their proximity to salt marshes, freshwater wetlands, the CHHA and floodplains. See Exhibit M. The net result is that there will be no net loss of lands in the floodplain and no residential development whatsoever in the floodplain.

Future Land Use Element Policy LU.1.4.15
Review future land development/redevelopment proposals to promote transit-oriented development patterns at transit stations and at transit centers to provide for easy access to transit service. The design and mix of land uses surrounding transit stations and transit centers should emphasize a pedestrian-and bicycle-oriented environment and support transit use. The inclusion of multifamily residential land use, at densities up to 40 units per acre, into commercial development and redevelopment projects in the Central Business District and in commercial areas within one block of designated transit routes on Beach Boulevard or 3rd Street shall be encouraged, as well as the provision of bicycle parking and storage facilities, and internal and perimeter sidewalks and other pedestrian amenities, through reductions or credits related to mobility fee calculation for those projects.

The proposed land use amendment will provide for integration of mixed-uses including residential development with supporting commercial into the Beach Boulevard commercial corridor immediately along the JTA First Coast Flyer Red and Beaches Express Lines. Appropriate bicycle parking, storage, sidewalks and other pedestrian amenities will be provided along with a ride share pick-up/drop-off area in accordance with the PUD. The Property is located adjacent to the designated transit route on Beach Boulevard. The proposed density does not exceed forty (40) units per acre.

Future Land Use Element Policy LU.1.9.1
The City shall promote pedestrian amenities and upgrades in association with new development along gateway corridors (Beach Boulevard) including sidewalks, bike path connections, walk lights, benches, bus shelters, and bicycle parking. Enhancements or upgrades to existing amenities have not been proposed outside of the proposed multiple-family residential development.

The adjacent right of way and surrounding area already features sidewalks, bike paths, pedestrian cross walks, a bus lane and bus stop along the Beach Boulevard frontage. Owner believes the existing amenities are in good condition but is willing to work with the City in the event any upgrades are warranted. The proposed landscape improvements along Beach Boulevard will result in greater shade coverage for pedestrians along the corridor. Moreover, the proposed project will enhance safety and security for pedestrians along the corridor due to the 24/7 presence that residential uses afford.

The Property also connects to Trail Type C as designated in the Conceptual Trail Layout of the City's Urban Trails Master plan. The proposed Viewing Platform would connect the residential complex to Conservation and Recreation/Open Space lands and allow for the City to connect a publicly accessible route via Shetter Avenue. See Exhibit N. As a result, both pedestrians and residents would be able to observe and actively experience the wetlands and nature near the intracoastal waterway. Within the residential complex there will be many amenities for the residents to enjoy, including a pool, fitness center, two (2) courtyards and a dog park/dog wash.

So long as permitted by the SJRWMD, the Viewing Platform will be designed to allow for the City to connect a publicly accessible route via Shetter Avenue. Should the City determine to build the connection, costs, maintenance and other issues associated with such connection shall be determined by agreement between the City and Owner.

Such existing amenities and contemplated additions are consistent with Policy LU.1.9.1, which requires only that the City promote pedestrian amenities and upgrades associated with new development along gateway corridors. Despite not being required under Policy LU.1.9.1, Owner proposes several pedestrian amenities and upgrades within the Property and throughout the project. Furthermore, Owner is willing to work with the City in the event further upgrades are warranted.

Transportation Element Objective TE 1.7
The City shall coordinate its mobility circulation system with future development as portrayed on the Future Land Use Map, including the enhancement of intermodal transportation opportunities, to ensure that existing and proposed population densities, housing and employment patterns, and land uses are all consistent with the transportation modes and services proposed to serve these areas.

Appropriate bicycle parking, storage, sidewalks and other pedestrian amenities will be provided along with a ride share pick-up/drop-off area.

Transportation Element Objective TE 1.9
Provide for a safe, comfortable and attractive pedestrian environment with convenient interconnection to public transportation.

The existing development along Beach Boulevard includes deteriorated landscaping that does not contribute shade for pedestrians within the right of way. The proposed land use amendment will contribute to improvement of the pedestrian experience along Beach Boulevard – a main throughfare for both the JTA First Coast Flyer and Beaches Express Lines – by permitting new infill development that includes a minimum five-foot (5') landscape buffer along the road frontage and new trees.

Housing Element Goal HO.1
The City shall provide a variety of adequate and affordable housing for all present and future residents of the City of Jacksonville Beach through cost efficient objectives and policies, while promoting individual self-sufficiency.

The proposed land use amendment will allow for high density residential development contributing a multiple family housing alternative for all present and future residents of Jacksonville Beach. The product will add diversity to the available housing stock permitting renters who may otherwise not have the opportunity to live in the area the ability to reside in Jacksonville Beach. No limitations on rent based on Area Median Income (AMI) are anticipated.

Housing Objective HO.1.1
The City shall assist the private sector to provide new dwelling units between 2011 and 2030 for an estimated 458 new households projected to reside in the City.

The rate of population growth in the area exceeds what was predicted at the time the 2010 Comprehensive Plan was drafted resulting in an even greater need for the private sector to provide new dwelling units than was anticipated. When the Comprehensive Plan was prepared in 2010, the City had an estimated population of 23,077. At that time, an increase to 23,998 residents was projected through 2030 for a total increase of 921 individuals. In less than half of that time between 2010 and 2020, the population rose by 743 individuals to a total of 23,820 according to the United States Census Bureau. This represents an annual increase of 74 residents per year versus the projected rate of 46 residents per year. Supporting the proposed land use amendment will enable Owner to add to the available housing stock to meet market demand.

Housing Policy HO.1.1.1
The City shall review at least bi-annually and amend as necessary the zoning ordinance and land subdivision regulations to eliminate excessive requirements and encourage private sector participation in meeting housing needs.

Review of this application ensures that this requirement will be met.

Coastal Management Element Policy CM.3.1.9
Undeveloped upland areas adjacent to the estuarine marshes shall be designated for conservation or low density residential use to provide an adequate buffer bordering the marsh and to reduce the extent of development in flood prone areas. Low density residential development shall be required to comply with minimum flood elevation requirements. The placement of fill in these areas shall be limited to only that which is necessary for streets and building pads.

Although there is a good faith dispute about the meaning of this Policy[19], Owner has agreed to conform future development in accordance with Director's interpretation. Furthermore, in support of the proposed land use amendment seeking approval to convert lands to High-

[19] See memorandum dated January 7, 2022 for a complete analysis of this issue.

Density Residential land use, Owner sought and received confirmation of all lands located outside the floodplain from FEMA on July 28, 2022. See Exhibit K. Remaining isolated lands in the floodplain located closest to Beach Boulevard shall be developed in accordance with all applicable local, state and federal rules and regulations. Isolated lands located outside the floodplain that are located further away from Beach Boulevard shall remain undeveloped due to their proximity to salt marshes, freshwater wetlands, the CHHA and floodplains. See Exhibit L and Exhibit M. As a result of this interpretation, the confirmation from FEMA, and the adoption of the proposed PUD and PDP, there should not be any significant impacts to estuarine marshes. There will be no net loss of lands in the floodplain and no residential development whatsoever in the floodplain.

Conservation Goal CO.1
The City has the goal of conserving, protecting, and appropriately managing its natural resources to ensure the highest environmental quality possible.

The proposed amendment furthers the City's goal regarding conservation, protection and management of natural resources by offsetting the conversion of Recreation/Open Space land with the conversion of High Density Residential and Low-Density Residential land to Conservation for property currently subject to an existing conservation easement. Furthermore, land designated Community Commercial shall be converted and designated for Recreation/Open Space uses. The PUD will permit Owner to cluster development including significant setbacks to avoid impacting salt marshes, freshwater wetlands and CHHA. The PUD also ensures that there will be no reduction of lands located in the floodplain. Furthermore, the PUD will require development of retention ponds that will treat stormwater before it is discharged into the intercoastal waterway. Today runoff from gravel parking lots on the south side of the property discharge directly into the intercoastal waterway.

Conservation Objective CO.1.4
The City's conservation-protected wetlands shall be protected from physical and hydrologic alteration. No net loss of estuarine wetlands shall be permitted without mitigation, preferably on-site.

The proposed land use amendment provides for a net gain in Conservation lands by converting residential land use acreage to this protected category. The PUD will permit Owner to cluster development including significant setbacks to avoid impacting salt marshes, freshwater wetlands and CHHA. The PUD also ensures that there will be no reduction of lands located in the floodplain.

Conservation Policy CO.1.4.2
The City shall amend, adopt and implement land development regulations to ensure that:

1. *Site plans for new development identify the location and extent of wetlands located on the property;*
2. *Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development; or*

3. Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided or additional wetlands will be created to mitigate any wetland destruction; and
4. To the maximum extent possible, all wetland mitigation will be performed "on-site."

The proposed amendments will further the City's policy of identifying the location of, and preserving, wetlands by converting the existing lands designated Low Density Residential and High-Density Residential to Conservation and Recreation/Open Space land use while limiting the new High-Density Residential use and associated development to the uplands fronting Beach Boulevard. As described above, the PUD is being used to protect salt marshes, freshwater wetlands, the CHHA and floodplains. Furthermore, the PUD will require development of retention ponds that will treat stormwater before it is discharged into the intercoastal waterway. Today runoff from gravel parking lots on the south side of the Property discharge directly into the intercoastal waterway. Normal flows and quality of water will be provided to maintain wetlands after development because the water quality will be improved and wetlands almost completely undisturbed. Owner does not anticipate any significant mitigation (as contemplated by the City's Comprehensive Plan) would be required; however, if required, Owner would endeavor to ensure any mitigation would be performed "on-site" in accordance with this policy.

Conservation Policy CO.1.5.3
The City's ordinances shall be modified to require that all new development subject to Development Plan review preserve 30% of Land Development Code required open space in the form of existing native vegetation on the site, including both the understory and the ground cover, emphasizing the largest contiguous areas practical. Exceptions shall be allowed for existing lots which are not sufficiently large to accommodate both the preservation area and the proposed activity, but only if the loss of native vegetation is mitigated.

The proposed amendments will result in almost forty-three (43) acres of open space, including lands designated for conservation, more than ninety-three percent (93%) of which will consist of contiguous native vegetated land. The forty-three (43) acres represents almost eighty (80%) of the Property being designated as open space.

Recreation Open Space Policy RO.1.4.1
The City of Jacksonville Beach shall not allow the conversion of park and recreational open space areas into other public or private uses, except where the public interest overrides the conservation of these lands; and then only after a public hearing and demonstration by the City that the converted area will be replaced within one year by recreation or open space land of a similar size, location, and type of uses.

The proposed land use amendment provides for conversion of Recreation/Open Space land for development in exchange for the conversion of Low-Density Residential land to Conservation and High-Density Residential land to Recreation/Open Space.

The proposed land use amendment results in a net decrease of 3.76 acres of Recreation/Open Space land (currently used as a parking lot) and an increase of 18.94 acres of Conservation land. This is a five-to-one exchange[20] to permit development of the Project. Achieving an exchange rate this high is in the public interest and overrides simply conserving land technically designated Recreation/Open Space but used for parking.

A. "the public interest overrides the conservation of these lands; and . . . will be replaced within one year by recreation or open space of a similar size, location and type of uses"

Owner seeks to convert approximately 3.76 acres from Recreation/Open Space to High-Density Residential land use (the "Converted Lands")[21]. Owner also seeks to change approximately .32 acres of land designated Community Commercial to Recreation/Open Space[22]; .31 acres of land designated High-Density Residential to Recreation/Open Space[23]; and 18.80 acres of land designated Low-Density Residential to Conservation[24] (the "Replacement Lands"). The Converted Lands, while currently planned Recreation/Open Space, permit parking. The Replacement Lands will permit open space, conservation, and recreation.

1. "similar size"

If approved, the Replacement Lands will designate almost three (3) times[25] as much land for Conservation and Recreation/Open Space (19.43 acres) uses than presently exists in the Converted Lands (6.83 acres). Designating almost three (3) times more land as Conservation and Recreation/Open Space is in the public interest and overrides simply conserving the Converted Lands for parking.

2. "location"

The Replacement Lands are located immediately adjacent, or in close proximity, to the Converted Lands. If approved, the Replacement Lands further the public interest by permitting consolidation and continuity of Conservation and Recreation/Open Space land uses throughout the immediate area and removing fragmentation that exists today on the City's Future Land Use Map ("FLUM"). Consolidating the Conservation and Recreation/Open Space land on the Property and within the project, while removing fragmentation on the City's FLUM, is in the public interest and overrides conserving the Converted Lands for parking.

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[20] 3.76 acres proposed for High-Density Residential v 18.94 acres Conservation.
[21] Compare Parcels 2, 4 and 5 on Exhibit F and Parcels 4 and 5 on Exhibit F1
[22] Compare Parcels 1 and 4 on Exhibit F and Exhibit F1.
[23] Compare Parcel 7 on Exhibit F and Exhibit F1.
[24] Compare Parcel 8 on Exhibit F and Exhibit F1.
[25] Compare Parcels 1, 7 and 8 in Exhibit F to Parcel 2, 4 and 5 in Exhibit F1.

3. "type of uses"

The Converted Lands, approximately 6.83 acres of Recreation/Open Space lands, are currently used for parking cars. Owner is working with the City[26] and the SJRWMD to permit a Viewing Platform south of the Converted Lands and within the Replacement Lands. See Exhibit I. The Viewing Platform furthers the public interest by providing access activating the Replacement Lands for use and enjoyment in lieu of parking. The Viewing Platform will also be available for connection via Shetter Avenue to facilitate public use and enjoyment. As a result, the project would allow Jacksonville Beach residents to enjoy almost forty-three (43) acres of eventual Conservation and Recreation/Open Space land throughout the Property. If approved, improving the type of use from a semi-private parking lot to permit a public recreation use and access to more Conservation and Recreation/Open Space lands is in the public interest and overrides conserving the Converted Lands for parking.

4. "the public interest overrides the conservation of these lands"

The existing parking use on the Converted Lands is proposed to be replaced with a combination of mixed-use, apartments, parking, stormwater retention and open space. As a result, the Converted Lands further the public interest by providing attractive and well-planned living options, including ample open space, in lieu of simply parking cars on Recreation/Open Space planned lands.

As recognized by the first Comprehensive Plan Report dated November 11, 2021 (the "Comprehensive Plan Report"), such conversion allows for the provision of additional needed housing opportunities, which is consistent with the goals, objectives, and policies of the Housing Element of the 2030 Comprehensive Plan. For example, Goal HO.1 states that the "City shall provide a variety of adequate and affordable housing for all present and future residents of the City of Jacksonville Beach through cost efficient objectives and policies, while promoting individual self-sufficiency." Objective HO.1.1 expands upon the goal providing the "City shall assist the private sector to provide new dwelling units between 2011 and 2030 for an estimated 458 new households projected to reside in the city." The first Comprehensive Plan Report recognized on page 4 that the 2030 Comprehensive Plan contemplated a 1.4% population growth between 2010-2015, yet Jacksonville Beach grew almost eleven percent (11%) between 2010–2020.

The proposed plans will provide for greater environmental protection of the adjacent wetland system in the form of enhanced stormwater retention and treatment. As detailed in the materials filed with the applications, the project utilizes the existing Recreation/Open

[26] On page 2 of the first Comprehensive Plan Report it says, "staff recommended that the developer consider entering into a Development Agreement with the City of Jacksonville Beach pursuant to Florida Statutes, which would aid in developing potential publically [stet.] accessible recreation amenities. The developer at this time is not interested in entering into a Development Agreement with the City of Jacksonville Beach." Although not relevant to the analysis of the proposed FLUM Amendment Application, this statement is not true. Owner (aka the "Developer" in the Comprehensive Plan Report) has always maintained that it will enter into any necessary Development Agreements when warranted. Either the PUD or a Development Agreement could be used to implement the Viewing Platform.

Space lands primarily for stormwater maintenance. The planned augmented on-site retention and treatment will result in improvement of the quality of water draining into the conservation areas as well as a reduction in the rate at which water flows into such areas.

Finally, the amendment proposes to convert lands presently designated for residential uses to Conservation. While it is true that a portion of the residential land being converted is currently subject to a conservation easement, the proposed FLUM Amendment Application and companion Rezoning Application provide increased protections for the land. Specifically, changing the land use and zoning of the Replacement Lands ensures that the City and its residents have the opportunity to participate in any future proposed modification in the use of the land. As it stands today, the conservation easement can be amended through appropriate channels, but would not require publication or notice of any public hearings affording local residents any opportunity to be heard. If the proposed Applications are approved however, any future changes would invoke review by the Planning and Development Department and follow the City's due process regulations which include multiple opportunities for public participation.

The proposed amendment results in additional options for a vibrant community to live in the area, improved environmental protection in terms of the quality and quantity of water draining into the wetlands, and a guarantee that the City and community have an opportunity for involvement in any future proposed changes to the conservation area. Each of these public interests alone, and collectively, outweigh conserving Converted Lands for parking.

5. "replaced within one year"

Rather than "promising" to deal with these issues "within one year" as required by Comprehensive Plan Policy RO.1.4.1, Owner acquired approximately 31.55 acres, before filing the FLUM Amendment Application, to ensure immediate compliance with this policy[27].

B. Conclusion regarding Recreation Open Space Policy RO.1.4.1

Owner is proposing a nearly three (3) fold increase (from 6.83 acres to 19.43 acres) in Conservation and Recreation/Open Space land on the Property, not including the planned open space throughout the proposed residential complex as described in the Rezoning Application. The proposed use of the Converted Lands will result in improved environmental protection for the neighboring salt marshes, freshwater wetlands, the CHHA and floodplains. In addition, the Replacement Lands are adjacent, and in close proximity, to the Converted Lands thereby removing fragmentation on the City's FLUM. Furthermore, the Replacement Lands facilitate planning the Viewing Platform which activates the larger Conservation and Recreation/Open Space lands (almost forty-three (43) acres total) in proximity to the Converted Lands. Moreover, the Converted Lands would allow a well-planned project providing housing options to Jacksonville Beach residents. Finally, the proposed amendments ensure that the City and its residents are involved in any

[27] Compare Parcel 8 on Exhibit F and Exhibit F1.

future modification of the Replacement Lands. For all of these reasons, the public interest overrides the conservation of 3.76 acres of Recreation/Open Space planned land for parking.

Recreation open Space Policy RO.1.5.3
Where developments are planned for sites near wetlands or other conservation areas, developers should be encouraged to place proposed open areas within their project immediately adjacent to the sensitive lands.

The proposed land use amendments are consistent with the City's policy in that the resulting map will provide for High Density Residential use fronting Beach Boulevard with Recreation/Open Space serving as a transition to Conservation lands located south of the Property. As detailed above, open areas and buffers are provided adjacent to sensitive lands.

(2) Whether the proposed amendment is in conflict with any portion of the LDC;

The proposed modification to the PUD is not in conflict with any applicable portions of the LDC.

(3) Whether and the extent to which the proposed amendment is consistent with existing and proposed land uses;

The proposed amendment is entirely consistent with the proposed land uses. Designated existing land uses north and south of the Beach Boulevard includes a mix of commercial, high density residential, and institutional property with a few industrial and conservation properties included. Adjacent existing land uses include townhomes, a church, Taco Lu, and The Boulevard shopping center along the southern side of Beach Boulevard and a marina, churches, offices, and commercial retail uses along the northern side. The proposed infill mixed-use, multiple family residential development is consistent with and appropriate for the proposed and established mixed-use corridor.

(4) Whether and the extent to which there are any changed conditions that require an amendment;

NRP Lease Holdings, LLC, operator of the Adventure Landing parks, filed for Chapter 11 bankruptcy relief in December 2019. The entity leases the land on which the park operates, and that lease as amended with the Bankruptcy Court required Adventure Landing to vacate the property by October 31, 2021.[28] The previous owner of the property, National Retail Properties, LP, sold the land to JB Fair Park MF LLC on February 24, 2021. The current owner desires to redevelop the property as a mixed-use multiple family residential project in order to meet growing demand for housing in the Jacksonville Beach community.

[28] Owner has permitted the current operator to maintain operations to help facilitate the potential relocation of future operations. Owner is presently negotiating to permit the current operator to remain in place until December 31, 2022. There will be no further extensions available to the current operator.

Multiple family residential is an ideal use for the site which is strategically located along Beach Boulevard along a major public transportation corridor where adequate public facilities are available to support the proposed infill development.

(5) *Whether and the extent to which the proposed amendment would result in demands on public facilities, and whether and the extent to which the proposed amendment would exceed the level of service standards established for public facilities in the comprehensive plan;*

The proposed development will yield a net reduction in demand on public facilities in the area as it calls for conversion of 16.19 acres of land to Recreation/Open Space and Conservation Future Land Use designations.[29] Although portions of the Property are subject to an existing conservation easement, the net reduction in land use potential is best illustrated by the data in Table 1 below, which demonstrates that the proposed development will generate sixty-one percent (61%) less traffic than the maximum development potential permitted under the existing land use and zoning. Similar improvements are expected to be shown through the review for adequate public facilities process.

(6) *Whether, and the extent to which, zoning district boundaries are not properly drawn on the official zoning atlas;*

Not applicable.

(7) *Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the coastal environment;*

The proposed amendment results in a net increase in lands devoted to Recreation/Open Space and Conservation use.[30] Moreover, the proposed use within the existing Recreation/Open Space area is dedicated solely to stormwater retention ponds and landscape buffer area, which is less invasive than the seasonal parking use currently permitted on such areas. Today runoff from gravel parking lots on the south side of the property discharge directly into the intercoastal waterway. The PUD will require development of retention ponds that will treat stormwater before it is discharged into the intercoastal waterway. Clustering development towards Beach Boulevard, while increasing the Recreation/Open Space and Conservation lands should only enhance the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the coastal environment

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[29] As stated above this application represents an approximate 40% decrease (16.19 acres) of total Community Commercial, High-Density Residential and Low-Density Residential land use area. The application proposes a total of 42.94 acres combined in Recreation/Open Space and Conservation land uses. This represents an approximate 60% increase (16.19 acres) of total Recreation/Open Space and Conservation land use area on the Property.

[30] See footnotes 22, 23, 24, 25, 27 and 29 above.

(8) *Whether and the extent to which the proposed amendment would adversely affect the property values in the area;*

Replacing an outdoor recreation/amusement facility with new class-A mixed-use multiple family residential development will not have an adverse impact on property values in the area. Instead, the new construction will improve property value and the added residential density will support the existing retail, restaurant, church, and office uses in the immediate vicinity.

(9) *Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern;*

As detailed above, the site is located along an established mixed-use corridor which already includes townhome residential development to compliment the restaurant, retail, church, office and similar uses. Utilizing this infill project to add residential density to support the businesses in the area where there are already adequate public facilities available implements sound urban planning principles resulting in a logical and orderly development pattern.

(10) *Whether it is impossible to find other lands in the city for the proposed use in a zoning district that permits such use as of right.*

Not applicable.

PRELIMINARY DEVELOPMENT PLAN

Owner proposes to redevelop a portion of the Property as depicted on the Preliminary Development Plan filed herewith. See Exhibit I. The proposed redevelopment encompasses 10.9 acres[31] with a proposed multiple-family residential development with several three (3) story buildings, supporting commercial, associated amenities, a mixture of surface and structured parking, and stormwater retention. Owner also proposes to convert land abutting the proposed development to Recreational/Open Space and Conservation. When combined with lands subject to existing conservation easements, a total of 42.94 acres[32] with Recreation/Open Space and Conservation land use is proposed. This represents a net increase of 16.19 acres in total Recreation/Open Space and Conservation land use area.

Review Standards

Pursuant to **Section 34-348(d)**, "[p]rior to receipt of a planned unit development (PUD) zoning district classification, land must receive approval of a preliminary development plan for PUD pursuant to the procedures and standards of this section. The preliminary development plan for a PUD zoning district classification must then receive approval of a development plan pursuant to the procedures and standards of **Section 34-251[33] et. seq.**"

The PDP for a PUD zoning district classification shall be evaluated based on the standards of **Section 34-348(j)3**:

> *(3) Standards. A preliminary development plan for a PUD shall comply with the following standards:*
>
> *a. Area. There shall be no minimum acreage required.*
>
> The area of the proposed project is compliant as no minimum is required.
>
> *b. Unified ownership or control. The title to all land that is part of a PUD zoning district designation shall be owned or controlled by one person. A person shall be considered to control all lands in the PUD either through ownership or written consent of the owners of the land to be subject to the conditions and standards of the development order for the development plan for the PUD zoning district designation.*
>
> Please see attached Application and Agent Authorization.

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[31] See Parcels 1 and 2 on Exhibit F1.

[32] See Parcels 3, 4, 5, 6, 7 and 8 on Exhibit F1.

[33] Per **Section 34-251** "[d]evelopment plans shall be required in accordance with the provisions of this section in order to ensure that the proposed development complies with the site development standards in Article VIII and other requirements of the LDC, and to otherwise protect the public health, safety and general welfare of the citizens of the City of Jacksonville Beach."

c. *Density. Residential development shall not exceed the maximum densities established in the RM-2 zoning district.*

A maximum of forty (40) units per acre is permitted in the RM-2 zoning district. Owner proposes to develop approximately four hundred twenty-seven (427) dwelling units and 1,800 square foot supporting commercial, which is below the maximum density permitted[34].

d. *Building height: Thirty-five (35) feet.*

No buildings are proposed to exceed thirty-five (35) feet in height.

e. *Access. Safe and adequate access shall be provided to all development, either directly or indirectly, by a public right-of-way, private vehicular or pedestrian way or a commonly owned easement. City-owned vehicles shall be permitted access on privately owned roads, easements and common open spaces in order to perform basic municipal services such as fire and police protection and emergency service needs of the residents of the PUD.*

Owner proposes two (2) access points for the project from Beach Boulevard as depicted on Exhibit I. Internal access drive aisles are designed to accommodate emergency vehicles.

f. *Off-street parking and loading. The off-street parking and loading standards for the preliminary development plan for PUD shall comply with the requirements of article VIII, division 1.*

Parking at a rate of two (2) off-street spaces per dwelling unit is provided as required for multiple family dwellings by Section 34-377, LDC. Parking has been designed to comply with the minimum dimensions and drive aisles as provided in Section 34-373, LDC. Any other parking required to support the mixed-use component of the project shall be provided in accordance with Article VIII, Division 1. If there are three (3) separate uses the shopping center parking requirement may be applied at a rate of one (1) off-street parking space per every 250 square feet.

g. *Adequate public facilities. There shall be a demonstration that the development proposed in the preliminary development plan complies with article X, adequate public facilities standards.*

The project as proposed will comply with all adopted Level of Service ("LOS") standards detailed in Division 2 of Article X. Owner will obtain a certificate of public facilities reservation confirming same prior to entry of a development order.

[34] Also see the analysis above regarding Future Land Use Element Policy LU.1.4.15.

h. *Common recreation and open space. The preliminary development plan shall comply with the following common recreation and open space standards.*

1. *A minimum of twenty (20) percent of the gross land in the development plan shall be reserved for common recreation and usable open space. Parking areas, street rights-of-way, or minimum yards and spacing between buildings shall not be included when determining usable open space. Water bodies contained on-site may account for up to fifty (50) percent of the required open space.*

   The 10.9 acre development plan requires 2.18 acres (20%) of common recreation and usable open space and 2.41 acres are provided. See Exhibit I. The stormwater retention pond makes up less than fifty percent (50%) of the common recreation and usable open space within the development parcel (1.08 acres of 2.41 acres provided). See Exhibit I. This does not include any calculations for the Viewing Platform or surrounding open space. Approximately 42.94 acres of additional land have been set aside for recreation, open space and conservation in the PUD. See Exhibit I. Stormwater retention ponds make up less than less than two percent (2%) of the total recreation open space and conservation acreage in the PUD.

2. *All common open space and recreational facilities shall be included in the development plan. Such common open space and recreational facilities shall be constructed and fully improved according to the development schedule established for each development phase of the development plan.*

   Private recreation facilities and open space are integrated with the project and will be constructed and fully improved simultaneously with development of the residential buildings all in a single phase as depicted on Exhibit I as part of the development plan. A Viewing Platform may also be provided as depicted on Exhibit I.

3. *All privately owned common open space shall continue to conform to its intended use as specified in the development plan. To ensure that all the common open space identified in the development plan will be used as common open space, restrictions and/or covenants shall be placed in each deed to ensure their maintenance and prohibit the partition of any common open space.*

   The multiple family residential portion of the project is intended to be owned and operated as a single apartment facility rather than sold individually in fee simple to unit owners. In the event the multiple family units are offered individually for sale, a condominium association will be formed and covenants and/or restrictions will be recorded.

4. *If common open space is proposed to be maintained through an association or nonprofit corporation, such organization shall conform to the following standards.*

    i. *The association or nonprofit corporation shall be established prior to the sale of any lots or units within the development plan for PUD.*
    ii. *Membership in the association or nonprofit corporation shall be mandatory for all property owners within the development plan for PUD.*
    iii. *The association or nonprofit corporation shall manage all common open space and recreational and cultural facilities that are not dedicated to the public; and shall provide for the maintenance, administration and operation of such land and any other land within the development plan for PUD not publicly owned, and secure adequate liability insurance on the land.*

The multiple family residential portion of the project is intended to be owned and operated as a single apartment facility. No individual ownership of units is anticipated.

i. *Compatibility of open spaces. Open space uses shall be designed in a compatible manner.*

Open spaces are slated for stormwater retention ponds, recreation, a dog wash, landscape buffer areas and the Viewing Platform.

j. *Compatibility with surrounding land uses. The development proposed in the Preliminary development plan shall be consistent with the character of surrounding land uses.*

Designated land uses north and south of the Beach Boulevard includes a mix of commercial, high density residential, and institutional property with a few industrial and conservation properties included. Adjacent uses include townhomes, a church, Taco Lu, and The Boulevard shopping center along the southern side of Beach Boulevard and a marina, churches, offices, and commercial retail along the northern side. The proposed infill mixed-use including multiple family residential development with supporting commercial uses is consistent with and appropriate for the established mixed-use corridor.

k. *Beach access. The preliminary development plan shall not diminish existing public beach access.*

This project does not impact public beach access unless the City determines to connect the Viewing Platform to Shetter Avenue, in which case beach access will be enhanced.

l. *Consistency with comprehensive plan. The preliminary development plan shall be consistent with the comprehensive plan.*

Owner proposes to redevelop uplands adjacent to Beach Boulevard on a main public transportation corridor with a mix of uses including four hundred twenty-seven (427) multiple family dwelling units and an 1,800 square foot commercial use on 10.9 acres of land. To facilitate development, 7.66 acres of land that is presently designated Community

Commercial and 3.24 acres designated Recreation/Open Space will be converted to 10.90 acres of High-Density Residential land use. Approximately .31 acres designated High Density Residential, and .31 acres designated Community Commercial are being converted to .62 acres of Recreation/Open Space land use. Approximately .01 acres designated Community Commercial are being converted to .01 acres of Recreation/Open Space land use. Approximately 18.80 acres designated Low Density Residential are being converted to Conservation land use, consistent with the existing conservation easements, and Owner will make commercially reasonable efforts to develop the Viewing Platform on this property. The existing 19.78 acres designated Conservation and the remaining 3.73 acres designated Recreation/Open Space will remain unchanged.

The proposed FLUM Amendments will permit a much-needed increase in available housing stock while satisfying the following goals, objectives and policies of the 2030 Comprehensive Plan as detailed fully above.

Future Land Use Element Goal LU.1.
Future Land Use Element Policy LU.1.3.2.
Future Land Use Element Policy LU.1.4.3.
Future Land Use Element Policy LU.1.4.11
Future Land Use Element Policy LU.1.4.12
Future Land Use Element Policy LU.1.4.15
Transportation Element Objective TE 1.7
Transportation Element Objective TE 1.9
Housing Element Goal HO.1
Housing Objective HO.1.1
Housing Policy HO.1.1.1
Coastal Management Element Policy CM.3.1.9
Conservation Goal CO.1
Conservation Objective CO.1.4
Conservation Policy CO.1.4.2
Conservation Policy CO.1.5.3
Recreation Open Space Policy RO.1.4.1
Recreation Open Space Policy RO.1.5.3

CONCLUSION

As demonstrated above, the proposed PUD and PDP comply with all of the standards governing a rezoning in the LDC and the City's Comprehensive Plan. As a result, Owner respectfully requests recommendations of approval for both the proposed PDP and PUD.

EXHIBIT A: Legal Descriptions
EXHIBIT B: Agent Authorization
EXHIBIT C: Warranty Deeds
EXHIBIT D: Property Appraiser Pages
EXHIBIT E: Vicinity Map
EXHIBIT F: Future Land Use Map (BEFORE)
EXHIBIT F1: Proposed Future Land Use Map (AFTER)
EXHIBIT G: Zoning Map (BEFORE)
EXHIBIT G1: Proposed Zoning Map (AFTER)
EXHIBIT H: Survey with certificate of survey
EXHIBIT I: Preliminary Development Plan
EXHIBIT J: Beach Boulevard LOS east of ICWW
EXHIBIT K: FEMA approval letter dated July 28, 2022
EXHIBIT L: Graphic depiction of FEMA approval (color; without site plan)
EXHIBIT M: Graphic depiction of FEMA approval (color; overlay site plan)
EXHIBIT N: Conceptual Density Study dated 8-18-22 (color)

NEW EXHIBITS IN BOLD

Table 1 - Trip Generation Comparison by Land Use

23-Aug-22

FLUM Land Use	ITE Land Use Code	Description	Quantity	Units	Daily (vpd)	AM Peak Hour (vph)	PM Peak Hour (vph)
Existing Land Uses							
RLD	210	Single Family Residential	113	Units	1,129	83	111
RHD	221	Multifamily Housing (Mid-Rise)	12	Units	54	4	5
CC	821	Shopping Plaza (40-150K)	79,800	Sq. Ft.	7,554	282	731
				Total =	***8,737***	***369***	***847***
	480	Amusement Park**	14.95	Acres	*798*	*3*	*59*
Proposed Land Uses							
RHD	221	Multifamily Housing (Mid-Rise)	436	Units	2,033	180	170
CC	821	Shopping Plaza (40-150K)	5,000	Sq. Ft.	1,798	18	157
				Total =	***3,831***	***198***	***327***
RHD	221	Multifamily Housing (Mid-Rise)	427	Units	1,990	176	167
CC	937	Coffee/Donut Shop without Drive-Through	1,800	Sq. Ft.	960	168	58
				Total =	***2,950***	***344***	***225***

Source: ***Trip Generation Manual***, Institute of Transportation Engineers, 11th Edition
Source: ***Trip Generation Manual*, Institute of Transportation Engineers, 10th Edition

EXHIBIT A

August 24, 2022

LEGAL DESCRIPTION

PARCEL 1

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°54'56" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 278.49 FEET; THENCE NORTH 80°52'37" WEST, 14.35 FEET; THENCE SOUTH 72°33'29" WEST, 38.85 FEET; THENCE SOUTH 85°05'11" WEST, 27.77 FEET; THENCE SOUTH 68°12'32" WEST, 30.42 FEET; THENCE SOUTH 89°08'00" WEST, 998.03 FEET; THENCE NORTH 42°34'42" WEST, 7.71 FEET; THENCE NORTH 06°59'20" EAST, 46.94 FEET; THENCE NORTH 09°08'03" EAST, 30.48 FEET; THENCE NORTH 04°43'27" EAST, 34.29 FEET; THENCE NORTH 29°32'11" WEST, 24.94 FEET; THENCE NORTH 05°39'17" WEST, 29.96 FEET; THENCE NORTH 29°08'00" WEST, 65.56 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°52'42" WEST, ALONG LAST SAID LINE, 74.12 FEET, TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°08'16" EAST, ALONG LAST SAID LINE, 1140.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.66 ACRES, MORE OR LESS.

PARCEL 2

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°52'42" EAST, 199.92 FEET; COURSE NO. 2: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 3: SOUTH 36°26'15" EAST, 123.04 FEET; THENCE NORTH 89°08'00" EAST, 51.30 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°08'23" EAST, 974.70 FEET; THENCE SOUTH 27°16'27" EAST, 2.10 FEET; THENCE SOUTH 51°46'33" WEST, 28.75 FEET; THENCE NORTH 86°25'59" WEST, 108.77 FEET; THENCE SOUTH 07°55'48" WEST, 38.67 FEET; THENCE NORTH 76°41'48" WEST, 30.57 FEET; THENCE SOUTH 89°08'16" WEST, 41.36 FEET; THENCE SOUTH 77°56'26" WEST, 150.42 FEET; THENCE SOUTH 74°28'52" WEST, 43.04 FEET; THENCE SOUTH 05°57'37" WEST, 32.48 FEET; THENCE NORTH 71°53'40" WEST, 17.93 FEET; THENCE SOUTH 51°30'30" WEST, 6.82 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 138.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°13'10" WEST, 122.82 FEET; THENCE SOUTH 10°08'12" WEST, 30.62 FEET; THENCE NORTH 83°01'54" WEST, 17.27 FEET; THENCE SOUTH 34°33'59" WEST, 116.81 FEET; THENCE SOUTH 37°27'31" WEST, 31.13 FEET; THENCE SOUTH 38°19'46" WEST, 51.12 FEET; THENCE SOUTH 65°22'48" WEST, 107.27 FEET; THENCE NORTH 27°50'28" WEST, 111.93 FEET; THENCE NORTH 13°36'25" EAST, 59.34 FEET; THENCE NORTH 13°24'26" WEST, 35.22 FEET; THENCE NORTH 26°54'16" WEST, 28.97 FEET; THENCE NORTH 38°53'23" WEST, 21.35 FEET; THENCE NORTH 42°55'53" WEST, 58.40 FEET; THENCE NORTH 36°24'36" WEST, 113.66 FEET; THENCE NORTH 42°34'23" WEST, 47.35 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.24 ACRES, MORE OR LESS.

PARCEL 3

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°54'56" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, 299.91 FEET; THENCE SOUTH 89°08'00" WEST, 60.48 FEET; THENCE SOUTH 01°16'34" EAST, 2.00 FEET; THENCE SOUTH 31°22'25" WEST, 30.33 FEET; THENCE SOUTH 89°17'26" WEST, 91.77 FEET; THENCE NORTH 80°51'18" WEST, 86.03 FEET; THENCE SOUTH 00°52'00" EAST, 75.61 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°52'00" EAST, 184.74 FEET; THENCE SOUTH 16°51'55" WEST, 19.46 FEET; THENCE SOUTH 00°42'47" EAST, 54.21 FEET; THENCE SOUTH 29°59'01" WEST, 25.74 FEET; THENCE NORTH 50°56'18" EAST, 14.15 FEET; THENCE NORTH 43°33'52" EAST, 19.07 FEET; THENCE NORTH 40°36'37" EAST, 20.84 FEET; THENCE NORTH 21°20'13" EAST, 6.03 FEET; THENCE NORTH 00°02'05" WEST, 13.36 FEET; THENCE NORTH 04°12'11" WEST, 15.66 FEET; THENCE NORTH 14°24'37" WEST, 11.36 FEET; THENCE NORTH 23°22'33" WEST, 13.12 FEET; THENCE NORTH 32°15'41" WEST, 15.87 FEET; THENCE NORTH 16°51'55" EAST, 97.80 FEET; THENCE NORTH 41°00'01" EAST, 53.00 FEET; THENCE NORTH 71°20'43" WEST, 65.29 FEET; THENCE NORTH 28°16'09" WEST, 17.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.15 ACRES, MORE OR LESS.

PARCEL 4

A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°52'42" EAST, 74.12 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 00°52'42" EAST, 125.80 FEET COURSE NO. 3: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 4: SOUTH 36°26'15" EAST, 204.52 FEET; COURSE NO. 5: NORTH 53°20'03" EAST, 15.38 FEET; COURSE NO. 6: SOUTH 31°09'02" EAST, 271.18 FEET; COURSE NO. 7: SOUTH 58°48'05" WEST, 28.03 FEET; COURSE NO. 8: SOUTH 27°33'46" EAST, 307.96 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTHEASTERLY, NORTHWESTERLY AND SOUTHEASTERLY, ALONG THE LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 33°11'23" EAST, 418.28 FEET; COURSE NO. 2: NORTH 56°11'25" WEST, 20.83 FEET; COURSE NO. 3: NORTH 53°27'45" EAST, 49.51 FEET; COURSE NO. 4: SOUTH 36°29'03" EAST, 187.86 FEET; THENCE NORTH 33°37'04" EAST, 30.27 FEET; THENCE SOUTH 59°00'50" EAST, 62.23 FEET; THENCE NORTH 07°01'41" WEST, 95.92 FEET; THENCE NORTH 88°52'34" WEST, 76.15 FEET; THENCE NORTH 00°23'07" WEST, 64.09 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 62.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°11'55" WEST, 61.19 FEET; THENCE NORTH 23°56'31" WEST, 20.77 FEET; THENCE NORTH 72°12'22" WEST, 23.79 FEET; THENCE SOUTH 51°30'30" WEST, 6.82 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 138.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°13'10" WEST, 122.82 FEET; THENCE SOUTH 10°08'12" WEST, 30.62 FEET; THENCE NORTH 83°01'54" WEST, 17.27 FEET; THENCE SOUTH 34°33'59" WEST, 116.81 FEET; THENCE SOUTH 37°43'08" WEST, 44.39 FEET; THENCE SOUTH 38°19'46" WEST, 37.85 FEET; THENCE SOUTH 65°22'48" WEST, 107.27 FEET; THENCE NORTH 28°09'37" WEST, 112.27 FEET; THENCE NORTH 14°03'01" EAST, 59.94 FEET; THENCE NORTH 13°29'18" WEST, 35.21 FEET; THENCE NORTH 27°00'50" WEST, 28.50 FEET; THENCE NORTH 38°51'10" WEST, 21.16 FEET; THENCE NORTH 42°55'53" WEST, 58.60 FEET; THENCE NORTH 36°24'10" WEST, 113.57 FEET; THENCE NORTH 42°34'42" WEST, 55.15 FEET; THENCE NORTH 06°59'20" EAST, 46.94 FEET; THENCE NORTH 09°08'03" EAST, 30.48 FEET; THENCE NORTH 04°43'27" EAST, 34.29 FEET; THENCE NORTH 29°32'11" WEST, 24.94 FEET; THENCE NORTH 05°39'17" WEST, 29.96 FEET; THENCE NORTH 29°08'00" WEST, 65.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.15 ACRES, MORE OR LESS.

PARCEL 5

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°54'56" EAST, 299.91 FEET; COURSE NO. 2: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 3: SOUTH 36°27'25" EAST, 315.59 FEET; COURSE NO. 4: SOUTH 80°04'21" EAST, 94.36 FEET; COURSE NO. 5: SOUTH 36°28'11" EAST, 119.38 FEET; COURSE NO. 6: SOUTH 09°31'58" EAST, 89.44 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°08'47" WEST, ALONG LAST SAID LINE, 491.58 FEET; THENCE SOUTH 67°49'16" WEST, CONTINUING ALONG LAST SAID LINE, 368.36 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 36°29'03" WEST, ALONG LAST SAID LINE, 156.80 FEET; THENCE NORTH 53°30'57" EAST, 133.61 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 76°26'25" WEST, 122.37 FEET; THENCE NORTH 59°00'50" WEST, 7.11 FEET; THENCE NORTH 07°01'41" WEST, 95.92 FEET; THENCE NORTH 88°52'34" WEST, 76.15 FEET; THENCE NORTH 00°23'07" WEST, 64.09 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 82.63 FEET, AN ARC DISTANCE OF 62.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°11'55" WEST, 61.19 FEET; THENCE NORTH 23°56'31" WEST, 20.77 FEET; THENCE NORTH 72°12'22" WEST, 5.88 FEET; THENCE NORTH 05°57'37" EAST, 32.38 FEET; THENCE NORTH 74°28'52" EAST, 43.04 FEET; THENCE NORTH 77°56'26" EAST, 150.42 FEET; THENCE NORTH 89°08'16" EAST, 41.36 FEET; THENCE SOUTH 76°41'48" EAST, 30.57 FEET; THENCE NORTH 07°55'48" EAST, 38.67 FEET; THENCE SOUTH 86°25'59" EAST, 8.07 FEET; THENCE SOUTH 00°52'14" EAST, 261.15 FEET; THENCE SOUTH 16°51'55" WEST, 19.46 FEET; THENCE SOUTH 00°42'47" EAST, 54.21 FEET; THENCE SOUTH 29°59'35" WEST, 49.84 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.61 ACRES, MORE OR LESS.

PARCEL 6

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°54'56" EAST, 278.49 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 00°54'56" EAST, 21.42 FEET, COURSE NO. 3: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 4: SOUTH 36°27'25" EAST, 565.40 FEET; COURSE NO. 5: SOUTH 89°08'47" WEST, 461.30 FEET; COURSE NO. 6: SOUTH 67°49'16" WEST, 368.36 FEET; COURSE NO. 7: NORTH 36°29'03" WEST, 304.34 FEET; THENCE NORTH 33°37'04" EAST, 30.27 FEET; THENCE SOUTH 59°00'50" EAST, 69.34 FEET; THENCE SOUTH 76°26'25" EAST, 122.37 FEET; THENCE NORTH 30°00'12" EAST, 24.09 FEET; THENCE NORTH 50°56'18" EAST, 14.15 FEET; THENCE NORTH 43°33'52" EAST, 19.07 FEET; THENCE NORTH 40°36'37" EAST, 20.84 FEET; THENCE NORTH 21°20'13" EAST, 6.03 FEET; THENCE NORTH 00°00'00" EAST, 13.25 FEET; THENCE NORTH 04°12'11" WEST, 15.77 FEET; THENCE NORTH 14°24'37" WEST, 11.36 FEET; THENCE NORTH 23°22'33" WEST, 13.12 FEET; THENCE NORTH 32°15'41" WEST, 15.87 FEET; THENCE NORTH 16°51'55" EAST, 97.80 FEET; THENCE NORTH 41°00'01" EAST, 53.00 FEET; THENCE NORTH 71°20'43" WEST, 65.29 FEET; THENCE NORTH 28°16'09" WEST, 17.89 FEET; THENCE NORTH 00°52'00" WEST, 77.58 FEET; THENCE SOUTH 85°46'12" EAST, 100.78 FEET; THENCE NORTH 51°46'33" EAST, 28.75 FEET; THENCE NORTH 27°16'27" WEST, 2.10 FEET; THENCE NORTH 89°05'07" EAST, 23.57 FEET; THENCE NORTH 68°12'32" EAST, 30.42 FEET; THENCE NORTH 85°05'11" EAST, 27.77 FEET; THENCE NORTH 72°33'29" EAST, 38.85 FEET; THENCE SOUTH 81°04'01" EAST, 14.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.17 ACRES, MORE OR LESS.

PARCEL 7

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°54'56" EAST, 299.91 FEET; COURSE NO. 2: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 3: SOUTH 36°27'25" EAST, 315.59 FEET, TO THE POINT OF BEGINNING; COURSE NO. 4: SOUTH 80°04'21" EAST, 94.36 FEET; COURSE NO. 5: SOUTH 36°28'11" EAST, 119.38 FEET; COURSE NO. 6: SOUTH 09°31'58" EAST, 89.44 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°08'47" WEST, ALONG LAST SAID LINE, 30.28 FEET; THENCE NORTH 36°27'25" WEST, 249.81 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES, MORE OR LESS.

PARCEL 8

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 941.97 FEET, TO THE WEST LINE OF SECTION 32; THENCE SOUTH 36°29'03" EAST, ALONG LAST SAID LINE, 607.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°29'03" EAST, ALONG LAST SAID LINE, 2060.22 FEET, TO THE SOUTHEAST CORNER OF SECTION 32; THENCE SOUTH 88°03'24" WEST, ALONG THE LINE SEPARATING TOWNSHIP 2 SOUTH FROM TOWNSHIP 3 SOUTH, 1120.27 FEET, TO THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE NORTH 27°40'40" WEST, ALONG LAST SAID LINE, 1315.80 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10877, PAGE 793 OF SAID PUBLIC RECORDS; THENCE NORTH 61°29'58" EAST, ALONG LAST SAID LINE, 289.43 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 33°11'23" EAST, 418.28 FEET; COURSE NO. 2: NORTH 56°11'25" WEST, 20.83 FEET; COURSE NO. 3: NORTH 53°27'45" EAST, 49.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31.55 ACRES, MORE OR LESS.

EXHIBIT B

Agent Authorization

City of Jacksonville Beach Planning and Development Department
City Hall First Floor
11 North Third Street
Jacksonville Beach, FL 32250

Re: Agent Authorization for 1944 and 0 Beach Blvd. (RE# 177494 0100 and 17298 0000)

Ladies and Gentlemen:

You are hereby advised that Matthew S. McAfee, as authorized representative of JB Fair Park MF LLC, a Delaware limited liability company, and as manager of Contega Business Services, LLC, a Florida limited liability company, as manager for Beaches Preserve LLC, a Florida limited liability company, hereby authorizes and empowers DRIVER, MCAFEE, HAWTHORNE & DIEBENOW, PLLC to act as agent to file an applications for land use amendment, rezoning, development plan approval, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the City of Jacksonville Beach Planning and Development Department.

JB Fair Park MF LLC, a Delaware limited liability company

By: _____
Matthew S. McAfee, Authorized Representative

Beaches Preserve LLC, a Florida limited liability company

By: Contega Business Services, LLC, a Florida limited liability company, its manager

_____
Matthew S. McAfee, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 22 day of July, 2021, by Matthew S. McAfee, who is ☑ personally known to me or ☐ has produced _____ as identification.

_____
(Notary Signature)

PATRICIA H. TODD
Commission # HH 006806
Expires June 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Doc # 2021050902, OR BK 19604 Page 1233, Number Pages: 8,
Recorded 02/26/2021 09:00 AM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $69.50 DEED DOC ST $55090.00

EXHIBIT C

This instrument was prepared
by and should be returned to:

Christopher P. Tessitore, Esquire
National Retail Properties, LP
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 24 day of February 2021, by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, having a mailing address at 450 S. Orange Avenue, Suite 900, Orlando, Florida 32801 (hereinafter referred to as the "**Grantor**") to **JB FAIR PARK MF LLC**, a Delaware limited liability company, whose address is 177 4th Avenue North, Suite 200, Jacksonville Beach, Florida 32250 (hereinafter referred to as the "**Grantee**");

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Duval County, Florida, particularly described on Exhibit "A" attached hereto and made a part hereof (hereinafter referred to as the "**Subject Property**");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2021 and thereafter, and easements, restrictions and all other matters of record, if any, the reference to which shall not operate to reimpose the same.

THE GRANTEE ACKNOWLEDGES THAT THE GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY

IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). THE GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY AND ANY IMPROVEMENTS THEREON ARE CONVEYED "AS IS" AND "WITH ALL FAULTS", AND THE GRANTOR EXPRESSLY DISCLAIMS, AND THE GRANTEE ACKNOWLEDGES AND ACCEPTS THAT THE GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL, OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS PROVIDED AND LIMITED HEREIN) CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING, WITHOUT LIMITATION:

(i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY AND ANY IMPROVEMENTS THERETO.

(ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS, AND

(iii) THE MANNER OF REPAIR, QUALITY, STATE OR REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS.

THE GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK; SIGNATURE BLOCKS ARE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Name: Maria Kostka

Name: Debra Dabrowski

NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership

By: NNN GP Corp., a Delaware corporation, as general partner

By:
Name: Stephen A. Horn, Jr.
Title: Executive Vice President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of February, 2021, by Stephen A. Horn, Jr., as Executive Vice President of NNN GP CORP., a Delaware corporation, general partner of **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, on behalf of the partnership. He is personally known to me.

(NOTARY SEAL)

MARIA KOSTKA
MY COMMISSION # HH 052274
EXPIRES: November 18, 2024
Bonded Thru Notary Public Underwriters

Notary Public - State of Florida

Printed Name: Maria Kostka
Commission Number:
Commission Expires:

EXHIBIT "A"

PARCEL 1:

A part of Government Lot 1, Section 32, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

For a point of reference being at the intersection of the Southerly right of Way line of Beach Boulevard, State Road No. 212 (a 200 foot right of way as now established), with the Easterly line of said Section 32; thence South 36 degrees 11 minutes 30 seconds East along said Easterly line of Section 32, a distance of 606.57 feet to a point; thence South 53 degrees 48 minutes 30 seconds West, 49.48 feet to a point; thence North 58 degrees 56 minutes 30 seconds West, 440.90 feet to a point; thence North 53 degrees 48 minutes 30 seconds East, 195.00 feet to a point; thence North 36 degrees 11 minutes 30 seconds West, 217.89 feet to the Southerly right of way line of said Beach Boulevard, thence North 89 degrees 27 minutes 20 seconds East, along said right of way 30.74 feet to the Point of Beginning.

PARCEL 2:

Part of the Castro Y. Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County, Florida, more particularly described as follows:

Beginning at the intersection of the West line of said Castro Y. Ferrer Grant with the South right of way line of Beach Boulevard (State Road Number 212); thence run North 89 degrees 08 minutes East along said South right of way of Beach Boulevard, a distance of 941.43 feet; thence run South 00 degrees 52 minutes East, a distance of 300 feet; thence North 89 degrees 08 minutes East, a distance of 173.28 feet; thence run South 36 degrees 27 minutes East, a distance of 565.68 feet to the North right of way line of Shetter Avenue (a 50 foot right of way); thence run South 89 degrees 08 minutes West along said North right of way line of Shetter Avenue, a distance of 461.64 feet; thence run South 67 degrees 48 minutes West along said North right of way line of Shetter Avenue, a distance of 368.09 feet to an intersection with aforesaid West line of Castro Y. Ferrer Grant; thence run North 36 degrees 27 minutes West along said West line of the Castro Y. Ferrer Grant, a distance of 1099.19 feet to the Point of Beginning.

PARCEL 5:

A portion of Section 32, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

Begin at the Southeast corner of Lot 7, as shown on the plat of Waterway Estates Unit No. 1, as recorded in Plat Book 34, page 26 of the current public records of said county, said point being situate in the Northerly right of way line of Hopson Road (a 60 foot right of way as shown on said last mentioned Plat); thence South 79 degrees 40 minutes 40 seconds East along the Southeasterly prolongation of said Northerly right of way line, a distance of 40.70 feet to a point situate in the

Easterly line of unsurveyed Section 32; thence South 27 degrees 40 minutes 40 seconds East along last said line 5.12 feet to its intersection with an arc of a curve concave Northerly and having a radius of 240.00 feet; thence Easterly along and around the arc of said curve, 192.98 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 18 minutes 06 seconds East, 187.82 feet to the point of tangency of said curve; thence North 59 degrees 15 minutes 00 seconds East, 141.48 feet; thence North 30 degrees 44 minutes 00 seconds West, 271.22 feet to a point situate in the Southeasterly line of those certain lands described in Official Records Volume 6827, page 520 of said current public records; thence North 53 degrees 48 minutes 30 seconds East along last said line and its Northeasterly prolongation thereof, 114.65 feet to the most Westerly corner of those certain lands described in Official Records Volume 6592, page 967 (Parcel A); thence South 58 degrees 52 minutes 33 seconds East along the Southwesterly line of said Official Records Volume 6592, page 969 (Parcel A) and along the Southwesterly line of those certain lands described in Official Records Volume 6592, page 969 (Parcels B and C) and along the Northeasterly line of those certain lands in Official Records Volume 5583, page 1097 (Parcels D and E) and their Southeasterly prolongation thereof, a distance of 461.78 feet; thence South 33 degrees 24 minutes 08 seconds West, 418.28 feet; thence South 61 degrees 30 minutes 52 seconds West, 289.84 feet; thence North 27 degrees 40 minutes 40 seconds West along the Easterly line of said unsurveyed Section 32, a distance of 299.15 feet; thence North 79 degrees 40 minutes 40 seconds West, 87.89 feet to the Southeasterly termination of said Hopson Road; thence North 10 degrees 37 minutes 30 seconds East along last said line, 60.00 feet to the Point of Beginning.

Less and except that portion conveyed to Hopson Land, LLC by deed recorded in Official Records Book 10877 page 793, in the public records of Duval County, Florida.

PARCEL 6:

A part of the Castro Y Ferrer Grant, Section 38, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

For a point of reference commence at the intersection of the South right of way line of Beach Boulevard, State Road No. 212 (a 200 foot right of way as now established) with the West line of said Castro Y Ferrer Grant; thence South 36 degrees 27 minutes 00 seconds East along said West line, a distance of 1099.22 feet to the North right of way line of Shetter Avenue (a 50 foot right of way recorded in Deed Book 804, page 38, of the current public records of said Duval County); thence North 67 degrees 48 minutes 00 Seconds East along said North right of way line, a distance of 368.09 feet; thence continue along said North right of way line, North 89 degrees 08 minutes 00 seconds East, a distance of 461.64 feet to the East line of those lands described in Official Records Volume 7109, page 2153, of the said public records and the Point of Beginning for the land herein described; thence North 36 degrees 27 minutes 00 seconds West along last said line (the same being the West line of the land described as Parcel 4 in Official Records Volume 6181, page 1704 of said public records) a distance of 250.05 feet; thence South 80 degrees 00 minutes 00 seconds East, a distance of 94.34 feet; thence South 37 degrees 27 minutes 00 seconds East, a distance of 119.31 feet; thence South 09 degrees 28 minutes 29 seconds East, a distance of 89.51 feet to said North right of way line of Shetter Avenue; thence South 89 degrees 08 minutes 00 seconds West along last said line, a distance of 30.00 feet to the Point of Beginning.

Parcel 3:

A part of Government Lot 1, Section 32, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

For a point of reference commence at the intersection of the centerline of Beach Boulevard, State Road No. 212, former Florida East Coast Railway Right of Way (a 200 foot right of way as now established) with the West line of the Castro Y Ferrer Grant, Section 38 of said Township and Range; thence South 34 degrees 30 minutes 00 seconds East along said West line of Section 38, a distance of 123.40 feet to the South right of way line of said Beach Boulevard; thence North 88 degrees 53 minutes 00 seconds West along said South right of way line, a distance of 30.8 feet to the Point of Beginning; thence continue North 88 degrees 53 minutes 00 seconds West along said South right of way line, a distance of 219.20 feet; thence South 01 degrees 07 minutes 00 seconds West, a distance of 200.00 feet; thence North 88 degrees 53 minutes 00 seconds West, a distance of 37.20 feet; thence South 34 degrees 30 minutes 00 seconds East, a distance of 204.70 feet; thence North 53 degrees 33 minutes 00 seconds East, a distance of 60.00 feet; thence North 34 degrees 30 minutes 00 seconds West, a distance of 161.70 feet; thence South 88 degrees 53 minutes 00 seconds East, a distance of 86.10 feet; thence South 34 degrees 30 minutes 00 seconds East, a distance of 111.50 feet; thence North 53 degrees 33 minutes 00 seconds East, a distance of 195.00 feet; thence North 34 degrees 30 minutes 00 seconds West, a distance of 217.00 feet to the Point of Beginning. Being the same lands shown as Lots 1, 2, 3, 4, 5, 6, 7 and 9, on unrecorded plat of Hiawatha Hammock. Also being the same lands as described in Official Records Volume 2641, page 112; Volume 4894, page 19; Volume 3095, page 472; Volume 3010, page 1004 and Volume 9827, page 520, of the current public records of Duval County, Florida.

Less and except:

A part of Government Lot 1, Section 32, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

For a point of reference commence at the intersection of The centerline of Beach Boulevard, State Road No. 212, former Florida East Coast Railway Right of Way (200 foot right of way, as now established) with the West line of the Castro Y Ferrer Grant, Section 38 of said Township and Range, thence South 34 degrees 30 minutes 00 seconds East along said West line of Section 38, a distance of 123.40 feet to the South right of way line of said Beach Boulevard; thence North 88 degrees 53 minutes 00 seconds West along said South right of way line, a distance of 200.00 feet to the Point of Beginning. From the point of beginning thus described, run South 01 degrees 07 minutes 00 seconds West, a distance of 200.00 feet, leaving said South right of way line; thence North 88 degrees 53 minutes 00 seconds West, parallel to said South right of way line, a distance of 50.00 feet; thence North 01 degrees 07 minutes 00 seconds East, a distance of 200.00 feet to said South right of way line; thence South 88 degrees 53 minutes 00 seconds East, a distance of 50.00 feet along said South right of way line to the Point of Beginning

PARCEL 7:

A portion of Section 32, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Lot 7, as shown on the Plat of Waterway Estates Unit No. 1, as recorded in Plat Book 34, page 26 of the current public records of said county, said Point being situate in the Northerly right of way line of Hopson Road (a 60 foot right of way as shown on said last mentioned plat); thence South 79 degrees 40 minutes 40 seconds East along the Southeasterly prolongation of said Northerly right of way line, a distance of 40.70 feet to a point situate in the Easterly line of unsurveyed Section 32; thence South 27 degrees 40 minutes 40 seconds East along last said line, 5.12 feet to its intersection with an arc of a curve concave Northerly and having a radius of 240.00 feet; thence Easterly along and around the arc of said curve, 192.98 feet, said arc being subtended by a chord bearing and distance of North 82 degrees 18 minutes 06 seconds East, 187.82 feet to the point of tangency of said curve; thence North 59 degrees 16 minutes 00 seconds East, 141.48 feet; thence North 30 degrees 44 minutes 00 seconds West, 271.22 feet to a point situate in the Southeasterly line of those certain lands described in Official Records Volume 6827, page 520 of said current public records; thence North 53 degrees 48 minutes 30 seconds East along last said line, 60.00 feet to the Southeasterly corner of last said lands and the Point of Beginning of the Parcel of land herein described; thence continue North 53 degrees 48 minutes 30 seconds East along the Northeasterly prolongation of the Southeasterly line of last said lands, 69.57 feet; thence North 35 degrees 46 minutes 12 seconds West, 112.01 feet; thence South 88 degrees 58 minutes 32 seconds West, 86.07 feet to a point situate in the Northeasterly line of last said lands; thence South 36 degrees 10 minutes 41 seconds East along last said line, 161.58 feet to the Point of Beginning.

THE AFORE DESCRIBED PARCELS 1, 2, 3, 5, 6 AND 7 BEING ALSO DESCRIBED AS FOLLOWS:

A part of the Castro Y Ferrer Grant, Section 38 and a part of Section 32, Township 2 South, Range 29 East, Duval County, Florida, being more particularly described as follows:
For a Point of Beginning, commence at the Northwest corner of those lands described in Official Records Volume 13487, Page 1286 of the current Public Records of said County. Said point lying on the South right of way line of Beach Boulevard (State Road No. 212, a 200 foot right of way); thence South 00°52' 00" East, along the West line of last said lands, a distance of 300.00 feet to the Southwest corner of last said lands; thence North 89°08' 00" East, along the South line of last said lands, a distance of 173.28 feet to the Northwest corner of those lands described in Official Records Volume 13490, Page 1228 of said Public Records; thence along the West line of last said lands the following four (4) courses: No. 1 - South 36°27' 00" East, 315.63 feet; No. 2 - South 80°00' 00" East, 94.34 feet; No. 3 - South 36°27' 00" East, 119.31 feet; No. 4 - South 09°28' 29" East, 89.51 feet to the Northerly right of way line of Shetter Avenue (a 50 foot right of way as now established); thence South 89°08' 00" West, along said Northerly right of way line, a distance of 491.64 feet; thence continuing along said Northerly right of way line, South 67°48' 00" West, a distance of 368.09 feet to the East line of said Section 32; thence North 36°27' 00" West, along said West line of Section 32, a distance of 492.65 feet; thence South 53°33' 00" West, a distance

of 49.48 feet; thence South 59°12' 00" East, a distance of 20.88 feet; thence South 33°04' 41" West, a distance of 418.28 feet to the Southeast corner of those lands described in Official Records Volume 10877, Page 793 of said Public Records; thence North 28°00' 07" West, along the East line of last said lands, a distance of 307.96 feet to the Northeast corner thereof; thence North 58°56' 33" East, along an Easterly extension of the North line of last said lands, a distance of 28.03 feet; thence North 31°03' 27" West, a distance of 271.22 feet to a point of the South line of Lot 9, Hiawatha Hammock, an unrecorded subdivision; thence South 53°33' 00" West, along the South line of said Lot 9, a distance of 15.36 feet to the West line of said Lot 9; thence North 36°27' 00" West, along said West line, a distance of 204.46 feet to the Northwest corner of said Lot 9; thence North 89°08' 00" East, along the North line of said Lot 9 and Lot 8 of said Hiawatha Hammock, a distance of 87.30 feet to the East line of Lot 1 of said Hiawatha Hammock; thence North 00°52' 00" West, along said West line of Lot 1, a distance of 200.00 feet to the aforementioned South right of way line of Beach Boulevard; thence North 89°00' 00" East, along said South right of way line, a distance of 1141.63 feet to the Point of Beginning.

Doc # 2021108270, OR BK 19699 Page 1176, Number Pages: 3,
Recorded 04/28/2021 03:45 PM, JODY PHILLIPS CLERK CIRCUIT COURT DUVAL COUNTY
RECORDING $27.00 DEED DOC ST $2100.00

Prepared by and after
recording return to:
Matthew S. McAfee
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

RE Number: 177298-0000

QUIT CLAIM DEED

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders.

THIS QUIT CLAIM DEED made as of this 28 day of April, 2021, by **R.E. PROPERTIES OF MIAMI, LLC,** a Florida limited liability company, whose address for notices is 5000 Big Island Drive, Apartment 327, Jacksonville, Florida 32246 ("Grantor"), in favor of **BEACHES PRESERVE LLC,** a Florida limited liability company ("Grantee"), whose address for notices is 177 4th Avenue North, Suite 200, Jacksonville Beach, Florida 32250.

WITNESSETH:

That the Grantors, for and in consideration of the sum of TEN AND 00/100 DOLLARS, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the Grantee all the right, title, interest, lien, claim and demand which the Grantors have in and to the following described property situate, lying and being in the County of Duval, State of Florida (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, claim and demand whatsoever of the Grantors, either in law or equity, to the only proper use, benefit and behoof of the Grantee.

[Signature on Following Pages]

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: STEVEN FIERENOW

Print Name: PATRICIA H. TODD

GRANTOR:

R.E. PROPERTIES OF MIAMI, LLC, Florida limited liability company

By: _____
Eduardo Goldstein, Manager

STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 28 day of April, 2021, by Eduardo Goldstein, as Manager of R.E. PROPERTIES OF MIAMI, LLC, a Florida limited liability company, on behalf of the company. He *(check one)* ☐ is personally known to me or ☒ has provided me with FL drivers license *(insert type of identification)* as evidence that he is the individual who executed this instrument.

[NOTARY SEAL]

PATRICIA H. TODD
Commission # HH 006806
Expires June 7, 2024
Bonded Thru Troy Fain Insurance 800-385-7019

Print Name: PATRICIA H. TODD
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission No.: _____

[Signature page to Quit Claim Deed]

EXHIBIT "A"

Property

That certain piece, parcel or tract of land situate, lying and being in the City of Jacksonville, County of Duval, and State of Florida, known and described as:

A part of Government Lot 1, Section 32, Township 2 South, Range 29 East, more particularly described as:

Beginning at the intersection of the Southerly right of way line of Beach Boulevard, a 200 foot right of way, with the Southwesterly line of DeCastro Y. Ferrer Grant, Section 38, Township 2 South, Range 29 East; thence South 36° 07' 60" East along said Grant line 250 feet; thence South 53° 48' 30" West, 300 feet; thence South 36° 11' 33" East, 100 feet; thence North 53° 48' 30" East, 300 feet; thence South 36° 11' 30" East, 50 feet; thence South 53° 48' 30" West, 300 feet; thence South 36° 11' 30" East, 100 feet; thence North 53° 48' 30" East, 300 feet to said Ferrer Grant line; thence South 36° 11' 30" East along said Grant line 2181.07 feet more or less, to the Southerly boundary line of Township 2 South, Range 29 East; thence South 59° 08' 20" West along said Township line 1122.65 feet more or less, to the Westerly line of said Government Lot 1, Section 32, Township 2 South, Range 29 East; thence North 27° 38' 10" West, along said Government lot line 2454.14 feet, more or less, to the Southerly right of way line of said Beach Boulevard, a 200 foot right of way at this point; thence North 89° 27' 20" East along said right of way line 428.82 feet; thence South 0° 32' 40" East, 200 feet; thence South 89° 27' 20" West, 37.27 feet; thence South 36° 07' 40" East, 204.51 feet; thence North 53° 52' 20" East, 60 feet; thence North 36° 07' 40" West, 161.58 feet; thence North 89° 27' 20" East, 86.07 feet; thence South 36° 07' 40" East, 111.5 feet; thence North 53° 52' 20" East, 195 feet to a point which is 25 feet Westerly of said Ferrer Grant line as measured at right angles thereto; thence North 36° 07' 40" West, parallel to said Grant line 217.39 feet to the Southerly right of way line of said Beach Boulevard; thence North 89° 27' 20" East along said right of way line, 30.74 feet to the point of beginning and being that portion of the lands that lie southerly of the lands described in Warranty Deed recorded in Official Records Book 8737, Page 284.

EXHIBIT D

JB FAIR PARK MF LLC
177 4TH AVE N STE 200
JACKSONVILLE BEACH, FL 32250

Primary Site Address
1944 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19604-01233

Tile #
9432

1944 BEACH BLVD

Property Detail

RE #	177494-0100
Tax District	USD2
Property Use	3500 Tourist Attraction
# of Buildings	5
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	965529

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

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	$489,862.00	$172.00
Extra Feature Value	$807,351.00	$41,916.00
Land Value (Market)	$8,072,304.00	$7,633,730.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$9,369,517.00	$7,675,818.00
Assessed Value	$9,369,517.00	$7,675,818.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$9,369,517.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19604-01233	2/24/2021	$7,870,000.00	SW - Special Warranty	Qualified	Improved
15572-01016	4/6/2011	$9,454,000.00	SW - Special Warranty	Unqualified	Improved
13244-01439	5/2/2006	$500,000.00	WD - Warranty Deed	Unqualified	Improved
11966-01826	7/26/2004	$4,934,400.00	WD - Warranty Deed	Unqualified	Improved
11966-01808	7/26/2004	$100.00	QC - Quit Claim	Unqualified	Vacant
10878-00699	12/18/2002	$6,000,000.00	WD - Warranty Deed	Unqualified	Improved
08828-01654	1/9/1998	$100.00	WD - Warranty Deed	Unqualified	Vacant
08828-01651	1/9/1998	$100.00	WD - Warranty Deed	Unqualified	Improved
08772-01847	10/31/1997	$12,000,000.00	WD - Warranty Deed	Unqualified	Vacant
08737-00284	9/18/1997	$280,000.00	WD - Warranty Deed	Unqualified	Improved
08731-01350	9/18/1997	$100.00	WD - Warranty Deed	Unqualified	Vacant
08365-00577	5/25/1996	$100.00	QC - Quit Claim	Unqualified	Vacant
08197-01121	11/7/1994	$100.00	QC - Quit Claim	Unqualified	Vacant
08197-01115	10/31/1994	$100.00	QC - Quit Claim	Unqualified	Vacant
08089-02285	4/24/1995	$10,000.00	WD - Warranty Deed	Qualified	Vacant
08066-00309	3/24/1995	$40,000.00	WD - Warranty Deed	Unqualified	Vacant
07985-02231	8/18/1994	$100.00	CE - Conservation Easement	Unqualified	Vacant
07974-02089	11/4/1994	$100.00	QC - Quit Claim	Unqualified	Vacant
07974-02087	11/4/1994	$85,000.00	WD - Warranty Deed	Qualified	Vacant
07974-02085	11/7/1994	$575,000.00	SW - Special Warranty	Qualified	Vacant
07688-01929	10/1/1993	$100.00	WD - Warranty Deed	Unqualified	Vacant
07666-00759	5/21/1992	$100.00	QC - Quit Claim	Unqualified	Improved
07666-00756	12/10/1991	$100.00	QC - Quit Claim	Unqualified	Vacant
07575-02256	4/30/1993	$100.00	MS - Miscellaneous	Unqualified	Vacant
07469-01370	11/30/1992	$100.00	WD - Warranty Deed	Unqualified	Vacant
07417-01948	9/14/1992	$100.00	MS - Miscellaneous	Unqualified	Vacant
07343-00590	5/21/1992	$100.00	QC - Quit Claim	Unqualified	Improved
07246-02287	12/10/1991	$100.00	QC - Quit Claim	Unqualified	Vacant
07109-02153	5/21/1991	$590,000.00	CT - Certificate of Title	Unqualified	Vacant
06827-00520	3/28/1985	$122.00	WD - Warranty Deed	Unqualified	Vacant
06592-00969	3/24/1988	$10,000.00	WD - Warranty Deed	Unqualified	Improved
06583-01097	7/27/1988	$10,000.00	WD - Warranty Deed	Unqualified	Improved
06140-01902	5/28/1986	$7,500.00	WD - Warranty Deed	Unqualified	Vacant
06140-01901	5/28/1986	$8,000.00	WD - Warranty Deed	Unqualified	Vacant
06109-01335	2/6/1986	$100.00	WD - Warranty Deed	Unqualified	Vacant
06082-01418	9/27/1985	$100.00	QC - Quit Claim	Unqualified	Vacant

06082-01414	5/17/1984	$111.00	QC - Quit Claim	Unqualified	Vacant
05936-01112	3/28/1985	$20,000.00	WD - Warranty Deed	Unqualified	Vacant
05651-01052	4/6/1983	$325,000.00	WD - Warranty Deed	Unqualified	Vacant
04884-00019	5/16/1979	$109,600.00	WD - Warranty Deed	Unqualified	Improved
03096-00472	4/3/1970	$2,500.00	MS - Miscellaneous	Unqualified	Vacant
00967-00457	12/7/1942	$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	GOMC5	Golf Course Miniature	1	0	0	36.00	$4,406.00
2	BHWC1	Bulkhead Wooden	1	0	0	252.00	$1,028.00
3	DLWC5	Dock Wood Light Wgt	1	0	0	2,870.00	$1,176.00
4	ELHC6	Elevator Hydraulic	1	0	0	1.00	$590.00
5	ESHC6	Elevator Stops Hydra	1	0	0	2.00	$240.00
6	FCLC1	Fence Chain Link	1	0	0	1,790.00	$350.00
7	FWIC1	Fence Wrought Iron	1	0	0	158.00	$81.00
8	FWIC1	Fence Wrought Iron	1	0	0	191.00	$130.00
9	LPWC1	Light Pole Wood	1	0	0	21.00	$164.00
10	LITC1	Lighting Fixtures	1	0	0	67.00	$868.00
11	LITC1	Lighting Fixtures	1	0	0	67.00	$723.00
12	PVAC1	Paving Asphalt	1	0	0	139,091.00	$3,390.00
13	PVCC1	Paving Concrete	1	0	0	61,155.00	$3,457.00
14	SWSC6	Sprinkler Wet System	1	0	0	24,004.00	$540.00
15	WMCC1	Wall Masonry/Concrt	1	0	0	315.00	$36.00
16	FCLC1	Fence Chain Link	1	0	0	679.00	$100.00
17	FCLC1	Fence Chain Link	1	0	0	258.00	$45.00
18	CVPC2	Covered Patio	1	0	0	6,500.00	$952.00
19	LPWC1	Light Pole Wood	1	0	0	7.00	$61.00
20	LITC1	Lighting Fixtures	1	0	0	15.00	$162.00
21	LPMC1	Light Pole Metal	4	0	0	1.00	$21.00
22	FCLC1	Fence Chain Link	4	0	0	450.00	$88.00
23	PLXC5	Pools Sq Ft	4	0	0	15,456.00	$10,773.00
24	DKWC2	Deck Wooden	4	200	13	2,600.00	$743.00
25	PVAC1	Paving Asphalt	1	0	0	35,682.00	$1,218.00
26	LPWC1	Light Pole Wood	4	0	0	1.00	$9.00
27	LITC1	Lighting Fixtures	4	0	0	3.00	$32.00
28	LITC1	Lighting Fixtures	4	0	0	4.00	$43.00
29	PLXC5	Pools Sq Ft	1	0	0	15,050.00	$10,490.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1000	COMMERCIAL	JC-2	0.00	0.00	Common	317,899.00	Square Footage	$4,132,687.00
2	1000	COMMERCIAL	PUD	0.00	0.00	Common	269,186.00	Square Footage	$3,499,418.00
3	9613	CONSERVATION EASEMENT	JRM-1	0.00	0.00	Common	7.28	Acreage	$1,456.00
4	9607	RETENTION POND	PUD	0.00	0.00	Common	0.55	Acreage	$94.00
5	9607	RETENTION POND	JC-2	0.00	0.00	Common	0.44	Acreage	$75.00

Legal

LN	Legal Description
1	32-2S-29E 21.744
2	PT GOVT LOT 1,
3	PT SEC 38 OF B DE CASTRO Y FERRER
4	GRANT RECD O/R 19604-1233

Buildings

Building 1

Building 1 Site Address
1944 BEACH BLVD
Jacksonville Beach FL 32250

Building Type	4807 - WHSE PREFAB
Year Built	1995
Building Value	$123.00

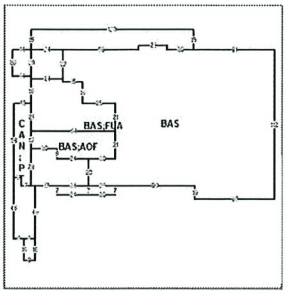
Type	Gross Area	Heated Area	Effective Area

Element	Code	Detail
Exterior Wall	25	25 Modular Metal
Exterior Wall	15	15 Concrete Blk
Roof Struct	9	9 Rigid Fr/Bar J
Roofing Cover	12	12 Modular Metal
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Int Flooring	3	3 Concrete Fin

Canopy	1782	0	713
Base Area	14790	14790	14790
Base Area	2016	2016	2016
Finished upper story 1	2016	2016	2016
Base Area	1184	1184	1184
Average Office	1184	1184	2368
Base Area	1040	1040	1040
Unfinished Storage	1040	0	520
Canopy	280	0	112
Canopy	770	0	308
Patio	770	0	77
Base Area	168	168	168
Base Area	528	528	528
Finished Storage	528	0	370
Base Area	676	676	676
Patio	676	0	68
Base Area	128	128	128
Canopy	140	0	56
Total	29716	23730	27138

Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Comm Htg & AC	1	1 Not Zoned
Comm Frame	5	5 S-Steel

Element	Code	Detail
Baths	25.000	
Stories	2.000	
Rooms / Units	18.000	
Avg Story Height	19.000	
Restrooms	2.000	



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$7,675,818.00	$0.00	$7,675,818.00	$76,372.81	$62,567.13	$59,691.00
Public Schools: By State Law	$7,675,818.00	$0.00	$7,675,818.00	$34,264.32	$27,325.91	$26,856.15
By Local Board	$7,675,818.00	$0.00	$7,675,818.00	$21,062.67	$17,255.24	$16,509.15
FL Inland Navigation Dist.	$7,675,818.00	$0.00	$7,675,818.00	$299.82	$245.63	$234.88
Jax Beach	$7,675,818.00	$0.00	$7,675,818.00	$37,428.41	$30,662.59	$29,328.53
Water Mgmt Dist. SJRWMD	$7,675,818.00	$0.00	$7,675,818.00	$2,142.81	$1,755.46	$1,680.24
Gen Gov Voted	$7,675,818.00	$0.00	$7,675,818.00	$0.00	$0.00	$0.00
School Board Voted	$7,675,818.00	$0.00	$7,675,818.00	$0.00	$0.00	$0.00
Urban Service Dist2	$7,675,818.00	$0.00	$7,675,818.00	$0.00	$0.00	$0.00
			Totals	$171,570.84	$139,811.96	$134,299.95

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$9,369,517.00	$9,369,517.00	$0.00	$9,369,517.00
Current Year	$7,675,818.00	$7,675,818.00	$0.00	$7,675,818.00

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in August.

Property Record Card (PRC)

The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2020

2019

2018

2017

2016

2015

2014

• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information

Contact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

BEACHES PRESERVE LLC
177 4TH AVE N STE 200
JACKSONVILLE BEACH, FL 32250

Primary Site Address
0 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19819-00232

Tile #
9432

0 BEACH BLVD

Property Detail

RE #	177298-0000
Tax District	USD2
Property Use	9600 Waste Land
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1339815

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

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	$0.00	$0.00
Extra Feature Value	$0.00	$0.00
Land Value (Market)	$6,434.00	$6,434.00
Land Value (Agric.)	$0.00	$0.00
Just (Market) Value	$6,434.00	$6,434.00
Assessed Value	$6,434.00	$6,434.00
Cap Diff/Portability Amt	$0.00 / $0.00	$0.00 / $0.00
Exemptions	$0.00	See below
Taxable Value	$6,434.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

`School Taxable Value
No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19819-00232	7/9/2021	$100.00	QC - Quit Claim	Unqualified	Vacant
19699-01176	4/28/2021	$300,000.00	QC - Quit Claim	Unqualified	Vacant
19127-01851	2/19/2020	$4,100.00	TD - Tax Deed	Unqualified	Vacant
15698-00661	7/29/2011	$100.00	CE - Conservation Easement	Unqualified	Vacant
03296-00416	11/9/1971	$55,500.00	MS - Miscellaneous	Unqualified	Vacant

Extra Features

No data found for this section

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	9613	CONSERVATION EASEMENT	JRS-1	0.00	0.00	Common	30.77	Acreage	$6,154.00
2	9600	WASTE LAND	JRS-1	0.00	0.00	Common	0.08	Acreage	$280.00

Legal

LN	Legal Description
1	32-2S-29E 30.85
2	PT GOVT LOT 1 RECD O/R 19819-232

Buildings

No data found for this section

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	$6,434.00	$0.00	$6,434.00	$52.44	$52.44	$50.03
Public Schools: By State Law	$6,434.00	$0.00	$6,434.00	$23.53	$22.91	$22.51
By Local Board	$6,434.00	$0.00	$6,434.00	$14.46	$14.46	$13.84
FL Inland Navigation Dist.	$6,434.00	$0.00	$6,434.00	$0.21	$0.21	$0.20
Jax Beach	$6,434.00	$0.00	$6,434.00	$25.70	$25.70	$24.58
Water Mgmt Dist. SJRWMD	$6,434.00	$0.00	$6,434.00	$1.47	$1.47	$1.41
Gen Gov Voted	$6,434.00	$0.00	$6,434.00	$0.00	$0.00	$0.00
School Board Voted	$6,434.00	$0.00	$6,434.00	$0.00	$0.00	$0.00
Urban Service Dist2	$6,434.00	$0.00	$6,434.00	$0.00	$0.00	$0.00
			Totals	$117.81	$117.19	$112.57

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	$6,434.00	$6,434.00	$0.00	$6,434.00
Current Year	$6,434.00	$6,434.00	$0.00	$6,434.00

2021 TRIM Property Record Card (PRC)

This PRC reflects property details and values at the time of the original mailing of the Notices of Proposed Property Taxes (TRIM Notices) in

August.

Property Record Card (PRC)
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

2020

2019

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• To obtain a historic Property Record Card (PRC) from the Property Appraiser's Office, submit your request here:

More Information
:ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

EXHIBIT E

VICINITY MAP

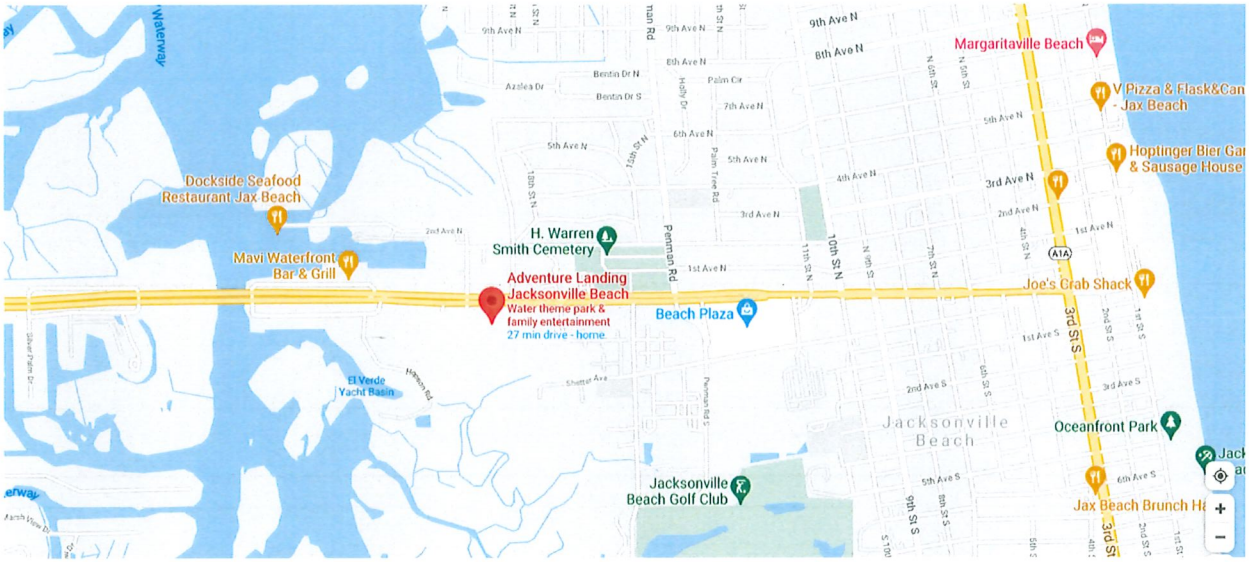
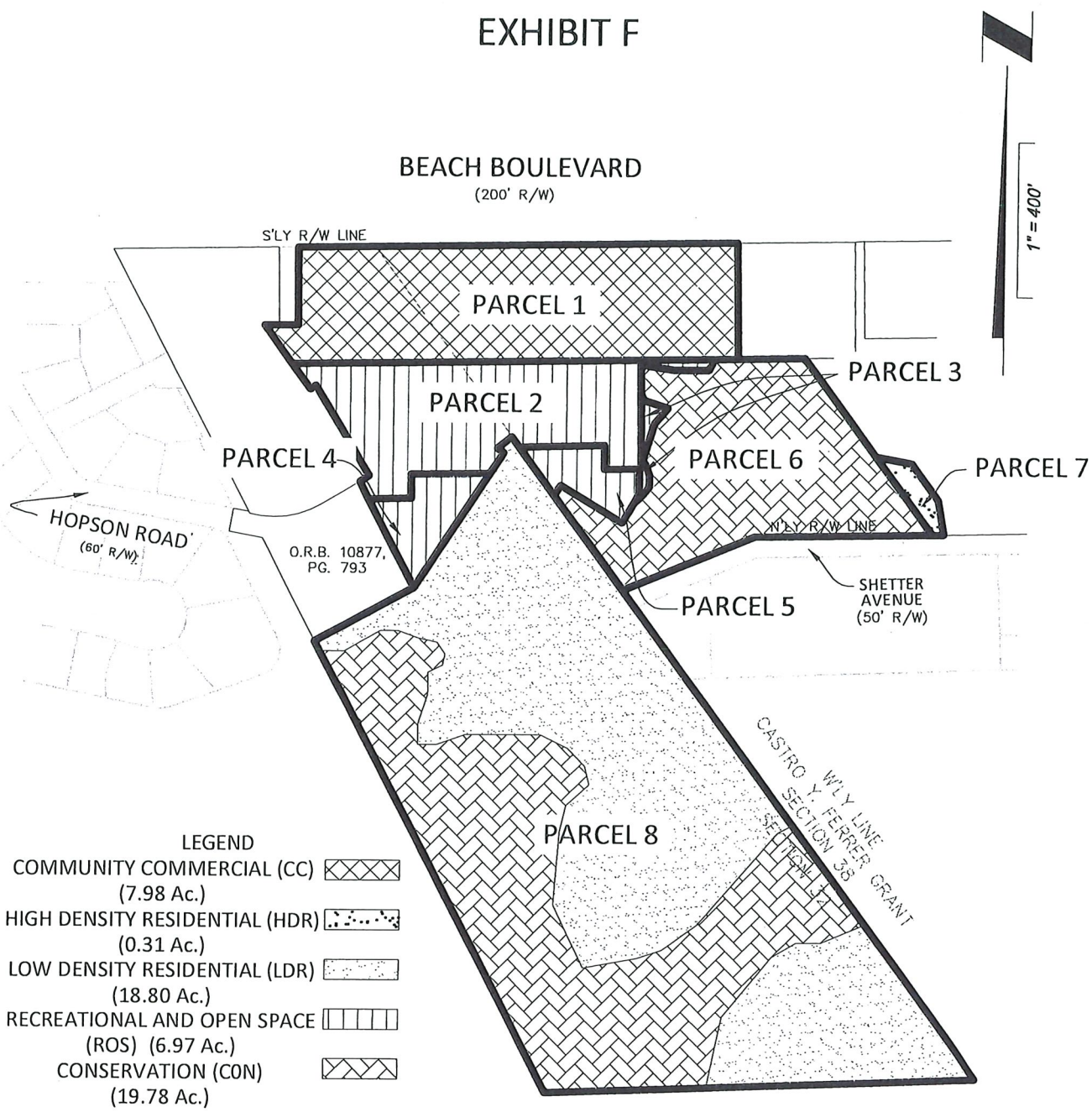


EXHIBIT F



NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

MASTER EXHIBITS MAP
BEFORE FLUM

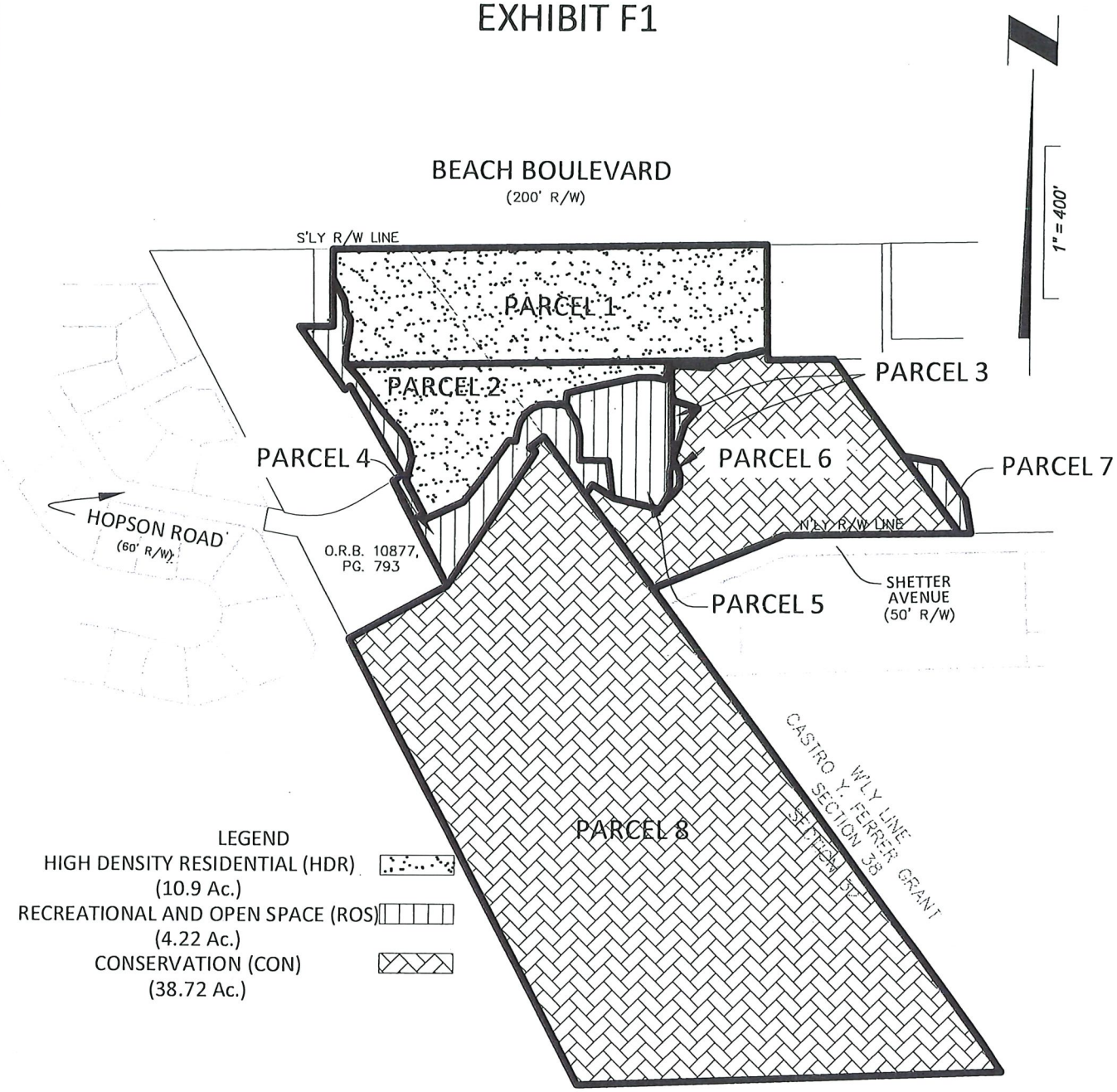
BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02
DRAWN BY: LJP
DATE: 8-23-22
DRAWING NO. 1 OF 1

T:\2020\20-260\LandDev\Design\Plots\Exhibits\2022-08-23 Beach Blvd MF Master Rezoning Before Exhibit.dwg
PLOTTED: August 23, 2022 - 10:27 PM, BY: Lionel J. Perez

EXHIBIT F1



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VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

MASTER EXHIBITS MAP
AFTER FLUM

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02
DRAWN BY: LJP
DATE: 8-23-22
DRAWING NO. 1 OF 1

PLOTTED: August 23, 2022 - 10:21 PM, BY: Lionel J. Perez
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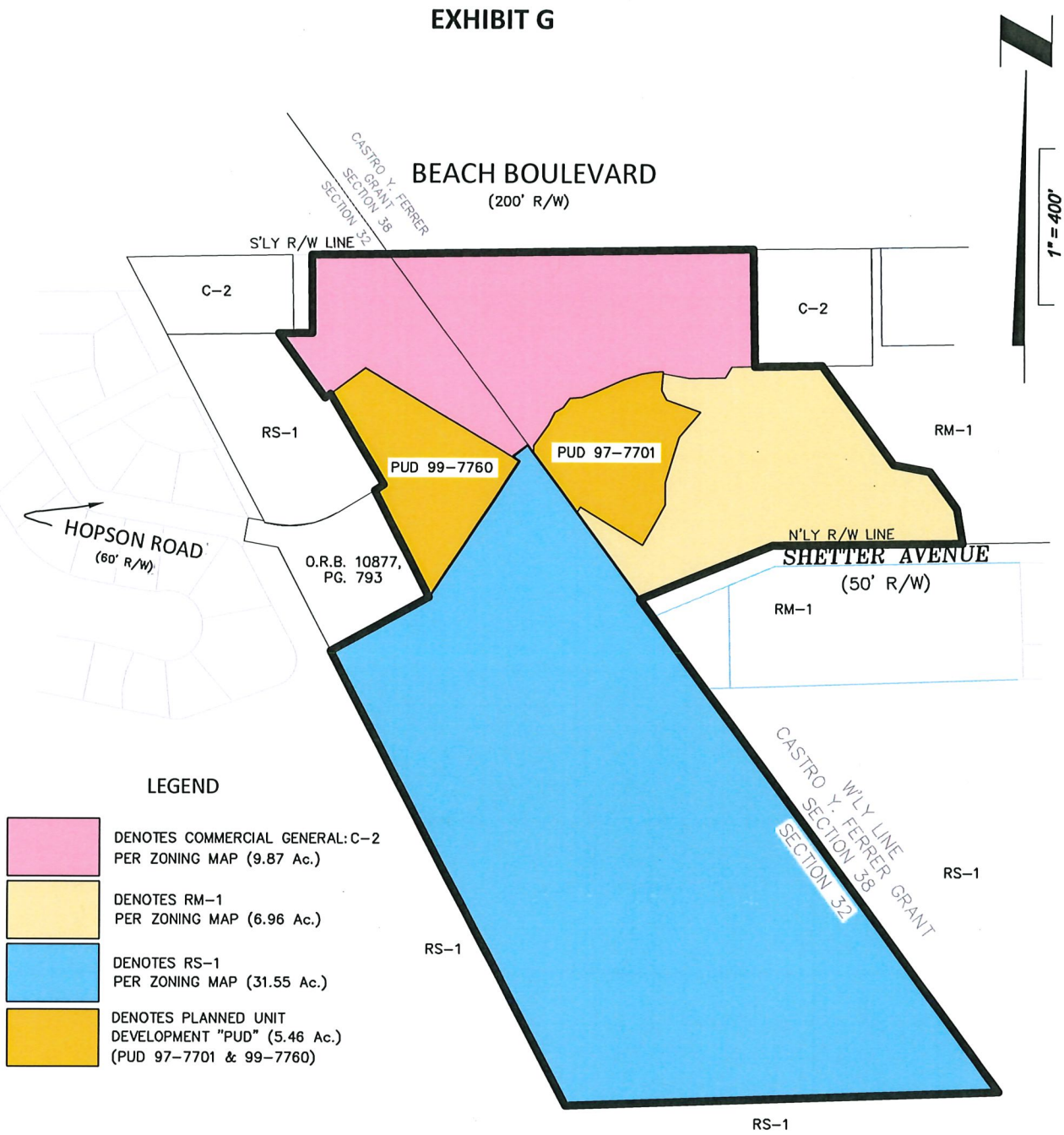
EXHIBIT G



LEGEND

- DENOTES COMMERCIAL GENERAL: C-2 PER ZONING MAP (9.87 Ac.)
- DENOTES RM-1 PER ZONING MAP (6.96 Ac.)
- DENOTES RS-1 PER ZONING MAP (31.55 Ac.)
- DENOTES PLANNED UNIT DEVELOPMENT "PUD" (5.46 Ac.) (PUD 97-7701 & 99-7760)

NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

MASTER EXHIBITS MAP BEFORE REZONING

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02

DRAWN BY: LJP

DATE: 6-16-21

DRAWING NO. 1 OF 1

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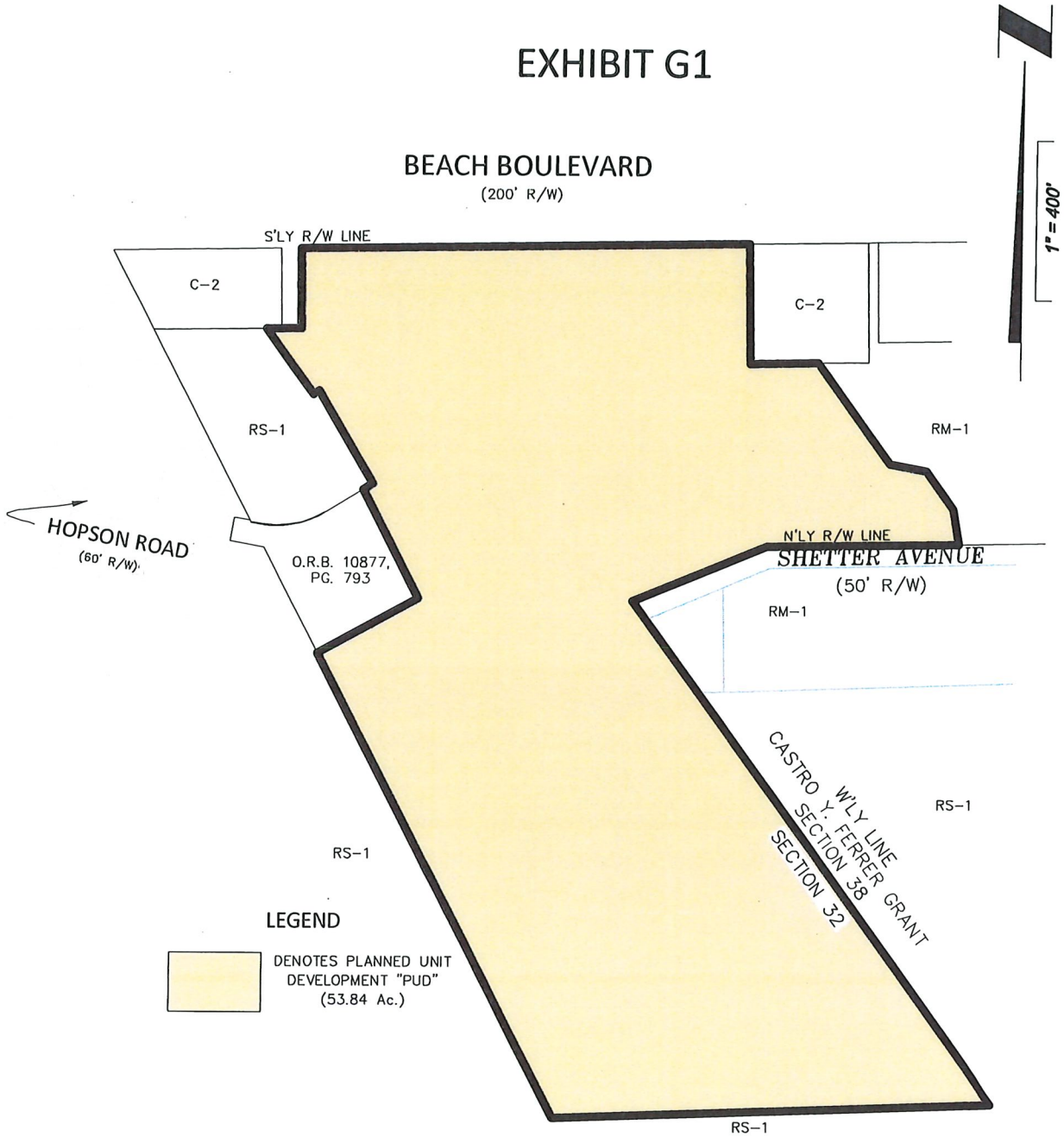

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ETM
VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

MASTER EXHIBITS MAP AFTER REZONING

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02

DRAWN BY: LJP

DATE: 6-18-21

DRAWING NO. 1 OF 1

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PLOTTED: June 23, 2021 - 8:10 AM, BY: Lionel J. Perez

An ALTA/NSPS Land Title Survey
Map Showing a Boundary Survey

THE LANDS AS DESCRIBED HEREON AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY, AMERICAN LAND TITLE ASSOCIATION COMMITMENT, ORDER NO.: 8827187, DATED 09/27/2020

PARCEL 1:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE EASTERLY LINE OF SAID SECTION 32; THENCE SOUTH 36 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY LINE OF SECTION 32, A DISTANCE OF 606.57 FEET TO A POINT; THENCE SOUTH 53 DEGREES 48 MINUTES 30 SECONDS WEST, 49.48 FEET TO A POINT; THENCE NORTH 58 DEGREES 56 MINUTES 30 SECONDS WEST, 440.90 FEET TO A POINT; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST, 195.00 FEET TO A POINT; THENCE NORTH 36 DEGREES 11 MINUTES 30 SECONDS WEST, 217.89 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID BEACH BOULEVARD, THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT OF WAY 30.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID CASTRO Y. FERRER GRANT WITH THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NUMBER 212); THENCE RUN NORTH 89 DEGREES 08 MINUTES EAST ALONG SAID SOUTH RIGHT OF WAY OF BEACH BOULEVARD, A DISTANCE OF 94.43 FEET, THENCE RUN SOUTH 00 DEGREES 52 MINUTES EAST, A DISTANCE OF 300 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST, A DISTANCE OF 173.28 FEET; THENCE RUN SOUTH 36 DEGREES 27 MINUTES EAST, A DISTANCE OF 565.68 FEET TO THE NORTH RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY); THENCE RUN SOUTH 89 DEGREES 08 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY LINE OF SHETTER AVENUE, A DISTANCE OF 461.64 FEET; THENCE RUN SOUTH 67 DEGREES 48 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY LINE OF SHETTER AVENUE, A DISTANCE OF 368.09 FEET TO AN INTERSECTION WITH AFORESAID WEST LINE OF CASTRO Y. FERRER GRANT; THENCE RUN NORTH 36 DEGREES 27 MINUTES WEST ALONG SAID WEST LINE OF THE CASTRO Y. FERRER GRANT, A DISTANCE OF 1099.19 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, AS SHOWN ON THE PLAT OF WATERWAY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF HOPSON ROAD (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID LAST MENTIONED PLAT); THENCE SOUTH 79 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.70 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG LAST SAID LINE 5.12 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 240.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, 192.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 18 MINUTES 06 SECONDS EAST, 187.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST, 141.48 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 00 SECONDS WEST, 271.22 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6827, PAGE 520 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE AND ITS NORTHEASTERLY PROLONGATION THEREOF, 114.65 FEET TO THE MOST WESTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6592, PAGE 967 (PARCEL A); THENCE SOUTH 58 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6592, PAGE 969 (PARCEL A) AND ALONG THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6592, PAGE 969 (PARCELS B AND C) AND ALONG THE NORTHEASTERLY LINE OF THOSE CERTAIN LANDS IN OFFICIAL RECORDS VOLUME 5583, PAGE 1097 (PARCELS D AND E) AND THEIR SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 461.78 FEET; THENCE SOUTH 33 DEGREES 24 MINUTES 08 SECONDS WEST, 418.28 FEET; THENCE SOUTH 61 DEGREES 30 MINUTES 52 SECONDS WEST, 289.84 FEET; THENCE NORTH 27 DEGREES 40 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32, A DISTANCE OF 289.15 FEET; THENCE NORTH 79 DEGREES 40 MINUTES 40 SECONDS WEST, 87.89 FEET TO THE SOUTHEASTERLY TERMINATION OF SAID HOPSON ROAD; THENCE NORTH 10 DEGREES 37 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE, 60.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO HOPSON LAND, LLC BY DEED RECORDED IN OFFICIAL RECORDS BOOK 10877 PAGE 793, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 6:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF SAID CASTRO Y FERRER GRANT; THENCE SOUTH 36 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1099.22 FEET TO THE NORTH RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY RECORDED IN DEED BOOK 804, PAGE 38, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE NORTH 67 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 368.09 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 461.64 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7109, PAGE 2153, OF THE SAID PUBLIC RECORDS AND THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE NORTH 36 DEGREES 27 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE (THE SAME BEING THE WEST LINE OF THE LAND DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS VOLUME 6181, PAGE 1704 OF SAID PUBLIC RECORDS) A DISTANCE OF 250.05 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 94.34 FEET; THENCE SOUTH 37 DEGREES 27 MINUTES 00 SECONDS EAST, A DISTANCE OF 119.31 FEET; THENCE SOUTH 09 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 89.51 FEET TO SAID NORTH RIGHT OF WAY LINE OF SHETTER AVENUE; THENCE SOUTH 89 DEGREES 08 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT, SECTION 38 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 123.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 30.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 219.20 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 37.20 FEET; THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 204.70 FEET; THENCE NORTH 53 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 34 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 161.70 FEET; THENCE SOUTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.10 FEET; THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 111.50 FEET; THENCE NORTH 53 DEGREES 33 MINUTES 00 SECONDS EAST, A DISTANCE OF 195.00 FEET; THENCE NORTH 34 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 217.00 FEET TO THE POINT OF BEGINNING. BEING THE SAME LANDS SHOWN AS LOTS 1, 2, 3, 4, 5, 6, 7 AND 9, ON UNRECORDED PLAT OF HIAWATHA HAMMOCK. ALSO BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2841, PAGE 112; VOLUME 4894, PAGE 19; VOLUME 3095, PAGE 472; VOLUME 3010, PAGE 1004 AND VOLUME 9827, PAGE 520, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT, SECTION 38 OF SAID TOWNSHIP AND RANGE, THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 123.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET, LEAVING SAID SOUTH RIGHT OF WAY LINE; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, PARALLEL TO SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING

PARCEL 7:

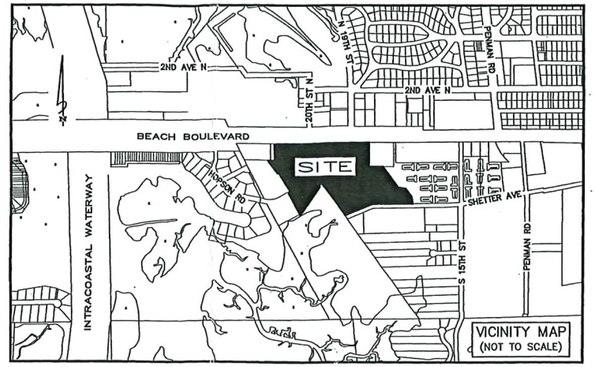
A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, AS SHOWN ON THE PLAT OF WATERWAY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 26 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF HOPSON ROAD (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID LAST MENTIONED PLAT); THENCE SOUTH 79 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.70 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG LAST SAID LINE, 5.12 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 240.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, 192.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82 DEGREES 18 MINUTES 06 SECONDS EAST, 187.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59 DEGREES 15 MINUTES 00 SECONDS EAST, 141.48 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 00 SECONDS WEST, 271.22 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6827, PAGE 520 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE, 60.00 FEET TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG THE NORTHEASTERLY PROLONGATION OF THE SOUTHEASTERLY LINE OF LAST SAID LANDS, 69.57 FEET; THENCE NORTH 35 DEGREES 46 MINUTES 12 SECONDS WEST, 112.01 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 32 SECONDS WEST, 86.07 FEET TO A POINT SITUATE IN THE NORTHEASTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 36 DEGREES 10 MINUTES 41 SECONDS EAST ALONG LAST SAID LINE, 161.58 FEET TO THE POINT OF BEGINNING.

THE AFORE DESCRIBED PARCELS 1, 2, 3, 5, 6 AND 7 BEING ALSO DESCRIBED AS FOLLOWS:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13487, PAGE 1286 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY. SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°52' 00" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 89°08' 00" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 173.28 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13490, PAGE 1228 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF LAST SAID LANDS THE FOLLOWING FOUR (4) COURSES: NO. 1 – SOUTH 36°27' 00" EAST, 315.63 FEET; NO. 2 – SOUTH 80°00' 00" EAST, 94.34 FEET; NO. 3 – SOUTH 36°27' 00" EAST, 119.31 FEET; NO. 4 – SOUTH 09°28' 29" EAST, 89.51 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°08' 00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 491.64 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 67°48' 00" WEST, A DISTANCE OF 368.09 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTH 36°27' 00" WEST, ALONG SAID WEST LINE OF SECTION 32, A DISTANCE OF 492.65 FEET; THENCE SOUTH 53°33' 00" WEST, A DISTANCE OF 49.48 FEET; THENCE SOUTH 59°12' 00" EAST, A DISTANCE OF 20.88 FEET; THENCE SOUTH 33°04' 41" WEST, A DISTANCE OF 418.28 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10877, PAGE 793 OF SAID PUBLIC RECORDS; THENCE NORTH 28°00' 07" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 307.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 58°56' 33" EAST, ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 28.03 FEET; THENCE NORTH 31°03' 27" WEST, A DISTANCE OF 271.22 FEET TO A POINT OF THE SOUTH LINE OF LOT 9, HIAWATHA HAMMOCK, AN UNRECORDED SUBDIVISION; THENCE SOUTH 53°33' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, A DISTANCE OF 15.36 FEET TO THE WEST LINE OF SAID LOT 9; THENCE NORTH 36°27' 00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 204.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE NORTH 89°08' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 9 AND LOT 8 OF SAID HIAWATHA HAMMOCK, A DISTANCE OF 87.30 FEET TO THE EAST LINE OF LOT 1 OF SAID HIAWATHA HAMMOCK; THENCE NORTH 00°52' 00" WEST, ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 200.00 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°00' 00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1141.63 FEET TO THE POINT OF BEGINNING.

EXHIBIT H



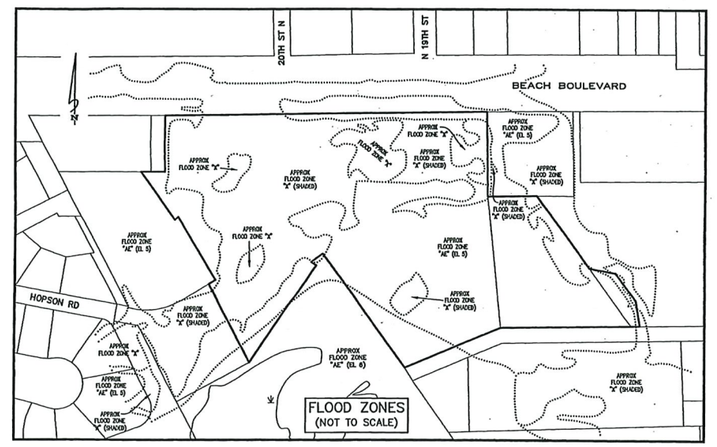
FIDELITY NATIONAL TITLE INSURANCE CORPORATION
ORDER NO. 8827187
COMMITMENT DATE: SEPTEMBER 27, 2020
SCHEDULE B – SECTION 2

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
8	O.R.B. 6082, PG. 1414	EASEMENT PER QUIT-CLAIM DEED	AFFECTS SITE-SHOWN HEREON
8	O.R.B. 7985, PG. 2231	CONSERVATION EASEMENT	AFFECTS SITE-SHOWN HEREON
	O.R.B. 8785, PG. 1313	PARTIAL TERMINATION AND RELEASE	AFFECTS SITE-SHOWN HEREON
	O.R.B. 8802, PG. 2212	RE-RECORDED PARTIAL TERMINATION AND RELEASE	AFFECTS SITE-SHOWN HEREON
10	O.R.B. 9226, PG. 2326	ORDINANCE	AFFECTS SITE-SHOWN HEREON
11	O.R.B. 13069, PG. 314	GRANT OF EASEMENT	AFFECTS SITE-SHOWN HEREON
12	O.R.B. 13110, PG. 2410	GRANT OF EASEMENT	AFFECTS SITE-SHOWN HEREON
14	O.R.B. 16044, PG. 1614	EASEMENT	BENEFITS SITE-SHOWN HEREON
16	O.R.B. 18901, PG. 1054	ELECTRIC & NATURAL GAS EASEMENT	AFFECTS SITE-SHOWN HEREON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13, 14, 19, 20, & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/13/2020.

CERTIFIED TO:

JB FAIR PARK MF LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A.



LEGEND

(A) = ACTUAL
(R) = RECORD
APPROX = APPRIXIMATE
BGV = BELOW GROUND VAULT
CB = CATCH BASIN
CLF = CHAIN LINK FENCE
CONC = CONCRETE
D.B. = DEED BOOK
ELEC = ELECTRIC
FOC = FIBER OPTIC CABLE
I.P. = IRON PIPE
MES = MITERED END SECTION
NO. = NUMBER
NO ID = NO IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
CHHA = COASTAL HIGH HAZARD AREA (SEE NOTE NO. 11)
= SIGN
= WATER VALVE
= WATER METER
= BACK FLOW PREVENTER
= WIRING PULL BOX
= POST, AS NOTED
= SANITARY SEWER MANHOLE
= TELEPHONE WIRING PEDESTAL
= UTILITY JUNCTION BOX
= LIGHT POLE
= FLOOD LIGHT
= UTILITY POLE
= GUY ANCHOR
= SPIGOT
= FENCE LINE
= CHHA (SEE NOTE NO. 11)
● = FOUND 1/2" IRON PIPE, AS NOTED
O = SET 1/2" IRON PIPE, "CLARY ASSOC"

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS N89°08'16"E.
2. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS/ STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/ STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED, AREAS OF MINIMAL FLOOD HAZARD), ZONE "X" (SHADED, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND ZONE AE (BASE FLOOD ELEVATION 5) AND ZONE AE (BASE FLOOD ELEVATION 8), AS SHOWN ON FLOOD INSURANCE RATE MAP 12031C0416J, COMMUNITY NO. 120077, 120078, AND 120079 DATED DECEMBER 07, 2018. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (SEE FLOOD ZONE DETAIL ABOVE).
6. SITE ADDRESS: 1944 BEACH BLVD.
7. SITE IS VACANT (NO BUILDINGS), AT TIME OF SURVEY
8. THE LANDS SHOWN HEREON ARE ZONED PLANNED UNIT DEVELOPMENT (PUD), COMMERCIAL GENERAL (C-2), AND RESIDENTIAL, MULTIPLE FAMILY ZONING DISTRICT (RM-1), PER INFORMATION PROVIDED BY CITY OF JACKSONVILLE BEACH.
9. CROSS REFERENCE MAP BY BOATWRIGHT LAND SURVEYORS, INC, FILE NO. 2011-0034, DATED FEBRUARY 16, 2011.
10. SITE SHOWN HEREON CONTAINS 22.29 ACRES, MORE OR LESS.
11. "THE COASTAL HIGH HAZARD AREA (CHHA) FOR JACKSONVILLE BEACH SHALL CONSIST OF THE AREA BELOW THE ELEVATION OF THE CATEGORY 1 STORM SURGE WITHIN THE CITY AS IDENTIFIED IN THE NORTHEAST FLORIDA REGIONAL HURRICANE EVACUATION STUDY" PER 2030 COMPREHENSIVE PLAN AND WAS DIGITIZED FROM THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT, NORTHEAST FLORIDA COUNCIL 2013 STORM TIDE ATLAS, VOLUME 7-4, BOOK 2 OF 6 AND IS APPROXIMATE ONLY.

SHEET 1 OF 3

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
10/22/2020	GCC	N/A	CORRECTED BEARING LABEL ON SURVEY
10/20/2020	GCC	2020-637	UPDATED TITLE TABLE & SURVEY, FOR NEW TITLE COMMITMENT
10/15/2020	SPB	N/A	ADDED CHHA LINE AND GENERAL NOTE NO. 11
10/14/2020	GCC	N/A	UPDATED TITLE TABLE, EXCEPTION NO. 7; CORRECTED EXCEPTION NO. 16 LABEL ON SURVEY

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, DIGITAL PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE INFORMATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTIES.

STATE OF FLORIDA
No. 6788
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

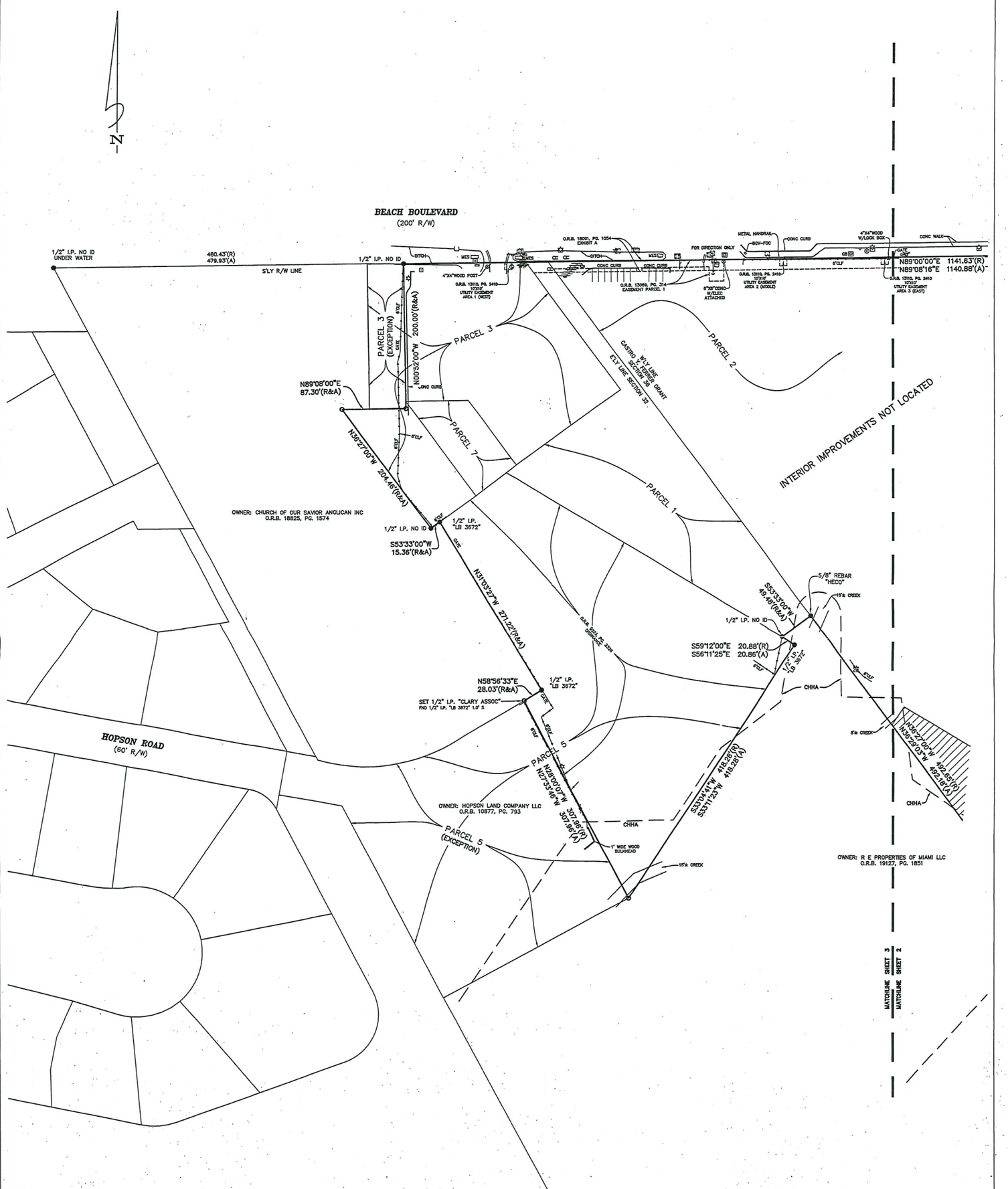
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3850 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

FILE No. T2S-1008

FILE No. T2S-1008

JOB No. 2020-637 DRAFTING: GCC PARTY CHIEF: HENDERSON, BRANDENBURG F.B. DIGITAL CAD FILE: 2020-637 BNDY.dwg CHECKED BY: MJF DATE: 10/13/2020

FILE No. T2S-1008



SHEET 3 OF 3

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
10/22/2020	GCC	N/A	CORRECTED BEARING LABEL ON SURVEY
10/20/2020	GCC	2020-637	UPDATED TITLE TABLE & SURVEY, PER NEW TITLE COMMITMENT
10/15/2020	SPB	N/A	ADDED CHHA LINE AND GENERAL NOTE NO. 11
10/14/2020	GCC	N/A	UPDATED TITLE TABLE, EXCEPTION NO. 7; CORRECTED EXCEPTION NO. 15 LABEL ON SURVEY

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF ADMINISTRATIVE SERVICES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, WHEN BEARING THE ORIGINAL OR VALID DIGITAL SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR AND MAPPER, IS INTENDED TO BE A FLORIDA LICENSED SURVEYOR AND MAPPER EXCEPTION 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS MAP OR SURVEY COVERS THE EXCLUSIVE USE OF THE ENTITIES NAMED ON THE FACE OF THIS DRAWING. THIS DRAWING DOES NOT EXTEND TO ANY OTHER PARTY.

STATE OF FLORIDA
NO. 6788
PROFESSIONAL SURVEYOR AND MAPPER

MICHAEL J. HOLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3721
3620 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2702
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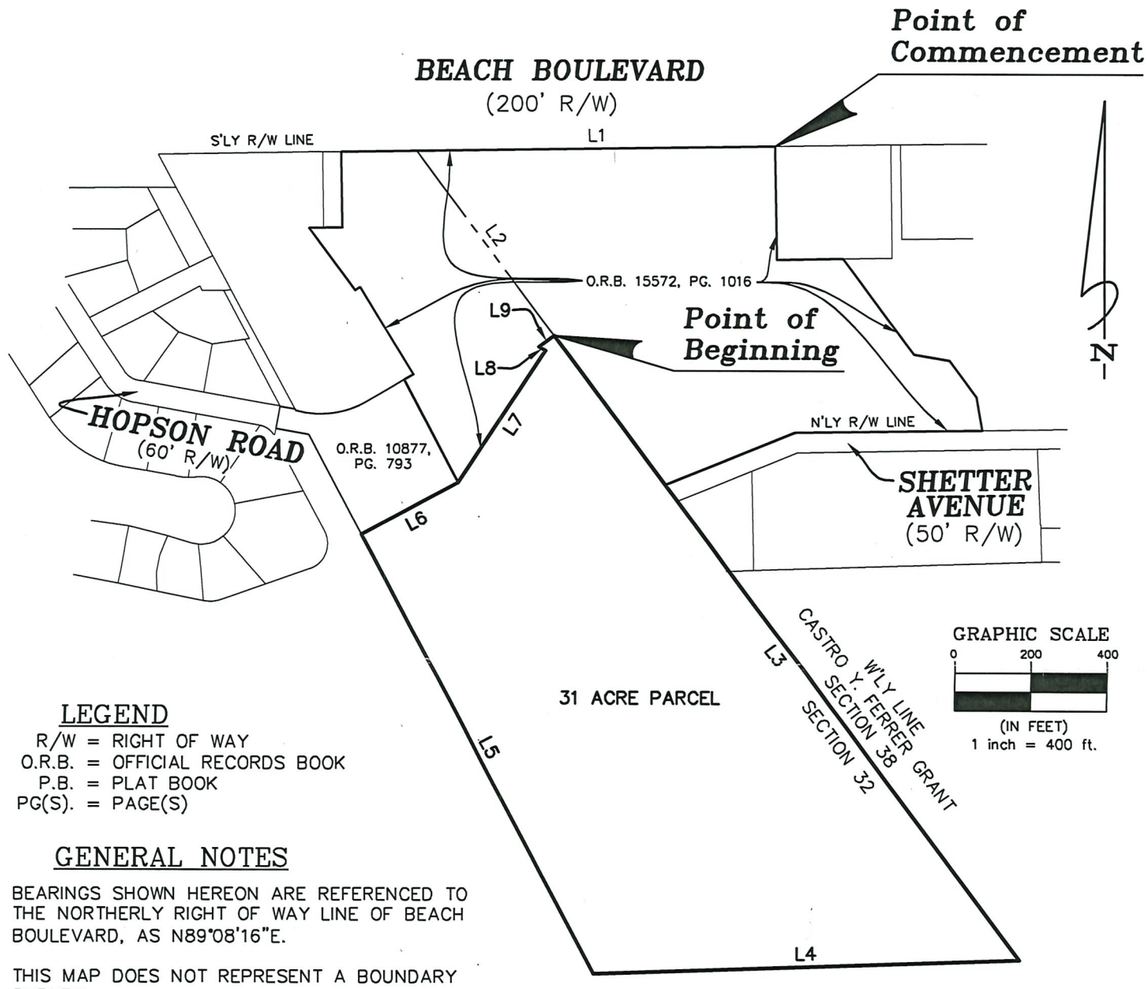
JOB No. 2020-637
DRAFTING: GCC PARTY CHIEF: HENDERSON BRANDENBURG F.B. DIGITAL CAD FILE: 2020-637 BNDY.dwg CHECKED BY: MJH DATE: 10/13/2020

FILE No. T2S-1008

MAP SHOWING

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA



LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG(S). = PAGE(S)

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS N89°08'16"E.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

31 ACRE PARCEL
SHEET 1 OF 2

JOB NO. 2021-354

DRAFTER EJC

DATE 04/27/21

SCALE 1"=400'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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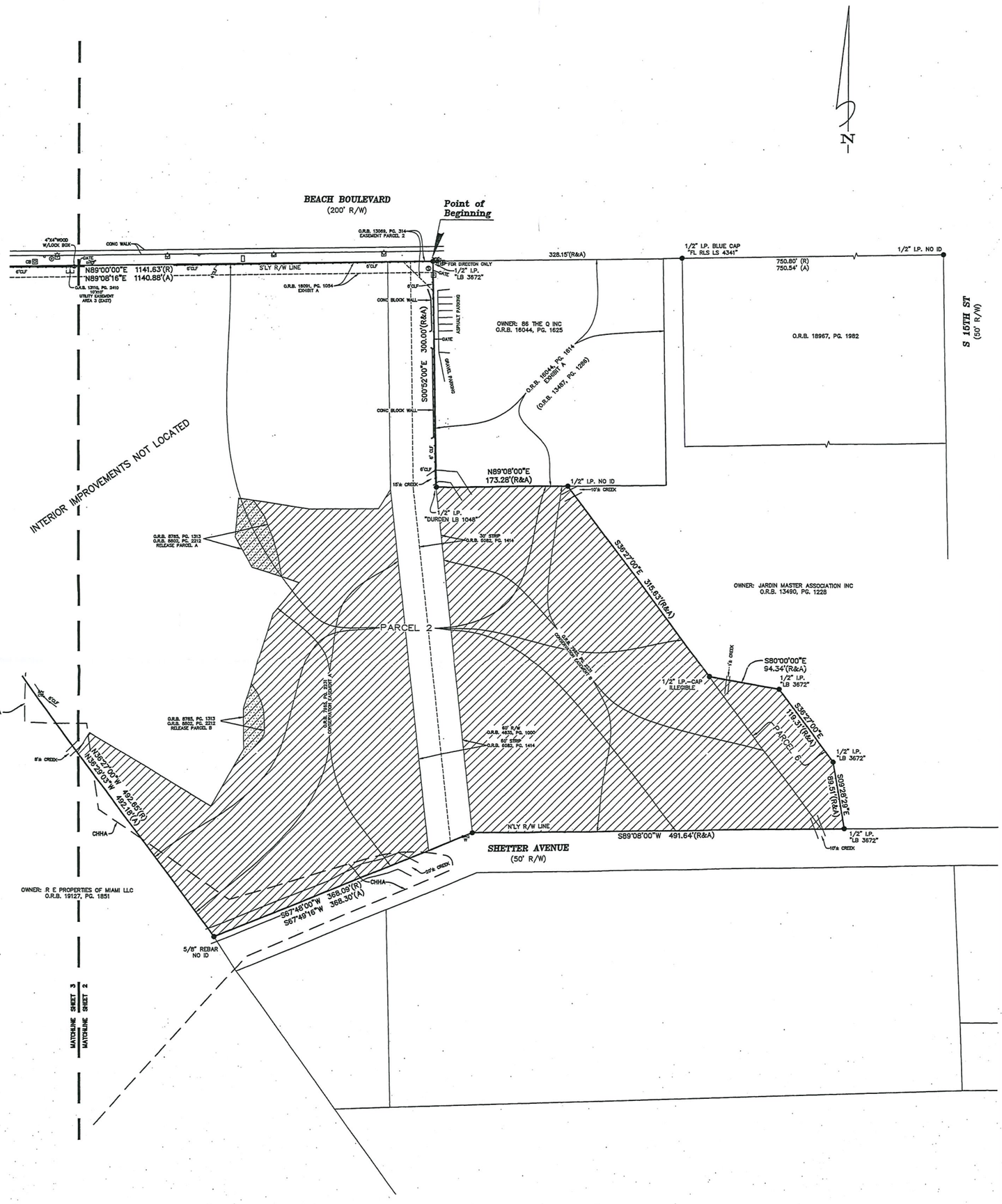
FILE No. T2S-1008



SHEET 2 OF 3

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION
10/22/2020	GCC	N/A	CORRECTED BEARING LABEL ON SURVEY
10/20/2020	GCC	2020-637	UPDATED TITLE TABLE & SURVEY, PER NEW TITLE COMMITMENT
10/15/2020	SPB	N/A	ADDED CHHA LINE AND GENERAL NOTE NO. 11
10/14/2020	GCC	N/A	UPDATED TITLE TABLE, EXCEPTION NO. 7; CORRECTED EXCEPTION NO. 16 LABEL ON SURVEY

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF ADMINISTRATIVE AND REGULATORY CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, DATED OCTOBER 13, 2020, IS INVALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER PURSUANT TO 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS MAP OR SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF THE SURVEYOR AND MAPPER.

THE ENTIRES NAMED HEREON THIS CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

STATE OF FLORIDA
No. 6788
PROFESSIONAL SURVEYOR AND MAPPER

MICHAEL J. CLARY, P.S.M. CERT. No. 6788

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3232 CROWLE POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 290-2750
WWW.CLARY&ASSOC.COM

FILE No. T2S-1008

JOB No. 2020-637
DRAFTING: GCC PARTY CHIEF: HENDERSON BRANDENBURG F.B. DIGITAL CAD FILE: 2020-637 BNDY.dwg CHECKED BY: MJF DATE: 10/13/2020

MAP SHOWING

31 ACRE PARCEL

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 941.97 FEET, TO THE WEST LINE OF SECTION 32; THENCE SOUTH 36°29'03" EAST, ALONG LAST SAID LINE, 607.02 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°29'03" EAST, ALONG LAST SAID LINE, 2060.22 FEET, TO THE SOUTHEAST CORNER OF SECTION 32; THENCE SOUTH 88°03'24" WEST, ALONG THE LINE SEPARATING TOWNSHIP 2 SOUTH FROM TOWNSHIP 3 SOUTH, 1120.27 FEET, TO THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE NORTH 27°40'40" WEST, ALONG LAST SAID LINE, 1315.80 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10877, PAGE 793 OF SAID PUBLIC RECORDS; THENCE NORTH 61°29'58" EAST, ALONG LAST SAID LINE, 289.43 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF SAID PUBLIC RECORDS; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 33°11'23" EAST, 418.28 FEET; COURSE NO. 2: NORTH 56°11'25" WEST, 20.83 FEET; COURSE NO. 3: NORTH 53°27'45" EAST, 49.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 31.55 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°08'16"W	941.97'
L2	S36°29'03"E	607.02'
L3	S36°29'03"E	2060.22'
L4	S88°03'24"W	1120.27'
L5	N27°40'40"W	1315.80'
L6	N61°29'58"E	289.43'
L7	N33°11'23"E	418.28'
L8	N56°11'25"W	20.83'
L9	N53°27'45"E	49.51'

31 ACRE PARCEL
SHEET 2 OF 2

JOB NO. 2021-354

DRAFTER EJC

DATE 04/27/21

SCALE 1"=400'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
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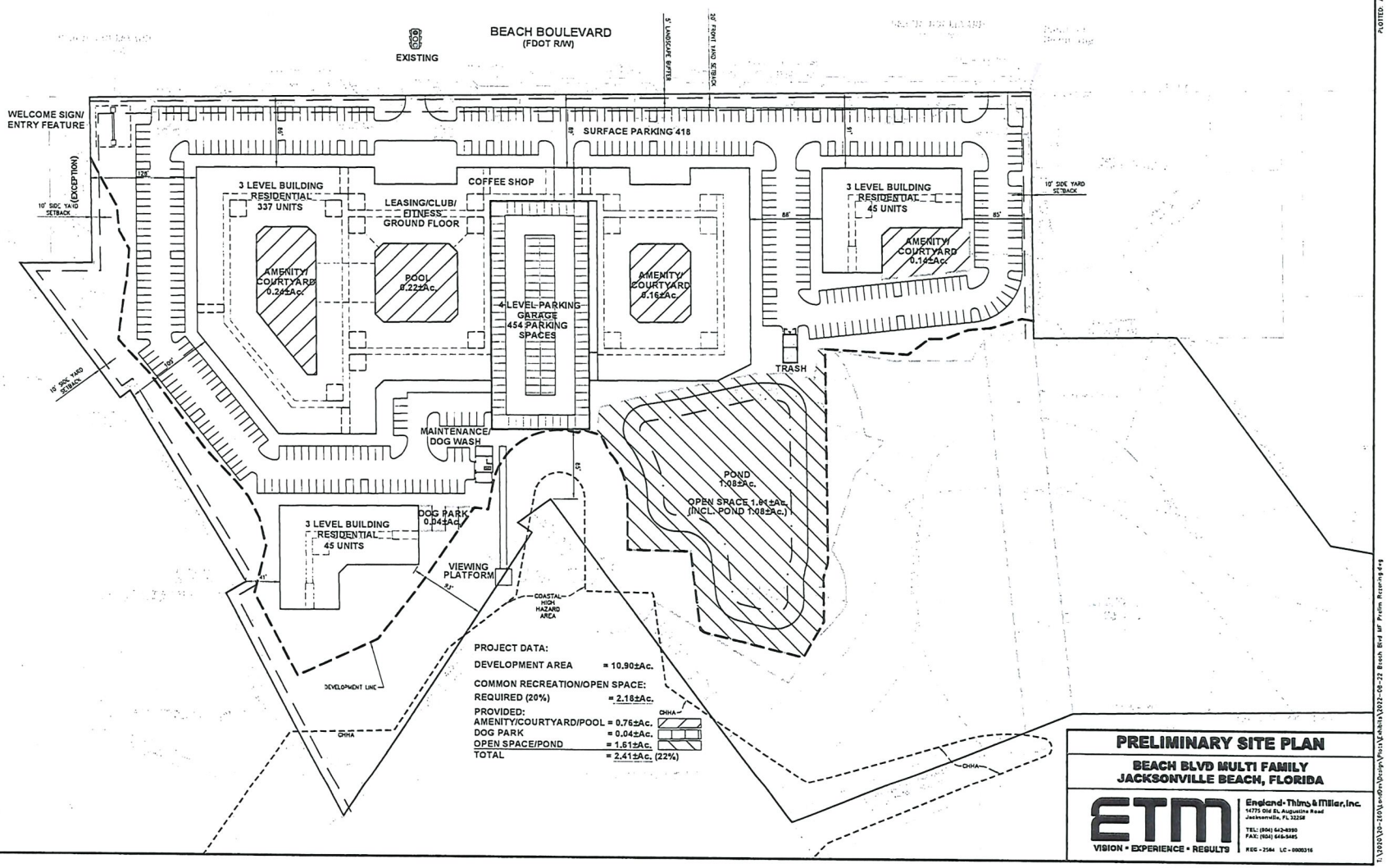
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

EXHIBIT I



PLOTTED: August 23, 2022 - 10:36 PM, BY: Lionel J. Perez

T:\2020\20-260\Land\Design\Plans\Exhibit\2022-08-22 Beach Blvd MF Prelim Rezoning.dwg

EXHIBIT J

FDOT D2 LOS Report

An Interactive Mapping and Reporting Application

Level of Service Segments

Attribute	Value
Segment ID	655
Roadway	US 90 / Beach Blvd.
Segment Extent	San Pablo Pkwy to Penman Rd
Segment Description	US 90 / Beach Blvd. from San Pablo Pkwy to Penman Rd
Location	Jacksonville Beach
County	Duval
Roadway ID	72190000
Begin MP	12.047
End MP	14
Median Treatment	Divided
Directionality	Two-Way
SIS	No
SIS Type	Non SIS
Area Type	Urbanized
Facility Type	Arterial
Max. Service Vol. Adjustment Factor	0
Standard K-Factor	0.09
FDOT LOS Standard	D
Segment Length (mi)	1.953
Posted Speed	35-45 mph
Comments	Null
Google Street View	http://maps.google.com/maps?q=&layer=c&cbll=30.2880699702013,-81.4218406635633
Lanes 2020	6

Attribute	Value
AADT 2020	35,523
Peak Volume 2020	3,197
Peak Max. Service Vol. 2020	5,390
Peak LOS 2020	C
Lanes 2025	6
AADT 2025	44,549.319152
Peak Volume 2025	4,009
Peak Max. Service Vol. 2025	5,390
Peak LOS 2025	C
Lanes 2030	6
AADT 2030	47,041.251779
Peak Volume 2030	4,234
Peak Max. Service Vol. 2030	5,390
Peak LOS 2030	C
Lanes 2035	6
AADT 2035	49,533.184406
Peak Volume 2035	4,458
Peak Max. Service Vol. 2035	5,390
Peak LOS 2035	C
Lanes 2040	6
AADT 2040	52,025.117033
Peak Volume 2040	4,682
Peak Max. Service Vol. 2040	5,390
Peak LOS 2040	C
Lanes 2045	6

Attribute	Value
AADT 2045	54,517.04966
Peak Volume 2045	4,907
Peak Max. Service Vol. 2045	5,390
Peak LOS 2045	C

EXHIBIT K

Federal Emergency Management Agency

Washington, D.C. 20472

July 28, 2022

THE HONORABLE CHRISTINE HOFFMAN
MAYOR, CITY OF JACKSONVILLE BEACH
11 NORTH THIRD STREET
JACKSONVILLE BEACH, FL 32250

CASE NO.: 22-04-3804A
COMMUNITY: CITY OF JACKSONVILLE BEACH,
DUVAL COUNTY, FLORIDA
COMMUNITY NO.: 120078

DEAR MS. HOFFMAN:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Revision based on Fill (LOMR-F) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMR-Fs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

LIST OF ENCLOSURES:

LOMR-F DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region
Ms. Casey Lane

Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP REVISION BASED ON FILL

When making determinations on requests for Letters of Map Revision based on the placement of fill (LOMR-Fs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMR-F is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMR-F *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMR-F provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMR-F is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMR-F must comply with all applicable State and local criteria and other Federal criteria.

If a lender releases a property owner from the flood insurance requirement, and the property owner decides to cancel the policy and seek a refund, the NFIP will refund the premium paid for the current policy year, provided that no claim is pending or has been paid on the policy during the current policy year. The property owner must provide a written waiver of the insurance requirement from the lender to the property insurance agent or company servicing his or her policy. The agent or company will then process the refund request.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

The revisions made effective by a LOMR-F are made pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and are in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448) 42 U.S.C. 4001-4128, and 44 CFR Part 65.

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to revise an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

To ensure continued eligibility to participate in the NFIP, the community must enforce its floodplain management regulations using, at a minimum, the flood elevations and zone designations shown on the NFIP map, including the revisions made effective by LOMR-Fs. LOMR-Fs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If the State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

FEMA does not print and distribute LOMR-Fs to primary map users, such as local insurance agents and mortgage lenders; therefore, the community serves as the repository for LOMR-Fs. FEMA encourages communities to disseminate LOMR-Fs so that interested persons, such as property owners, insurance agents, and mortgage lenders, may benefit from the information. FEMA also encourages communities to prepare articles for publication in the local newspaper that describe the changes made and the assistance community officials will provide in serving as a clearinghouse for LOMR-Fs and interpreting NFIP maps.

When a restudy is undertaken, or when a sufficient number of revisions occur on particular map panels, FEMA initiates the printing and distribution process for the panels and incorporates the changes made effective by LOMR-Fs. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. If the results of particular LOMR-Fs cannot be reflected on the new map panels because of scale limitations, FEMA notifies the community in writing and revalidates the LOMR-Fs in that letter. LOMR-Fs revalidated in this way usually will become effective 1 day after the effective date of the revised map.

 | Date: July 28, 2022 | Case No.: 22-04-3804A | LOMR-F

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL
DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	CITY OF JACKSONVILLE BEACH, DUVAL COUNTY, FLORIDA	A portion of Sections 32 and 38, Township 2 South, Range 29 East, as described in the Special Warranty Deed recorded as Document No. 2021050902, in Official Records Book 19604, Pages 1233 through 1240, in the Office of the Clerk of Circuit Court, Duval County, Florida The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 120078	
AFFECTED MAP PANEL	NUMBER: 12031C0416J	
	DATE: 11/2/2018	
FLOODING SOURCE: PABLO CREEK/INTRACOASTAL WATERWAY		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY:30.286631, -81.411812 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 1A)	X (shaded)	--	--	5.3 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
DETERMINATION TABLE (CONTINUED)
PORTIONS REMAIN IN THE SFHA
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

POD 1A: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 841.55 FEET; THENCE SOUTH 00°21'02" EAST, 40.43 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 01°03'37" WEST, 136.15 FEET; THENCE SOUTH 25°23'30" WEST, 84.74 FEET; THENCE SOUTH 57°33'04" EAST, 104.10 FEET; THENCE NORTH 51°22'43" EAST, 37.00 FEET; THENCE SOUTH 63°23'49" EAST, 19.20 FEET; THENCE NORTH 70°08'36" EAST, 57.64 FEET; THENCE SOUTH 73°24'38" EAST, 35.66 FEET; THENCE NORTH 78°59'02" EAST, 49.16 FEET; THENCE SOUTH 11°00'58" EAST, 39.82 FEET; THENCE SOUTH 81°00'56" WEST, 20.94 FEET; THENCE SOUTH 61°39'19" WEST, 3.66 FEET; THENCE SOUTH 21°34'52" WEST, 14.12 FEET; THENCE SOUTH 57°19'04" WEST, 10.36 FEET; THENCE SOUTH 16°51'20" WEST, 17.54 FEET; THENCE SOUTH 25°09'08" EAST, 0.75 FEET; THENCE SOUTH 54°27'21" EAST, 17.40 FEET; THENCE SOUTH 56°07'13" EAST, 17.36 FEET; THENCE SOUTH 43°14'58" EAST, 19.97 FEET; THENCE SOUTH 46°34'23" EAST, 28.02 FEET; THENCE SOUTH 51°19'10" EAST, 23.53 FEET; THENCE SOUTH 54°43'56" WEST, 12.02 FEET; THENCE SOUTH 36°25'31" WEST, 21.47 FEET; THENCE SOUTH 33°48'52" WEST, 24.55 FEET; THENCE SOUTH 04°21'44" WEST, 19.28 FEET; THENCE SOUTH 49°21'14" WEST, 32.26 FEET; THENCE NORTH 82°31'11" WEST, 53.18 FEET; THENCE SOUTH 35°04'41" WEST, 116.81 FEET; THENCE SOUTH 37°58'13" WEST, 56.42 FEET; THENCE SOUTH 39°19'08" WEST, 176.70 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE NORTHWESTERLY AND NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 27°03'03" WEST, 193.71 FEET; COURSE NO. 2: NORTH 59°18'47" EAST, 28.08 FEET; COURSE NO. 3: NORTH 30°41'13" WEST, 64.31 FEET; THENCE NORTH 25°22'30" EAST, 38.75 FEET; THENCE NORTH 28°39'17" WEST, 80.20 FEET; THENCE NORTH 08°33'17" WEST, 35.12 FEET; THENCE NORTH 22°40'37" WEST, 41.11 FEET; THENCE NORTH 05°53'57" EAST, 38.19 FEET; THENCE NORTH 20°27'57" EAST, 48.19 FEET; THENCE NORTH 58°10'04" WEST, 27.74 FEET; THENCE NORTH 80°26'35" WEST, 96.50 FEET; THENCE SOUTH 29°54'11" WEST, 34.56 FEET; THENCE NORTH 06°09'49" WEST, 73.52 FEET, TO THE AFORESAID WESTERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°38'42" EAST, ALONG LAST SAID LINE, 15.46 FEET; THENCE NORTH 89°45'13" EAST, 140.23 FEET; THENCE NORTH 00°12'26" EAST, 153.82 FEET; THENCE NORTH 87°29'36" EAST, 157.66 FEET, TO THE POINT OF BEGINNING.

POD 1B: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 611.28 FEET; THENCE SOUTH 00°21'02" EAST, 277.10 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 11°00'58" EAST, 39.82 FEET; THENCE SOUTH 88°59'55" EAST, 11.19 FEET; THENCE NORTH 73°21'19" EAST, 16.84 FEET; THENCE SOUTH 54°48'43" EAST, 9.49 FEET; THENCE SOUTH 48°14'42" WEST, 9.07 FEET; THENCE SOUTH 10°56'55" WEST, 10.48 FEET; THENCE SOUTH 28°50'15" EAST, 9.89 FEET; THENCE SOUTH 59°20'09" EAST, 10.90 FEET; THENCE NORTH 85°53'12" EAST, 11.59 FEET; THENCE SOUTH

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

08°39'27" EAST, 30.92 FEET; THENCE SOUTH 00°09'03" EAST, 6.46 FEET; THENCE SOUTH 26°01'51" WEST, 8.85 FEET; THENCE SOUTH 45°23'38" WEST, 11.65 FEET; THENCE SOUTH 58°16'27" WEST, 20.06 FEET; THENCE SOUTH 85°54'03" WEST, 7.45 FEET; THENCE SOUTH 51°19'10" EAST, 23.53 FEET; THENCE NORTH 47°18'06" EAST, 24.64 FEET; THENCE SOUTH 53°34'19" EAST, 20.23 FEET; THENCE NORTH 06°28'20" EAST, 39.97 FEET; THENCE NORTH 74°59'34" EAST, 43.04 FEET; THENCE NORTH 02°26'11" WEST, 116.78 FEET; THENCE SOUTH 78°59'02" WEST, 123.79 FEET, TO THE POINT OF BEGINNING.

POD 2: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 255.29 FEET; THENCE SOUTH 00°21'02" EAST, 416.40 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 71°52'15" EAST, 41.43 FEET; THENCE SOUTH 09°19'14" EAST, 27.62 FEET; THENCE SOUTH 34°30'43" WEST, 22.60 FEET; THENCE SOUTH 55°56'25" WEST, 12.95 FEET; THENCE SOUTH 41°05'25" WEST, 20.55 FEET; THENCE SOUTH 72°43'11" WEST, 16.83 FEET; THENCE NORTH 15°43'15" EAST, 23.76 FEET; THENCE NORTH 06°21'52" WEST, 9.06 FEET; THENCE NORTH 34°52'27" WEST, 11.76 FEET; THENCE NORTH 14°26'30" EAST, 24.43 FEET; THENCE NORTH 21°31'37" WEST, 15.07 FEET; THENCE NORTH 53°45'09" EAST, 12.39 FEET, TO THE POINT OF BEGINNING.

POD 3: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 296.46 FEET; THENCE SOUTH 00°21'02" EAST, 547.35 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 87°13'33" EAST, 35.37 FEET; THENCE SOUTH 28°37'56" EAST, 57.49 FEET; THENCE SOUTH 22°41'41" WEST, 32.54 FEET; THENCE SOUTH 38°28'16" WEST, 37.73 FEET; THENCE SOUTH 65°33'55" WEST, 49.64 FEET; THENCE SOUTH 46°09'09" WEST, 11.73 FEET; THENCE NORTH 63°03'08" WEST, 65.47 FEET; THENCE NORTH 07°23'02" WEST, 14.78 FEET; THENCE NORTH 57°45'46" EAST, 28.80 FEET; THENCE NORTH 32°06'28" EAST, 51.80 FEET; THENCE NORTH 18°57'23" EAST, 15.96 FEET; THENCE NORTH 54°03'33" EAST, 37.02 FEET, TO THE POINT OF BEGINNING.

POD 4: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 320.42 FEET; THENCE SOUTH 00°21'02" EAST, 519.71 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 10°13'32" EAST, 12.55 FEET; THENCE SOUTH 34°52'33" WEST, 21.11 FEET; THENCE SOUTH 14°55'36" WEST, 17.93 FEET; THENCE SOUTH 54°42'40" WEST, 11.02 FEET; THENCE SOUTH 31°08'19" WEST, 12.80 FEET; THENCE SOUTH 11°50'34" WEST, 9.16 FEET; THENCE SOUTH 60°42'57" WEST, 17.08 FEET; THENCE NORTH 47°19'33" WEST, 0.38 FEET; THENCE NORTH 15°17'29" EAST, 24.19 FEET; THENCE NORTH

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

27°01'23" EAST, 23.44 FEET; THENCE NORTH 29°55'40" EAST, 31.83 FEET; THENCE NORTH 56°02'38" EAST, 17.15 FEET, TO THE POINT OF BEGINNING.

POD 5: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 483.98 FEET; THENCE SOUTH 00°21'02" EAST, 461.78 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 33°55'43" WEST, 20.87 FEET; THENCE SOUTH 59°46'25" WEST, 5.54 FEET; THENCE SOUTH 65°20'44" WEST, 41.28 FEET; THENCE NORTH 42°26'08" WEST, 8.40 FEET; THENCE NORTH 19°14'01" EAST, 11.49 FEET; THENCE NORTH 10°17'30" EAST, 6.39 FEET; THENCE NORTH 81°27'55" EAST, 12.96 FEET; THENCE SOUTH 81°08'41" EAST, 28.49 FEET; THENCE NORTH 27°21'46" EAST, 18.53 FEET; THENCE NORTH 18°05'44" EAST, 2.31 FEET; THENCE SOUTH 76°35'43" EAST, 2.29 FEET; THENCE SOUTH 53°37'26" EAST, 2.80 FEET, TO THE POINT OF BEGINNING.

POD 6: A PORTION OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°38'58" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, 509.12 FEET; THENCE SOUTH 00°21'02" EAST, 443.77 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 39°01'26" WEST, 11.62 FEET; THENCE SOUTH 82°07'58" WEST, 16.61 FEET; THENCE NORTH 20°42'28" EAST, 17.74 FEET; THENCE SOUTH 73°09'49" EAST, 18.28 FEET, TO THE POINT OF BEGINNING.

DETERMINATION TABLE (CONTINUED)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 1B)	X (shaded)	--	--	5.3 feet
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 2)	X (shaded)	--	--	5.3 feet
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 3)	X (shaded)	--	--	5.3 feet

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	**OUTCOME** WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 4)	X (shaded)	--	--	5.3 feet
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 5)	X (shaded)	--	--	5.3 feet
--	--	--	1944 Beach Boulevard	Portion of Property (Pod 6)	X (shaded)	--	--	5.3 feet

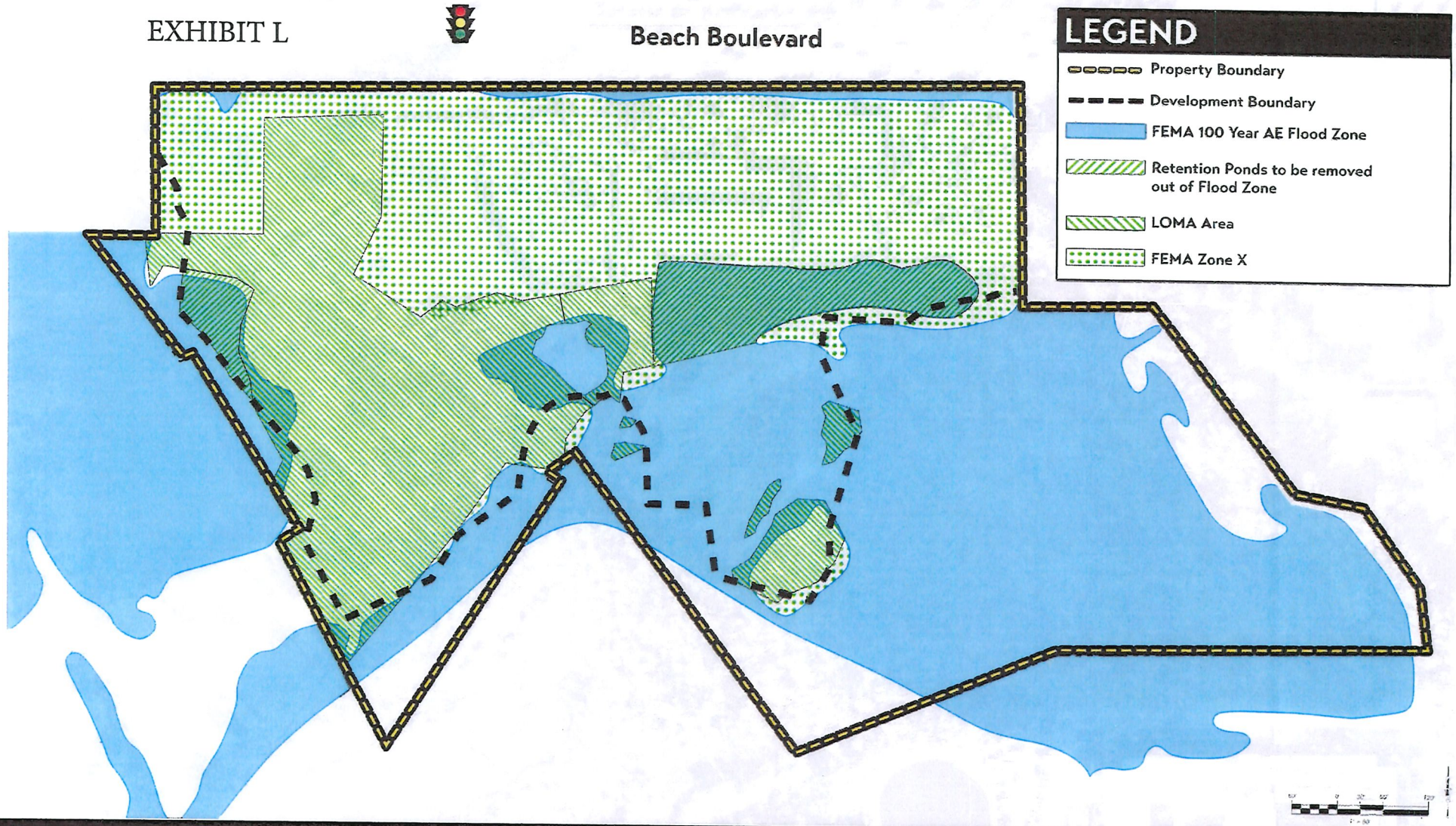
PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 7 Properties.)
Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))
Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

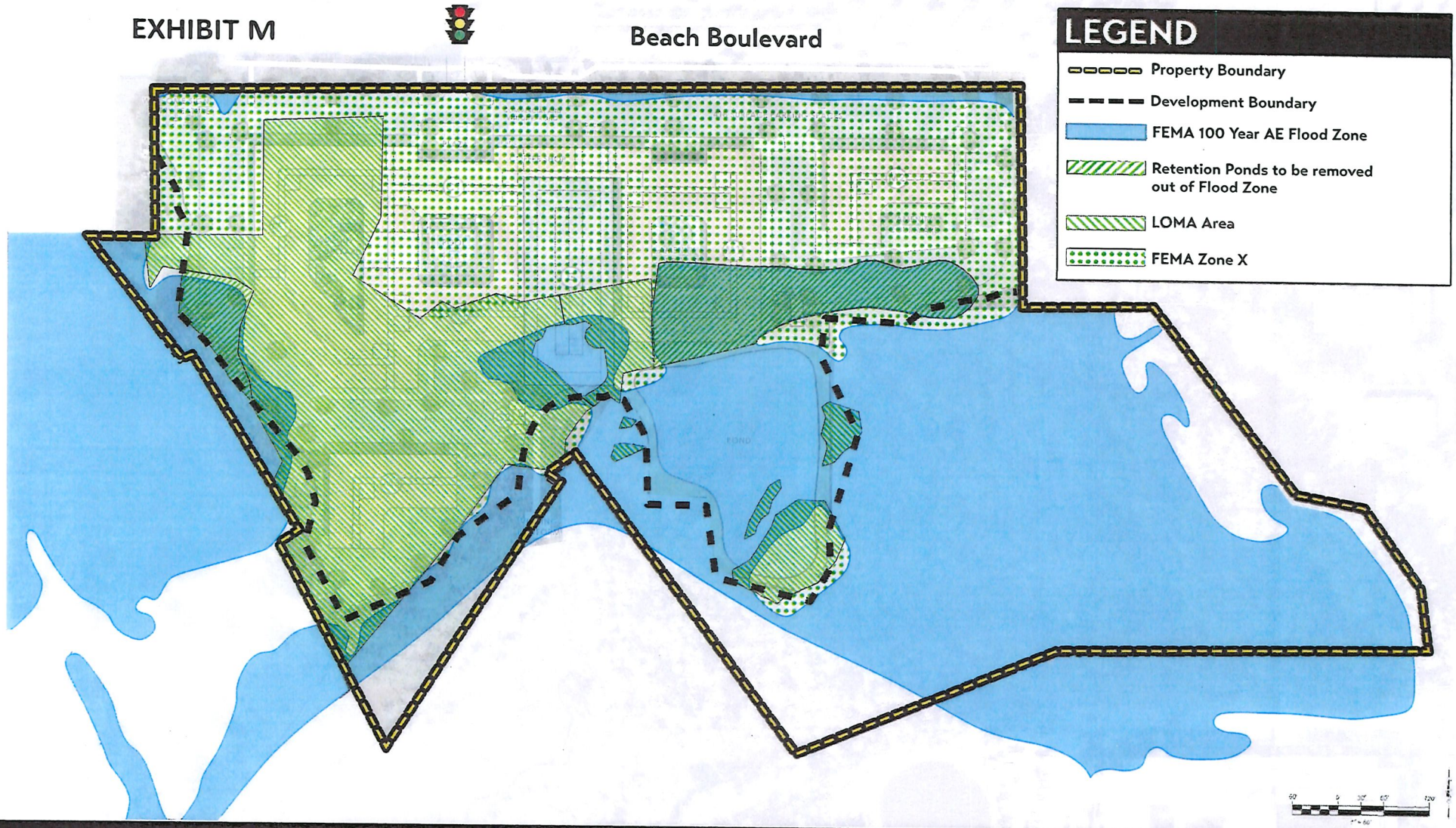
EXHIBIT L



ADVENTURE LANDING
Jacksonville Beach, Florida

ETM
ENGLAND-THIMS & MILLER, INC.

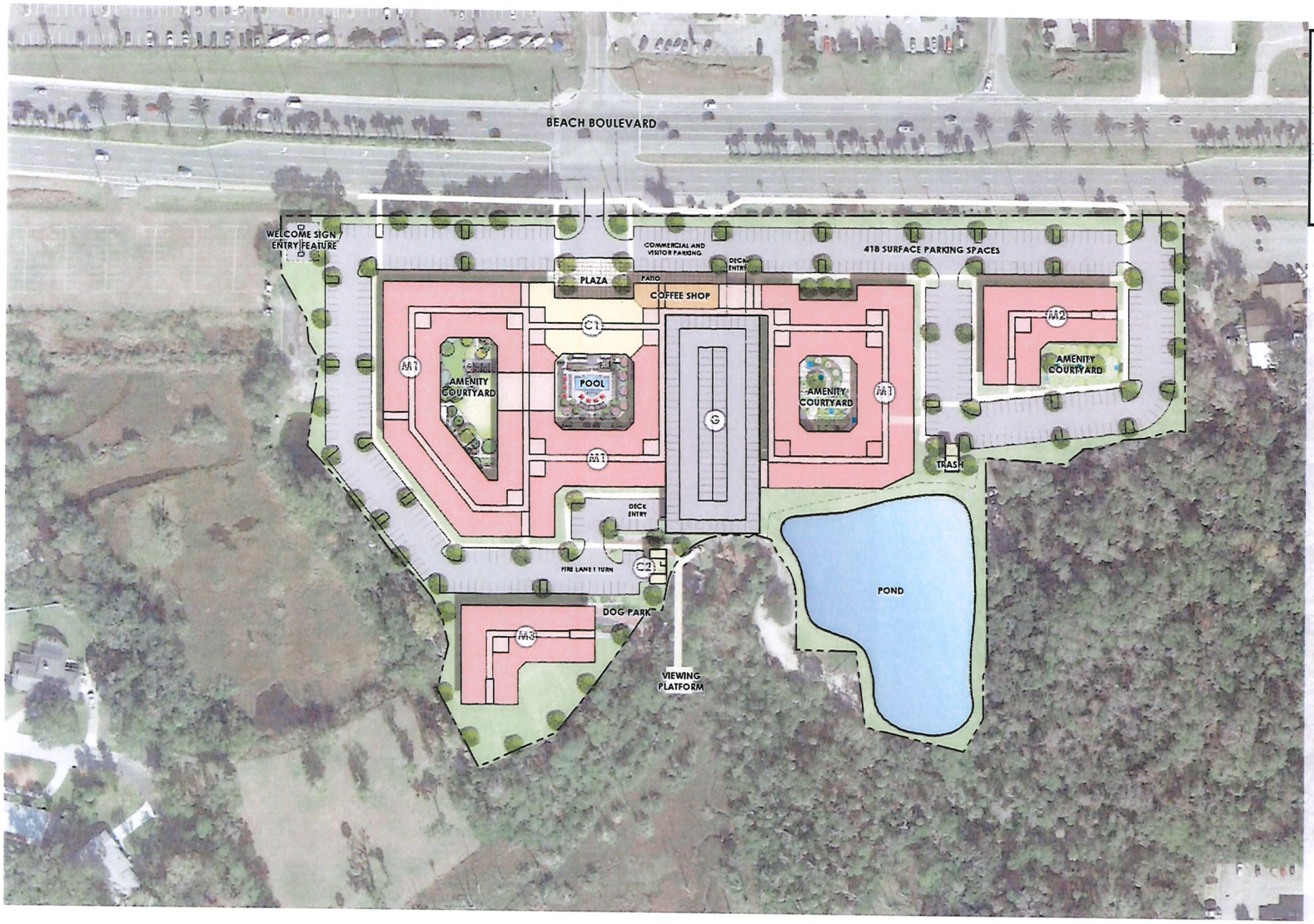
EXHIBIT M



ADVENTURE LANDING
Jacksonville Beach, Florida

ETM
ENGLAND-THIMS & MILLER, INC.

EXHIBIT N



SITE INFORMATION

TOTAL SITE AREA (BUILDABLE AREA) : 10.9 AC
PROPOSED ZONING : PUD

PHASE I

MULTIFAMILY

- M1 3 STORY (TYPE VA) 337 UNITS
- M2 3 STORY (TYPE VA) 45 UNITS
- M3 3 STORY (TYPE VA) 45 UNITS

TOTAL : 427 UNITS
AVG HEATED AREA - MF : 850 SF (APPROX.)

AMENITIES

- C1 MULTIFAMILY CLUB / LEASING ON GROUND FLOOR TOTAL : 9,000 SF
- C2 MAINTENANCE / DOG WASH TOTAL : 950 SF

COFFEE SHOP

GROUND FLOOR COMMERCIAL
TOTAL : 1,800 SF

PARKING

- G 4 LEVEL PARKING GARAGE MAXIMUM 35' HEIGHT 454 PARKING SPACES

SURFACE PARKING: 418 SPACES

TOTAL PARKING : 872 SPACES

PARKINGNG RATIO PROVIDED : 2 SPACES/DU
COMMERCIAL PARKING: 18 SPACES (10 PER 1,000 SF)

TREVATO DEVELOPMENT GROUP

BEACH BOULEVARD MULTIFAMILY

JACKSONVILLE BEACH, FLORIDA
CONCEPTUAL DENSITY STUDY • 08-18-2022
BOV 2020-01

DYNAMIK DESIGN

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