



City of Jacksonville Beach

Agenda

11 North Third Street
Jacksonville Beach, Florida

Planning Commission

Monday, November 13, 2023

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, Nicholas Andrews
Alternates: Justin Henderson, Debbie Cole

APPROVAL OF MINUTES

A. Minutes for October 23, 2023 Planning Commission meeting

CORRESPONDENCE

DISCLOSURE OF EX-PARTE COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

- A. **PC#** 17-23
APPLICANT: Planning and Development Department
AGENT: Staff
SUMMARY OF APPLICATION: Comprehensive Plan Text Amendment to add the Marina Mixed Use Land Use Future Land Use Category.
- B. **PC#** 15-23
ADDRESS: 2315 Beach Boulevard and Adjacent Properties (Windward Marina)
OWNER: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street Suite 800
Aventura, FL 33180
APPLICANT: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street Suite 800
Aventura, FL 33180
AGENT: Rogers Towers, P.A.
1301 Riverplace Boulevard Suite 1500
Jacksonville, FL 32207
SUMMARY OF APPLICATION: Comprehensive Plan Amendment Application to Amend

Future Land Uses at Winward Marina FROM Commercial, Recreation/Open Space, Conservation, and Low Density Residential TO Marina Mixed-Use, Recreation/Open Space, and Conservation.

- C. **PC#** 16-23
ADDRESS: 2315 Beach Boulevard and Adjacent Properties (Winward Marina)
OWNER: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street, Suite 800
Aventura, FL 33180
APPLICANT: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street, Suite 800
Aventura, FL 33180
AGENT: Rogers Towers, P.A.
1301 Roverplace Boulevard, Suite 1500
Jacksonville, FL 32207

SUMMARY OF APPLICATION: Rezoning Application to rezone property from Planned Unit Development: PUD, Residential, single-family: RS-1 and Commercial, general: C-2 to Planned Unit Development: PUD.

PLANNING DEPARTMENT REPORT

- A. Meetings for November 27th and December 26th are canceled, based on a vote by the Commission at their last meeting.
- B. There are two items for the December 11th meeting.

ADJOURNMENT

NOTICE

In accordance with Section 286.0114, Florida Statutes, any member of the public can attend a 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.

**Minutes of Planning Commission Meeting
held Monday, October 23, 2023, at 7:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



CALL TO ORDER:

The meeting was called to order at 7:00 P.M. by Chair Margo Moehring.

ROLL CALL:

Chairperson: Margo Moehring
Vice-Chairperson: Colleen White (absent)
Board Members: David Dahl Justin Lerman Nicholas Andrews
Alternates: Justin Henderson Debbie Cole

Senior Planner Christian Popoli, City Attorney Sandra Robinson, and Administrative Assistant Lauren Loria were also present.

APPROVAL OF MINUTES:

It was moved by Mr. Lerman, seconded by Mr. Andrews, and passed unanimously to approve the following minutes:

- Regular Planning Commission Meeting held on September 11, 2023

CORRESPONDENCE: None

DISCLOSURE - EX PARTE COMMUNICATION:

No Board Member had ex-parte communication.

OLD BUSINESS: None

NEW BUSINESS:

(A) PC# 18-23 Conditional Use Application

Owner: H & H ENTERPRISES INK
7880 Gate Parkway, Suite 300
Jacksonville, FL 32256

Applicant: Elaine Ashourian
AMOUREUSES MANAGMNET INC
7880 Gate Parkway, suite 300
Jacksonville, FL 32256

Agent: Randall Whitfield
7880 Gate Parkway, suite 300
Jacksonville, FL 32256

Location: 818 Beach Boulevard

Conditional Use Application for a new restaurant with outdoor seating for a property located in the Commercial General: C-2 zoning district, pursuant to Section 34-343(d)(14) of the Jacksonville Beach Land Development Code.

Staff Report:

Mr. Popoli summarized the following report for the record:

The subject property is located along the south side of Beach Boulevard, bordered to the east by 8th Street South, to the west by 9th Street South, and to the south by Shetter Avenue. The property is comprised of 3/4 of the entire block, with one out-parcel at the northwest corner of the block adjacent to 9th Street South. The property is the location of Beach Bowl, currently under renovation to redevelop the site into a new, more up-scale bowling alley and restaurant. The property was granted a series of variances to address existing nonconformities with the structure and its placement on the property historically, and to address the lack of extra parking, caused by the addition of the new restaurant. The application for variance was granted in February of 2021, when the project began. The new design of Beach Bowl includes a large restaurant with a second story covered balcony seating area on the northeast corner of the structure. As the project gets closer to completion, the applicant has requested Conditional Use approval for the outside seating.

Adjacent uses to the north include Sunrise Surf Shop (retail), which occupies the northwest corner of the same block as Beach Bowl on the previously mentioned out-parcel. Additionally, to the north, across Beach Boulevard, is a check cashing office, a retail bicycle store, and the BlueWater multifamily community. To the east is a small strip commercial center with many tenants, all commercial in nature. To the west is a doctor's office. To the south is a mix of uses, including a contractor's office, the nonprofit mission house, a car repair facility, and a small multifamily structure on the far west of the southern block, farthest from the outside seating area, and sheltered from any exposure to the outside seating by the Beach Bowl building itself.

Based on the location of the building on the lot, the outside seating will be set far back on the lot, not immediately adjacent to Beach Boulevard. The design of the outside seating area places it on the second story, and it wraps the northeast corner of the structure, half facing Beach Boulevard, the other half oriented towards the east, and 8th Street South. The closest adjacent uses to the outside seating area will be the Sunrise Surf Shop, which shares the block with Beach Bowl, and a multi-tenant commercial center across 8th Street South, to the east. Based on the design, height and location of the proposed outside seating area, and the general intense commercial nature of the Beach Boulevard corridor, the proposed use for outside restaurant seating should not negatively affect the surrounding uses.

Based on the provided application and analysis stated in this report, The Planning and Development Department recommends Approval of PC#18-23.

Agent: Randall Whitfield, 7880 Gate Parkway, Suite 300, Jacksonville, provided background on the item.

A discussion ensued about the outside seating.

Public Hearing:

The following spoke in opposition to the application:

- Chris Brown, 820 Shetter Avenue, Jacksonville Beach

Chair Moehring closed the public hearing.

Mr. Whitfield addressed concerns about parking and noise.

Discussion: A discussion ensued about parking, amplified sound, operating hours, the noise ordinance, and the bar.

Motion: It was moved by Mr. Dahl, seconded by Mr. Andrews, to approve #PC 18-23.

Roll Call Vote: Ayes – David Dahl, Nicholas Andrews, Justin Lerman, Justin Henderson, and Margo Moehring.

The application was unanimously approved.

PLANNING DEPARTMENT REPORT:

The next scheduled meeting is November 13, 2023. There are three scheduled cases. The meetings for November 27 and December 26 do not have any cases scheduled yet.

Motion: It was moved by Mr. Lerman, seconded by Mr. Henderson, to cancel the November 27 and December 26, 2023, meetings.

Voice Vote: The motion was unanimously approved.

Mr. Popoli stated there was a proposed December joint board meeting to review the draft Comprehensive Plan.

ADJOURNMENT:

There being no further business, the meeting adjourned at 7:26 P.M.

Submitted by: Lauren Loria
Administrative Assistant

These minutes were reviewed by Planning & Development.

Approval:

Chairperson

Date



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Staff
DATE:	09/18/2023
SUBJECT:	PC#17-23 Comprehensive Plan Text Amendment to add the Marina Mixed Use Land Use Future Land Use Category. Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, November 13, 2023 Planning Commission Meeting.

PC#17-23 Comprehensive Plan Text Amendment to add the Marina Mixed Use Land Use Future Land Use Category.

OWNER: Not Applicable

APPLICANT: Planning and Development Department

AGENT: Planning and Development Department Staff

LOCATION: Not Applicable

REQUEST: **Comprehensive Plan Text Amendment Approval** to add a new Marine Mixed-Use Land Use Future Land Use Category to the adopted Comprehensive Plan.

COMMENTS: The Planning and Development Department has initiated an application for an amendment to the text of the 2030 Comprehensive Plan to add a new future land use category. The Future Land Use Element of the Comprehensive Plan contains policies pertaining to the various commercial land uses including the South Beach District, Commercial Professional Office, Commercial Limited, and Commercial Services, Central Business District, Community Commercial, and Public/Institutional. As part of the on-going updates to the Comprehensive Plan and Land Development Code, amendments to the Comprehensive Plan will include policies related to residential and industrial land uses as well.

In an effort to support the redevelopment efforts at the beaches only marina, including the reconstruction and realignment of Second Avenue North, the Planning and Development Department is sponsoring this Comprehensive Plan text amendment to add a new future land use category and related policies. The Marina Mixed-Use (MMU) future land use category is being created to support the marina's mix of water-dependent and water-related uses that support the one public access marina that supports the residents and visitors of Jacksonville



Beach and Duval County.

This Planning and Development Department is proposing four new policies that will be added to the Future Land Use Element, if approved. These policies would address the purpose of the new land use category and the general uses permitted in the land use category, the incorporation of residential uses, the location of the uses and impacts on natural habitat, and provision of public access. Proposed new policies are attached for review.

Upon approval by the City Council, the proposed text amendment will be transmitted to the State for official review. Once approved by the State reviewing agency, the amendment will be scheduled to be approved by the City Council within the timelines set by Florida Statutes.

ATTACHMENTS:

1. Comprehensive Plan Text Amendment Application
2. Future Land Use Element Proposed for Marina Mixed Use Category

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. 17-23PC HEARING DATE 11/13 AS400# 23-100109
CC HEARING DATE 12/4

This form is intended for use in submitting Text and Site Specific Comprehensive Plan Amendments. 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: Not Applicable
Mailing Address: _____Telephone: _____
E-Mail: _____Applicant Name: Planning and Development Department
Mailing Address: 11 North Third Street, Jacksonville Beach, FL 32250Telephone: 904-247-6231
E-Mail: planning@jaxbchfl.net

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

Agent Name: Planning and Development Department Staff
Mailing Address: 11 North Third Street, Jacksonville Beach, FL 32250Telephone: 904-247-6231
E-Mail: planning@jaxbchfl.net

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.

SITE SPECIFIC COMPREHENSIVE PLAN AMENDMENT DATA

Street Address of Property: Not Applicable Real Estate Number: Not Applicable
Legal Description (Attach Copy of Deed): Not Applicable
Current Future Land Use Map Designation: Not Applicable Proposed Future Land Use Map Designation: Not Applicable
Current Zoning Classification: Not Applicable

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:

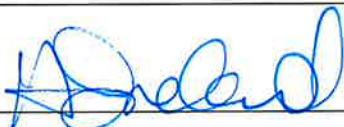
1. Changed projections in the Comprehensive Plan that affect the boundaries of the Future Land Use Map;
2. Changed assumptions, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered 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.



COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC No. 17-23

REQUIRED EXHIBITS <i>Provide the following exhibits as attachments, when applicable, with this form and required narrative statement:</i>	Attached?	
	Yes	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.	☐	☐
5. A description of the proposed text amendments if applicable and how the changes relate to and are consistent with the Comprehensive Plan.	☒	☐

Applicant Signature: 

Date: 9/18/23

PROPOSED

Future Land Use Element Proposed for Marina Mixed-Use Category

Policy LU 1.5.15

MARINA MIXED-USE (MMU)

The Marina Mixed-Use land use category is intended to provide for a mix of water-dependent and water related uses that support the one public access marina that serves the residents of Duval County and is accessible in Jacksonville Beach.

The Marina Mixed-Use (MMU) land use category is created to provide an appropriate location for both recreational and commercial boat storage, water access, and water related commercial uses located on the Intracoastal Waterway. Uses allowed in the Marina Mixed-Use land use category include dry boat slips, wet boat slips, boat ramps, restaurants, offices, personal and business services, light manufacturing, water transportation retail sales, boat repair, storage/warehousing, ancillary marina uses, public and private parks, hotels, and townhouses and multiple-family residential and related accessory uses. This category permits supporting marina based commercial retail and services.

Policy 1.5.16

Multi-family development may also be allowed within the Marina Mixed-Use land use category. Land development regulations shall include standards for minimum setbacks and buffer zones between different types of land uses allowed in this category, as well as locational criteria for such uses. For MMU designated parcels, residential densities of up to 15 units per acres are permissible.

Policy LU 1.5.17

Expanded and new water-dependent and water related mixed uses should be located in areas with the least impact on the natural habitat and wild life and shall comply with Policy LU 1.4.11.

Policy LU 1.5.18

Existing marinas should preserve a public access walkway and public access boat launch and public parking.



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Staff
DATE:	09/18/2023
SUBJECT:	PC#15-23 Comprehensive Plan Amendment Application to Amend Future Land Uses at Winward Marina FROM Commercial, Recreation/Open Space, Conservation, and Low Density Residential TO Marina Mixed-Use, Recreation/Open Space, and Conservation. Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, November 13, 2023 Planning Commission Meeting.

PC#15-23 Comprehensive Plan Amendment Application to Amend Future Land Uses at Winward Marina FROM Commercial, Recreation/Open Space, Conservation, and Low Density Residential TO Marina Mixed-Use, Recreation/Open Space, and Conservation.

OWNER: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street Suite 800
Aventura, FL 33180

APPLICANT: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street Suite 800
Aventura, FL 33180

AGENT: Rogers Towers, P.A.
1301 Riverplace Boulevard Suite 1500
Jacksonville, FL 32207

LOCATION: 2315 Beach Boulevard and Adjacent Properties

REQUEST: **Small-Scale Land-Use Comprehensive Plan Amendment Approval** to Amend Future Land Uses at Winward Marina FROM Commercial, Recreation/Open Space, Conservation, and Low Density Residential TO Marina Mixed-Use, Recreation/Open Space, and Conservation.

COMMENTS: The City of Jacksonville Beach received a Comprehensive Plan Amendment application from Windward Jacksonville Beach Owner, LLC, the owner of the Winward Marina, located between Beach Boulevard and Second Avenue North. Property ownership at the marina is held primarily by Windward Jacksonville Beach Owner, LLC, with the City of Jacksonville owning a parking area and one boat ramp, and the City of Jacksonville Beach owning a park, the restaurant



building and associated parking, and the second boat ramp.

In 2022, Windward Jacksonville Beach Owner, LLC, the City of Jacksonville and the City of Jacksonville Beach entered into a Development Agreement to facilitate reconstruction and realignment to the north of Second Avenue North, a project that is being funded and undertaken by the City of Jacksonville. The design of the reconstructed roadway is being funded by the owner of the marina and construction funding has been appropriated by the City of Jacksonville as a future Capital Improvement Plan project.

The marina, which is publicly accessible, provides water access for residents and visitors to Jacksonville Beach and the beaches via two boat ramps and a kayak launch with associated parking. The owners of the marina property have plans to expand development at the marina by adding additional commercial buildings and commercial uses and multiple-family residential dwelling units. The marina also plans to provide additional trailer parking. The road reconstruction and realignment to the north is a part of the long term development plans of the new marina owner. When completed, this will change property boundaries and the marina will gain additional property that is currently the right of way for the existing alignment of Second Avenue North while providing right-of-way to the City of Jacksonville for the new roadway.

As part of the final Development Agreement, Windward is expected to apply for a Comprehensive Plan Amendment to change the land use of the property to the newly created future land use category of Marina Mixed-Use (MMU), as created by the City and approved by the State (pending). The applicant has also submitted a companion rezoning application. Windward is proposing additional future land use amendments to their property, as is detailed in the application package and shown graphically in Exhibit "A".

The majority of the marina property will change from another future land use to Marina Mixed-Use, however, some property will be changed from Low Density Residential to Conservation and from Conservation to Recreation/Open Space. The end result is an overall increase in property identified as Recreation/Open Space and Conservation and a decrease in land identified for Low Density Residential Use. This reduces the overall allowable residential density of the entirety of the property.

Pursuant to Section 34-182, the Planning Commission and City Council shall consider one or more of the following factors in Section 34-182(b) of the Land DevelopmentCode:

(1) Changed projections in the comprehensive plan that affect the boundaries of the future land use map;

Staff's analysis is that, based on available data, the population of Jacksonville Beach has increased and continues to increase at a rate exceeding what was projected in the adopted 2030 Comprehensive Plan (2011). This information is available from both the U.S. Census Bureau and the University of Florida

Bureau of Economic and Business Research (BEBR). BEBR has estimated that the city's population has grown by approximately 345 people as of 2023 since the completion of the 2020 census or at a rate of 1.4 percent since 2020. Expanding the commercial services available at the marina property and providing additional residential units will serve the projected population demand in the city and provide infill commercial development to support the residents and visitors.

(2) Changed assumptions 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;

Staff's analysis is that the proposed future land use amendments serve to decrease overall residential land use, increase conservation land use, allow for the reconstruction and improvements to Second Avenue North, and consolidate future development at the marina property near existing commercial uses and away from environmentally sensitive conservation lands. Vacant land is minimal in the city, as it is over 90% built out, and infill development is supported by the Comprehensive Plan.

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

Staff have not identified any data errors in the Comprehensive Plan, including errors with mapping, identification of natural features or development patterns.

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

Staff have not identified any new issues that have risen since the adoption of the 2030 Comprehensive Plan that are related to this future land use map amendment.

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

Staff's analysis is that the city and the beaches as a whole only have one publicly accessible marina, and vacant land in the city is not available for new marinas. New marinas are specifically discouraged by the Comprehensive Plan. During discussions with the applicant and legal counsel over the course of the last two years, staff proposed creating a new future land use category to better support the marina, which would then allow the property classifications to be changed. Staff feels that this is a logical and efficient approach to support future infill development at the marina.

(6) Data updates.



Staff has identified the need for data updates in the Comprehensive Plan, however none of the updates are related directly to the proposed future land use amendment that is the subject of this application and data and related analysis is being updated as part of the overall project to update the city's land development regulations.

The proposed future land use changes support and are consistent with the following Comprehensive Plan Goals, Objectives and Policies:

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 services and facilities, and the protection of natural and environmental resources.

The proposed land use amendments decrease the amount of land designated for residential use, and increase the amount of land designated for conservation and recreation/open space while providing for concentrated infill commercial development at the marina and the designation of a new county recreation facility to the north of the new roadway alignment. It will also decrease the overall allowable density of the property.

Policy LU.1.2.2

An adequate amount of land exists in developed areas or areas being developed for neighborhood and general commercial, office and service, lodging, and industrial use in the City, or is planned for assembly and redevelopment to meet the needs of the projected resident, seasonal and day visitor populations through the planning period. Future commercial space needs of this type shall be met through in-fill development adjacent to similar uses or through redevelopment in designated areas.

This land use amendment supports and assumes the future development of vacant property at the marina, clustering development on developable uplands.

Policy LU.1.4.8

Adequate recreation and open space facilities shall be developed over the planning period to provide the adopted level of service for existing and projected population in accordance with the goals, objectives, and policies set forth in the Recreation and Open Space Element.

The proposed amendments add to the amount of property designated as recreation/open space. Part of the approved development agreement is for over 100 acres of land north of the new Second Avenue North alignment to be deeded from the marina owner to the City of Jacksonville for a passive recreation area.

Policy TE 1.2.1

The City shall continue to work with the City of Jacksonville on the maintenance

of local roads and any necessary traffic engineering improvements.

The Development Agreement between the City of Jacksonville, the City of Jacksonville Beach and the marina, serves to provide a roadmap for the necessary traffic engineering improvements to Second Avenue North. The proposed future land use amendments are being requested in conjunction with the roadway improvements and realignment.

Policy CM.2.1.2

Expanded or new water-dependent and water-related uses should be located in areas that are least sensitive to environmental alteration and impacts on the natural habitat and wildlife. The location of any future marinas proposed within the city shall be consistent with the Duval County Marina Siting Plan, upon its completion.

The proposed land use amendments allow future development on the existing marina site, clustered in existing upland areas that can support development, while maintaining sensitive environmental property.

Policy CM.2.3.1

The City shall not encourage the development of additional marina sites prior to full utilization of existing sites (partial policy).

The proposed land use amendments serve to support the one publicly accessible marina at the beaches, while encouraging commercial infill and mixed-use development at the existing marina site.

Policy CM. 2.3.2

The City shall support efforts of Duval County towards the acquisition, and development for passive recreation, of the salt marsh wetlands lying along the east side of Pablo Creek, south of the City's Bird and Wildlife Sanctuary and north of Second Avenue North.

The approved Development Agreement assumes that over 100 acres of environmentally sensitive property north of Second Avenue North and south of the Jacksonville Beach Bird and Wildlife Sanctuary (over 85 contiguous acres) will be deeded to the City of Jacksonville for a passive County park for the residents and visitors to the beach to utilize.

Policy RO.1.2.3

The City shall consider the potential for providing additional outdoor passive recreational and educational opportunities when purchasing environmentally sensitive lands for use as a public preserve. Such opportunities could include nature trails or boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, or picnic areas.

The approved Development Agreement assumes that over 100 acres of environmentally sensitive property north of Second Avenue North and south of the Jacksonville Beach Bird and Wildlife Sanctuary (over 85 contiguous acres)



will be deeded to the City of Jacksonville for a passive County park for the residents and visitors to the beach to utilize. Such features could include trails, boardwalks, additional kayak launches, educational information, and wildlife observation areas.

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 applicant is requesting to change some recreation/open space and conservation land use to marina mixed-use, but also change over 10 acres of low density residential land use to conservation, thus offsetting the conversion.

Staff has reviewed the small-scale land use amendment request against the adopted Comprehensive Plan and Land Development Code, and finds that it is consistent with both. The proposed land use change would decrease the allowable residential density of the overall property and facilitate the future development of vacant portions of the marina. Staff recommends **Approval** of the request.

ATTACHMENTS:

1. Comprehensive Plan Small Scale Land Use Amendment Windward Marina

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.

15-23

PC HEARING DATE _____

AS400#

23-100091

CC HEARING DATE _____

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.

AUG 9 2023

APPLICANT INFORMATION

Land Owner's Name: Windward Jacksonville Beach Owner, LLC
Mailing Address: 2999 NE 191st Street, Suite 800, Aventura, Florida 33180

Telephone: 904-824-4394
Fax: _____

Applicant Name: Rogers Towers, P.A.
Mailing Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida 32207

E-Mail: karl@mywindward.com
Telephone: 904-398-3911
Fax: _____

E-Mail: thainline@rtlaw.com; hphillips@rtlaw.com

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

Agent Name: Rogers Towers, P.A.
Mailing Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida 32207

Telephone: 904-398-3911
Fax: _____

E-Mail: thainline@rtlaw.com; hphillips@rtlaw.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: See attached Narrative Statement. Real Estate Number: See attached.
Legal Description (Attach Copy of Deed): See attached.
Current Future Land Use Map Designation: See attached. Proposed Future Land Use Map Designation: See attached.
Current Zoning Classification: See attached.

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.



COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC No. 15-23

REQUIRED EXHIBITS <i>Provide the following exhibits as attachments, when applicable, with this form and required narrative statement:</i>	Attached?	
	Yes	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: 5/30/2023

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PLANNING & DEVELOPMENT

**NARRATIVE STATEMENT
Beach Marine
Proposed Comprehensive Plan Amendment**

August 9, 2023

COMPREHENSIVE PLAN AMENDMENT DATA

1. 2315 Beach Boulevard, Jacksonville Beach, FL 32250
 - RE # 177290-0000
 - Current Future Land Use Map Designation: Commercial, Recreation/Open Space
 - Proposed Future Land Use Map Designation: Marina Mixed-Use
 - Current Zoning Classification: PUD
2. 2573 2nd Avenue North, Jacksonville Beach, FL 32250
 - RE # 177279-0100
 - Current Future Land Use Map Designation: Conservation
 - Proposed Future Land Use Map Designation: Recreation/Open Space, Marina Mixed-Use
 - Current Zoning Classification: Residential (RS-1)
3. 0 2nd Avenue North, Jacksonville Beach, FL 32250
 - RE # 177397-0010
 - Current Future Land Use Map Designation: Low Density Residential, Conservation
 - Proposed Future Land Use Map Designation: Conservation, Marina Mixed-Use
 - Current Zoning Classification: Residential (RS-1)
4. Existing right of way (portion of 2nd Avenue North)
 - Current Future Land Use Map Designation: Commercial
 - Proposed Future Land Use Map Designation: Marina Mixed-Use
 - Current Zoning Classification: Commercial (C-2), Residential (RS-1)

CONSISTENCY WITH COMPREHENSIVE PLAN

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

Windward Jacksonville Beach Owner, LLC ("Owner") owns the properties located at 2315 Beach Boulevard (RE # 177290-0000), 2573 2nd Avenue North (RE # 177279-0100), 0 2nd Avenue North (RE # 177294-0000) and 0 2nd Avenue North (RE # 177397-0010) (collectively, the "Overall Property"). This Comprehensive Plan Amendment includes all of 2315 Beach Boulevard (RE # 177290-0000), a portion of 2573 2nd Avenue North (RE # 177279-0100), a portion of 0 2nd Avenue North (RE # 177397-0010) and a portion of the existing right of way of 2nd Avenue North (collectively, the "Property").

Beach Marine and surrounding uses, including the public boat ramp and parking located on property owned by the City of Jacksonville and the restaurant and parking located on property owned by the City of Jacksonville Beach (“City”), already serve both community residents and area visitors. If this Comprehensive Plan Amendment and the companion PUD (the “PUD”) are approved, it will provide much needed improved vehicular and pedestrian access to one of the City’s most valuable assets, the Intracoastal Waterway, and updated offerings throughout this area.

This Comprehensive Plan Amendment and the PUD are sought in connection with a Development Agreement executed between Owner, the City of Jacksonville and the City (the “Development Agreement”). The Development Agreement will facilitate, among other things, the following: the realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path) resulting in enhanced vehicular and pedestrian access to the existing boat ramp and restaurant, and the conveyance of a large amount of undeveloped property located north of 2nd Avenue North and owned by Owner (the “Conservation Property”), including sensitive marsh, to the City of Jacksonville for use as a passive recreational facility open to the public.

Ultimately, Owner proposes to redevelop its property containing the existing marina and certain related land, which is adjacent to Beach Boulevard on a main public transportation corridor, the result of which is to become a mixed-use residential, commercial, retail, office and recreation community oriented around the marina and the Intracoastal Waterway. To facilitate redevelopment, the Property is subject to this Comprehensive Plan Amendment, which seeks to amend approximately 10.181 acres from Low Density Residential to Conservation (“Area No. 1”), approximately 1.240 acres from Conservation to Marina Mixed-Use (“Area No. 2”), approximately 1.850 acres from Commercial to Marina Mixed-Use (“Area No. 3”), approximately 13.501 acres from Commercial to Marina Mixed-Use (“Area No. 4”), approximately 1.993 acres from Conservation to Recreation/Open Space (“Area No. 5”), approximately 1.538 acres from Conservation to Marina Mixed-Use (“Area No. 6”), approximately 0.488 acres from Conservation to Recreation/Open Space (“Area No. 7”) and approximately 0.985 acres from Recreation Open/Space to Marina Mixed-Use (“Area No. 8”), all as shown on the attached Exhibits “A” and “B.” Significantly, in accordance with the overall plan and the aforementioned Development Agreement, this Comprehensive Plan Amendment will result in a net addition of property in the Conservation land use category while simultaneously providing a much-needed increase in available multi-family housing stock.

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

LDC Section 34-182(b)

In reviewing an application for a site specific comprehensive plan amendment, the Planning Commission and City Council are required to consider the following factors.

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

The rate of population growth in the region is exceeding what was predicted at the time the Comprehensive Plan was created. As a result, there is a need for new dwelling units. Supporting this Comprehensive Plan Amendment and the PUD will enable Owner to add to the available multi-family housing stock to meet market demand while simultaneously adding to the Conservation land use category.

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;*

This proposed Comprehensive Plan Amendment and the PUD will provide greater protection for recreation and open space than the existing land use categories and zoning designated on the Property. The overall plan will accomplish the conveyance of the Conservation Property to the City of Jacksonville for use as a passive recreational facility open to the public while simultaneously providing a much-needed increase in available housing stock and commercial offerings in the area.

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 the adoption of the Comprehensive Plan;*

Not applicable.

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

The proposed redevelopment will contribute to quality of life in Jacksonville Beach by using infill development to update the existing marina, improve vehicular and pedestrian access to the existing boat ramp, expand the commercial and retail offerings throughout this area and increase the multi-family housing stock with a quality product. This permits the City to plan for population growth through infill redevelopment. This Comprehensive Plan Amendment and the PUD will allow the City to control the incorporation of elements such as the residential structures, commercial uses, parking and stormwater retention. Moreover, the Conservation Property will be open to the public to enjoy.

6. *Data updates.*

Not applicable.

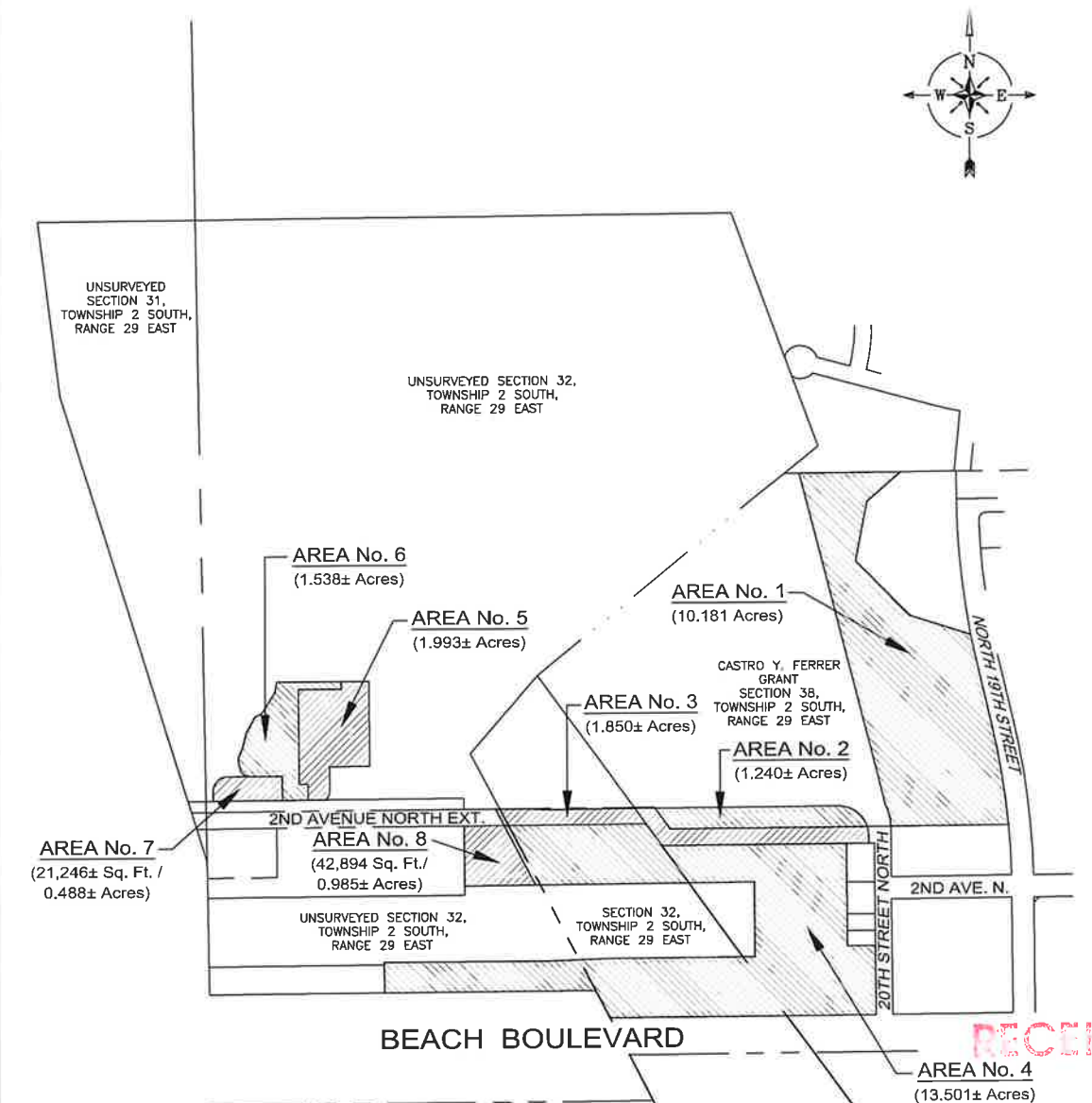
EXHIBIT LIST

EXHIBIT A: Overall Map
EXHIBIT B: Surveys
EXHIBIT C: Legal Descriptions
EXHIBIT D: Agent Authorization
EXHIBIT E: Professional Consultants List
EXHIBIT F: Warranty Deed
EXHIBIT G: Duval County Property Assessment Map
EXHIBIT H: Vicinity Map
EXHIBIT I: Aerial Photograph Map
EXHIBIT J: Comprehensive Plan Exhibit
EXHIBIT K: Public Facilities Availability

MAP SHOWING

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

PREPARED FOR: GAI CONSULTANTS

**GENERAL NOTES:**

1. THIS MAP IS A SKETCH (KEY MAP) OF SEPARATELY PREPARED DESCRIPTIONS ONLY AND DOES NOT PURPORT TO BE A SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
4. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL SEAL.

RECEIVED

AUG 9 2023

PLANNING & DEVELOPMENT

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbasnett@bassettsurveyors.com

SIGNED May 26, 2023

BEARING DATUM BASED ON N/A

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO.: 100304

COMPUTER FILE: Windward Zoning Key.dwg

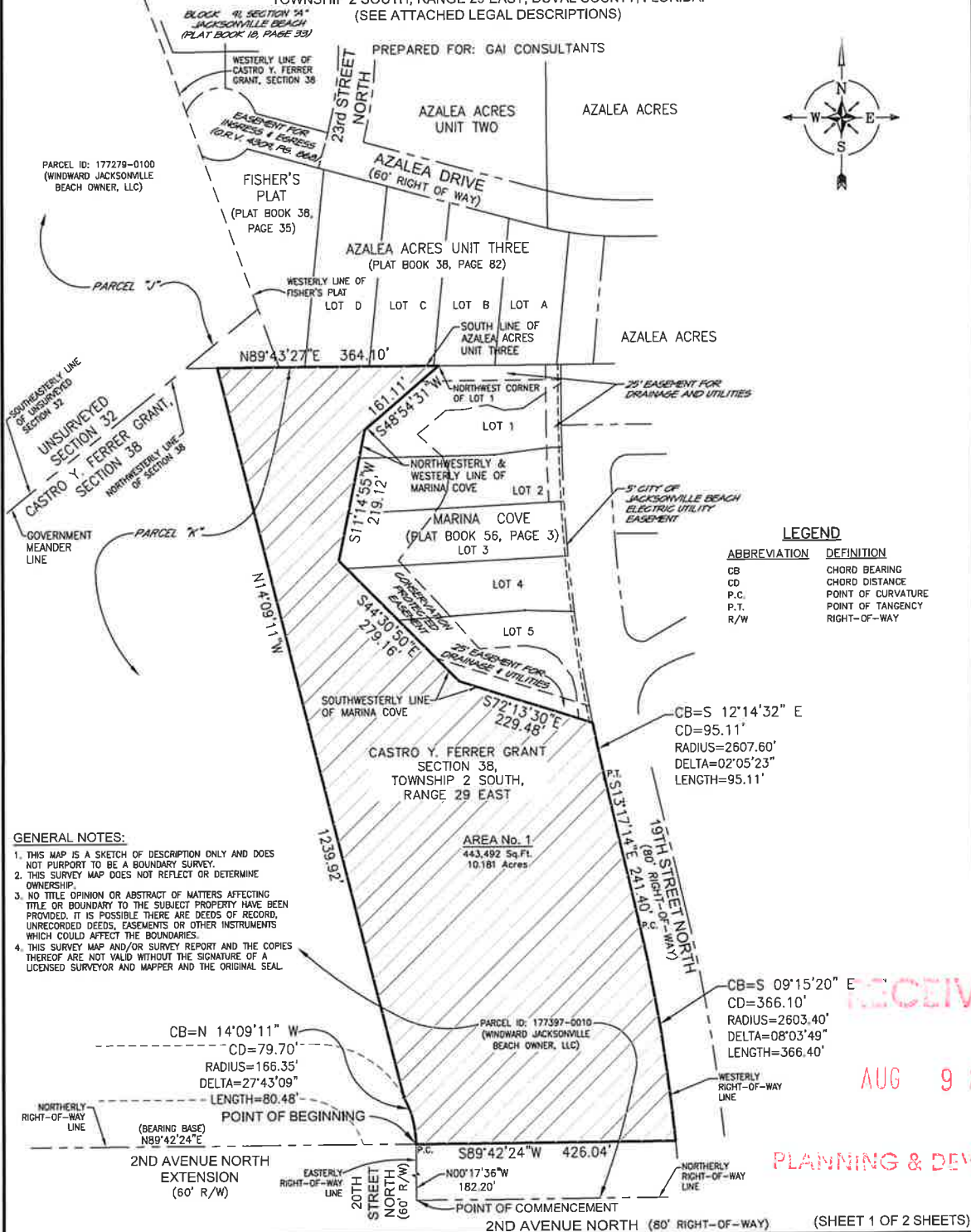
SCALE: 1"=500'

FILE NO.: S-6134-ZKEY

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38,
TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTIONS)

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)



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LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

SIGNED May 26, 2023

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 1.dwg

SCALE: 1"=200'

FILE NO.: S-6134-Z1

MAP SHOWING SKETCH OF DESCRIPTION

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TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTIONS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN NORTH 01°17'36" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.20 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND THE POINT OF BEGINNING; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.35 FEET, THROUGH A CENTRAL ANGLE OF 27°43'09", AN ARC DISTANCE OF 80.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°09'11" WEST, 79.70 FEET; THENCE NORTH 14°09'11" WEST, 1239.92 TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF AZALEA ACRES UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID WESTERLY PROLONGATION AND ALONG SAID SOUTHERLY LINE OF AZALEA ACRES UNIT THREE NORTH 89°43'27" EAST, A DISTANCE OF 364.10 FEET TO THE NORTHWEST CORNER OF LOT 1, MARINA COVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 3 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY LINES OF SAID MARINA COVE; SOUTH 48°54'31" WEST, 161.11; THENCE SOUTH 11°14'55" WEST, 219.12 FEET; THENCE SOUTH 44°30'50" EAST, 279.16 FEET; THENCE SOUTH 72°13'30" EAST, 229.48 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF 19th STREET NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID WESTERLY RIGHT-OF-WAY BEING A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2607.60, THROUGH A CENTRAL ANGLE OF 02°05'23", AN ARC DISTANCE OF 95.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°14'32" EAST, 95.11 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13°17'14" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 241.40 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2603.40 FEET; THROUGH A CENTRAL ANGLE OF 08°03'49", AN ARC DISTANCE OF 366.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°15'20" EAST, 366.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH 89°42'24" WEST, A DISTANCE OF 426.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.181 ACRES, MORE OR LESS, IN AREA.

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

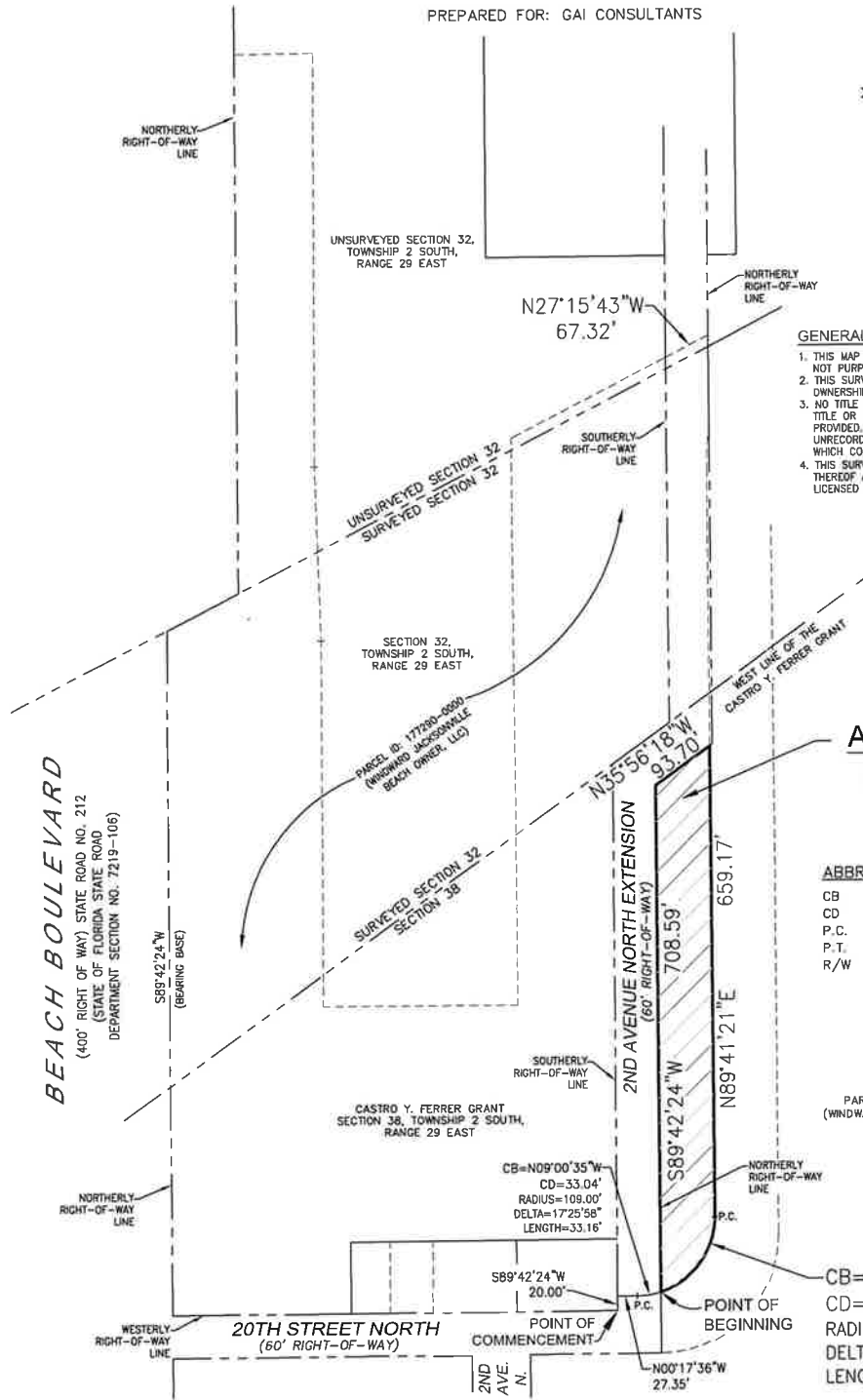
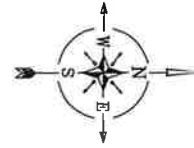
FIELD BOOK NO.: _____	PAGE: _____	LEGAL: _____ PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: _____	MAP AREA 1	SCALE: 1" = N/A	FILE NO.: S-6134

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

PREPARED FOR: GAI CONSULTANTS



GENERAL NOTES:

1. THIS MAP IS A SKETCH OF DESCRIPTION ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
4. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL SEAL.

AREA No. 2
(1.240± Acres)

LEGEND

ABBREVIATION	DEFINITION
CB	CHORD BEARING
CD	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
R/W	RIGHT-OF-WAY

PARCEL ID: 177397-0010
(WINDWARD JACKSONVILLE BEACH OWNER, LLC)

CB=S54°01'07"E
CD=129.04'
RADIUS=109.00'
DELTA=72°35'05"
LENGTH=138.09'

(SHEET 1 OF 2 SHEETS)

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Charles R. Bassett, Jr.

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

SIGNED May 26, 2023

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: PAGE:

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 2.dwg

SCALE: 1"=200'

FILE NO.: S-6134-ZZ

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

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

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CONTAINING 1.240 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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FIELD BOOK NO.: - PAGE: -

LEGAL: PG. 2

ORDER NO.: 10-03-04

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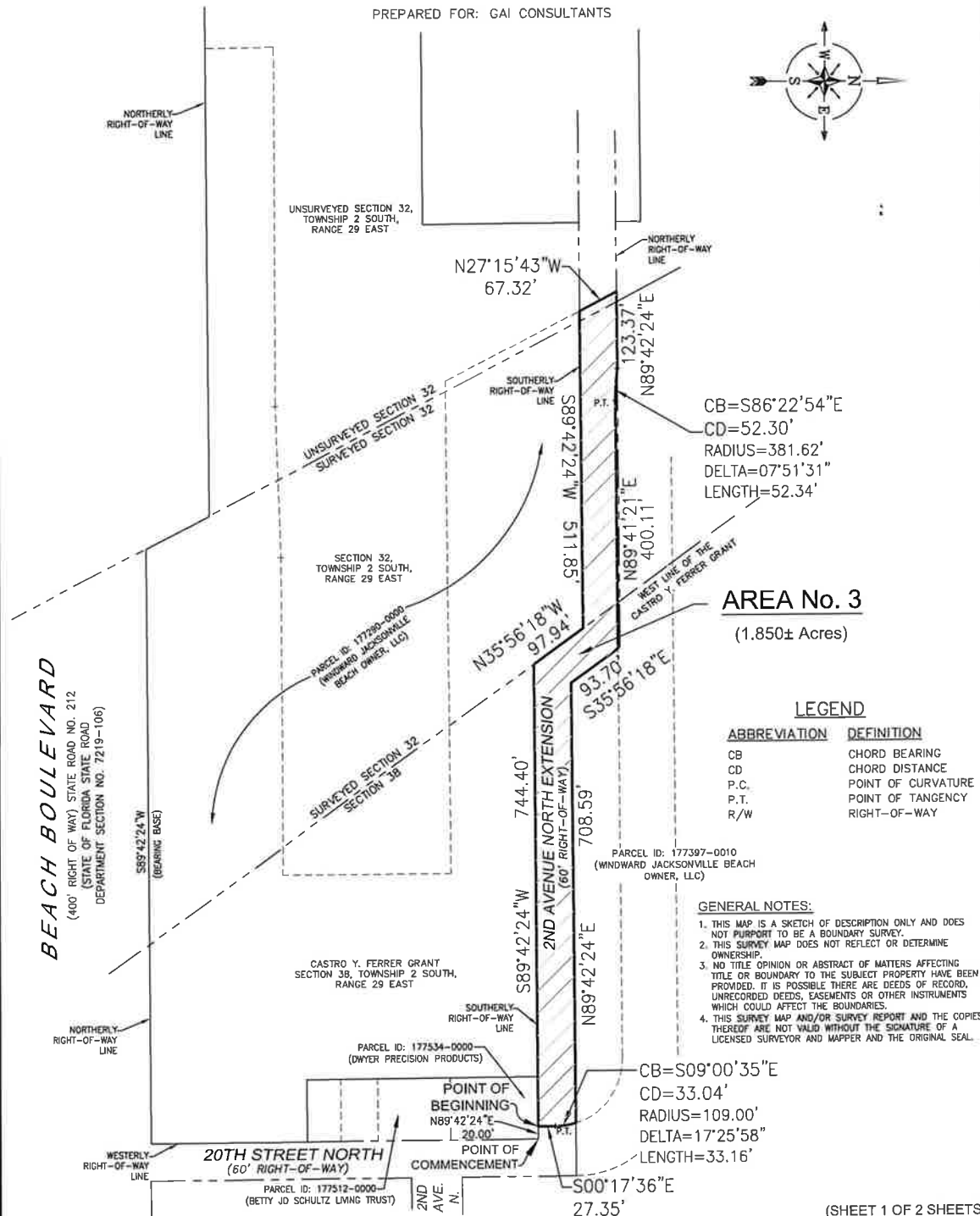
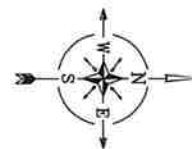
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(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

PREPARED FOR: GAI CONSULTANTS



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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rbassett@bassettssurveyors.com

SIGNED May 26, 2023

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: PAGE: LEGAL: N/A ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 3.dwg SCALE: 1"=200' FILE NO.: S-6134-Z3

(SHEET 1 OF 2 SHEETS)

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(NOT FULL &
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1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 744.40 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 27°15'43" WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF 07°51'31", AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°22'54" EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°41'21" EAST, 400.11 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE EXTENSION; THENCE SOUTH 35°56'18" EAST, 93.70 FEET; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.59 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'58", AN ARC DISTANCE OF 33.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°00'35" EAST, 33.04 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°17'36" EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.850 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

FIELD BOOK NO.: —	PAGE: —	LEGAL: —	PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: —	MAP AREA 3	SCALE: 1" = N/A	FILE NO.: S-6134-Z3	

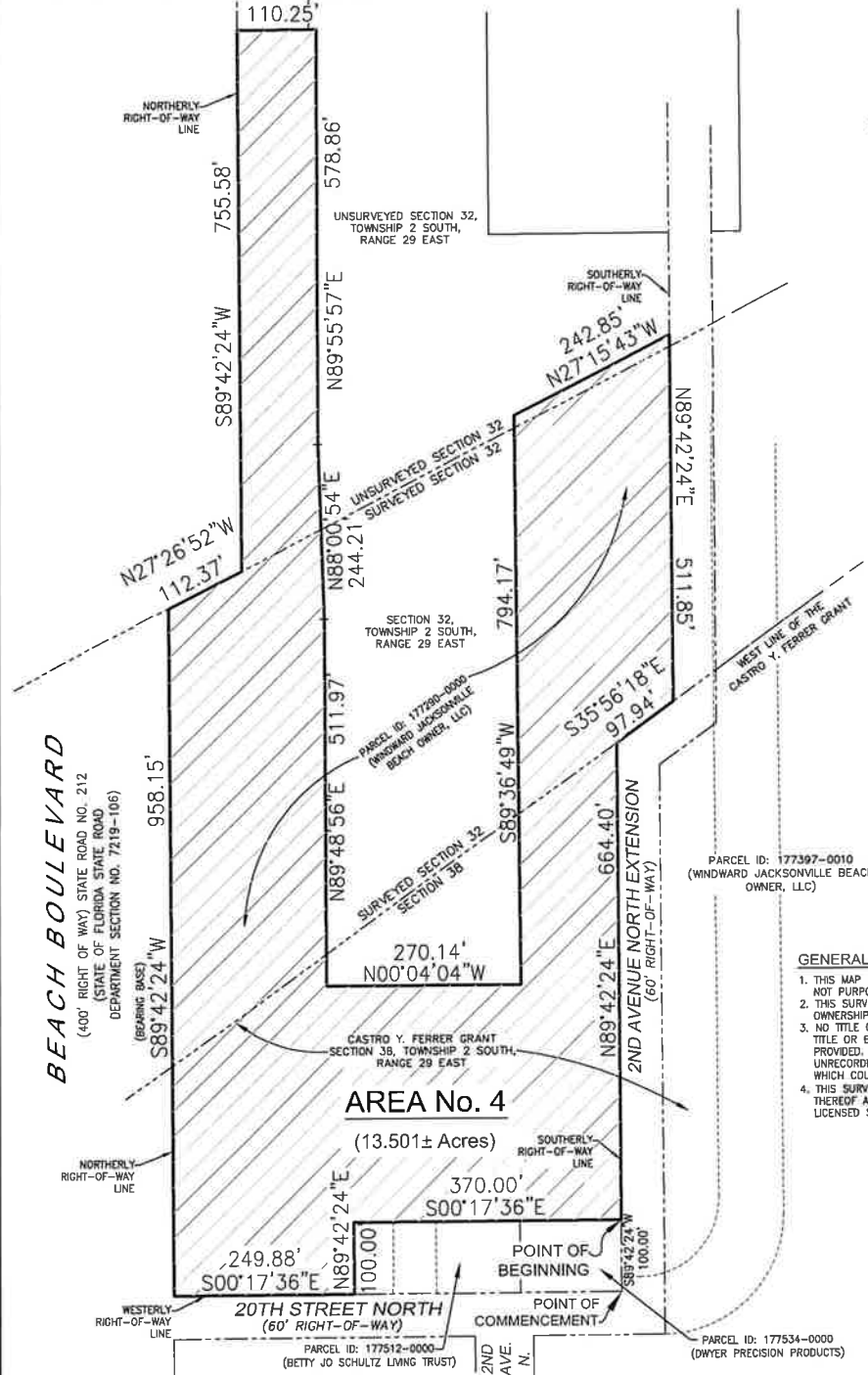
MAP SHOWING SKETCH OF DESCRIPTION

(NOT FULL &
COMPLETE
WITHOUT SHEET
2 OF 2 SHEETS)

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y, FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

PARCEL ID: 177286-0030
(CITY OF JACKSONVILLE BEACH)

PREPARED FOR: GAI CONSULTANTS



GENERAL NOTES:

1. THIS MAP IS A SKETCH OF DESCRIPTION ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
2. THIS SURVEY MAP DOES NOT REFLECT OR DETERMINE OWNERSHIP.
3. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
4. THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL SEAL.

(SHEET 1 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: -

LEGAL: N/A

ORDER NO: 10-03-04

COMPUTER FILE: MAP AREA 4.dwg

SCALE: 1"=200'

FILE NO.: S-6134-Z4

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD No. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, 110.25 FEET; THENCE NORTH 89°55'57" EAST, 578.86 FEET; THENCE NORTH 88°00'54" EAST, 244.21 FEET; THENCE NORTH 89°48'56" EAST, 511.97 FEET; THENCE NORTH 00°04'04" WEST, 270.14 FEET; THENCE SOUTH 89°36'49" WEST, 794.17 FEET; THENCE NORTH 27°15'43" WEST, 242.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE SOUTH 35°56'18" EAST, 97.94 FEET; THENCE NORTH 89°42'24" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 664.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.501 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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FIELD BOOK NO.: - PAGE: -

LEGAL: PG. 2

ORDER NO.: 10-03-04

COMPUTER FILE: MAP AREA 4

SCALE: 1" = N/A

FILE NO.: S-6134-Z4

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

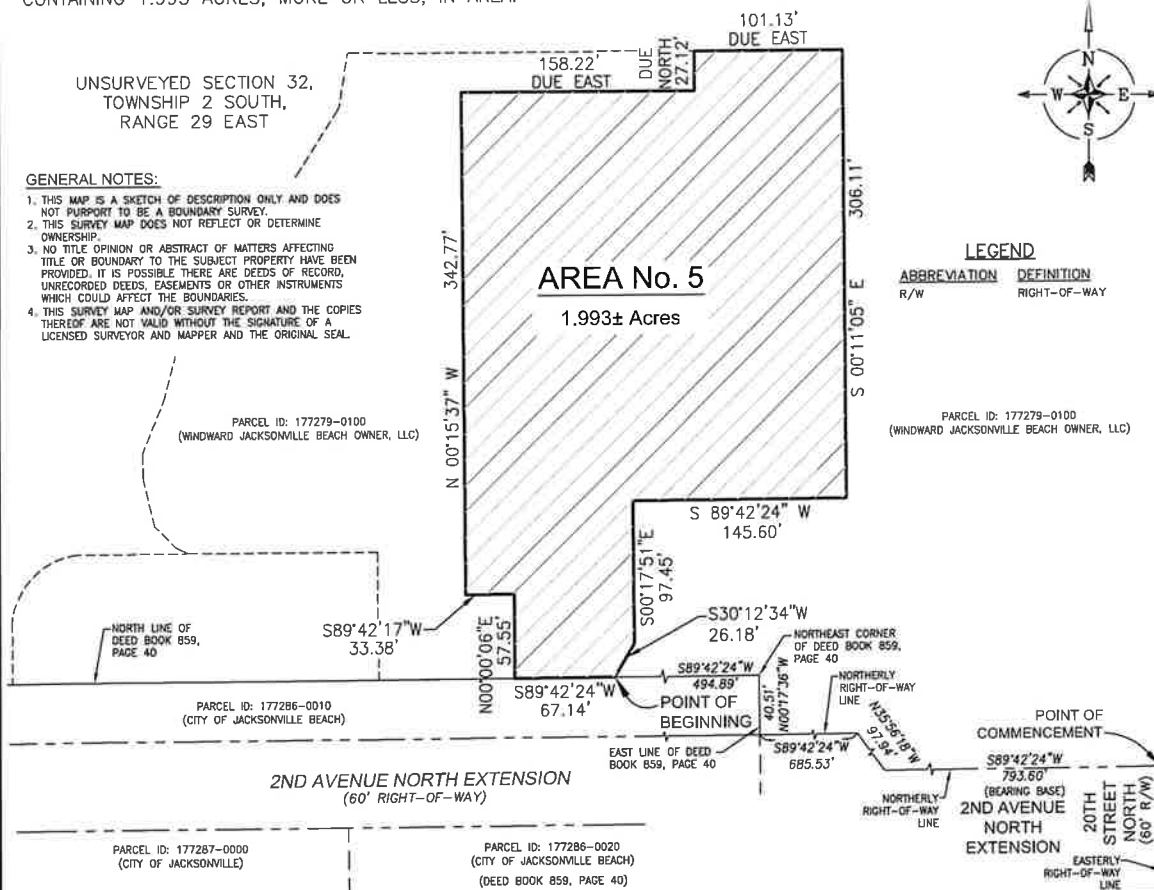
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 67.14 FEET; THENCE NORTH 00°00'06" EAST, 57.55 FEET; THENCE SOUTH 89°42'17" WEST, 33.38 FEET; THENCE NORTH 00°15'37" WEST, 342.77 FEET; THENCE DUE NORTH, 27.12 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.993 ACRES, MORE OR LESS, IN AREA.



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 5.dwg SCALE: 1"=100' FILE NO.: S-6134-Z5

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

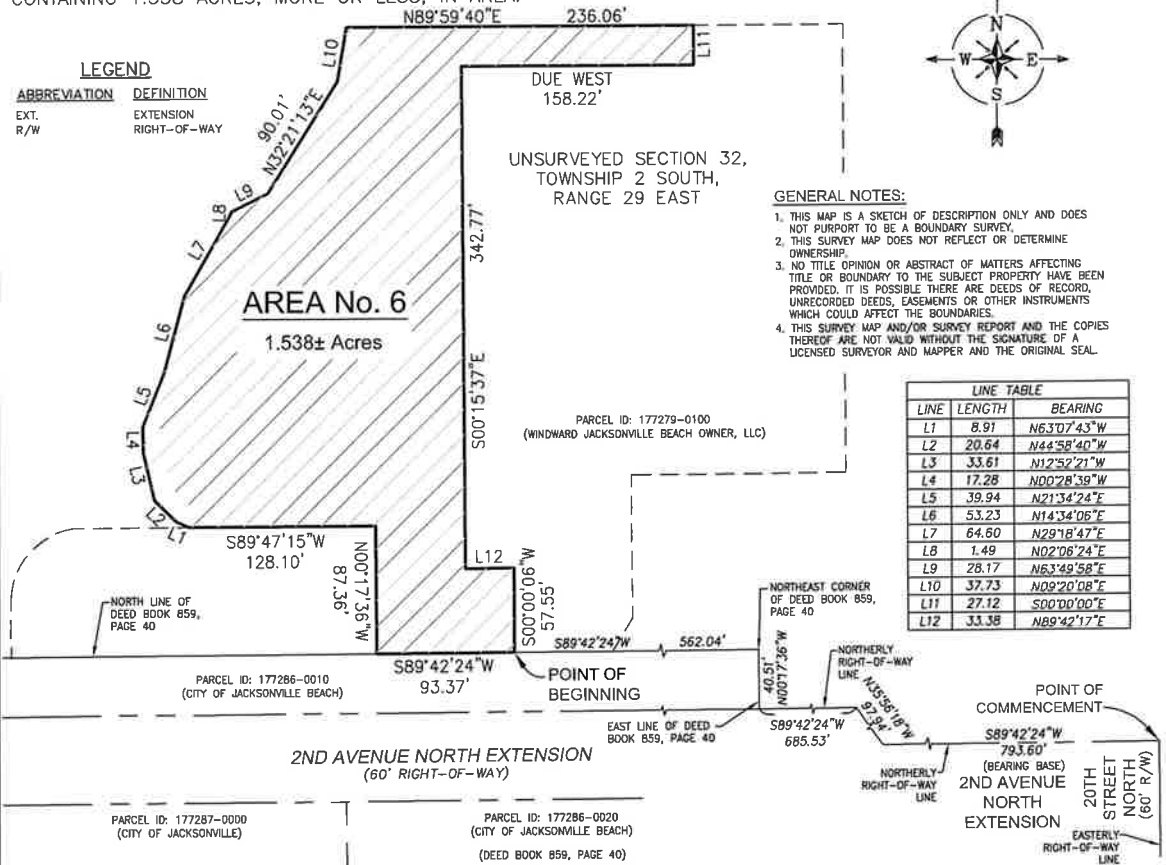
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 562.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 93.37 FEET; THENCE NORTH 00°17'36" WEST, 87.36 FEET; THENCE SOUTH 89°47'15" WEST, 128.10 FEET; THENCE NORTH 63°07'43" WEST, 8.91 FEET; THENCE NORTH 44°58'40" WEST, 20.64 FEET; THENCE NORTH 12°52'21" WEST, 33.61 FEET; THENCE NORTH 00°28'39" WEST, 17.28 FEET; THENCE NORTH 21°34'24" EAST, 39.94 FEET; THENCE NORTH 14°34'06" EAST, 53.23 FEET; THENCE NORTH 29°18'47" EAST, 64.60 FEET; THENCE NORTH 02°06'24" EAST, 1.49 FEET; THENCE NORTH 63°49'58" EAST, 28.17 FEET; THENCE NORTH 32°21'13" EAST, 90.01 FEET; THENCE NORTH 09°20'08" EAST, 37.73 FEET; THENCE NORTH 89°59'40" EAST, 236.06 FEET; THENCE DUE SOUTH, 27.12 FEET; THENCE DUE WEST, 158.22 FEET; THENCE SOUTH 00°15'37" EAST, 342.77 FEET; THENCE NORTH 89°42'17" EAST, 33.38 FEET; THENCE SOUTH 00°00'06" WEST, 57.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.538 ACRES, MORE OR LESS, IN AREA.



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED May 24, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassett-surveys.com

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 6.dwg SCALE: 1"=100' FILE NO.: S-6134-Z6

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

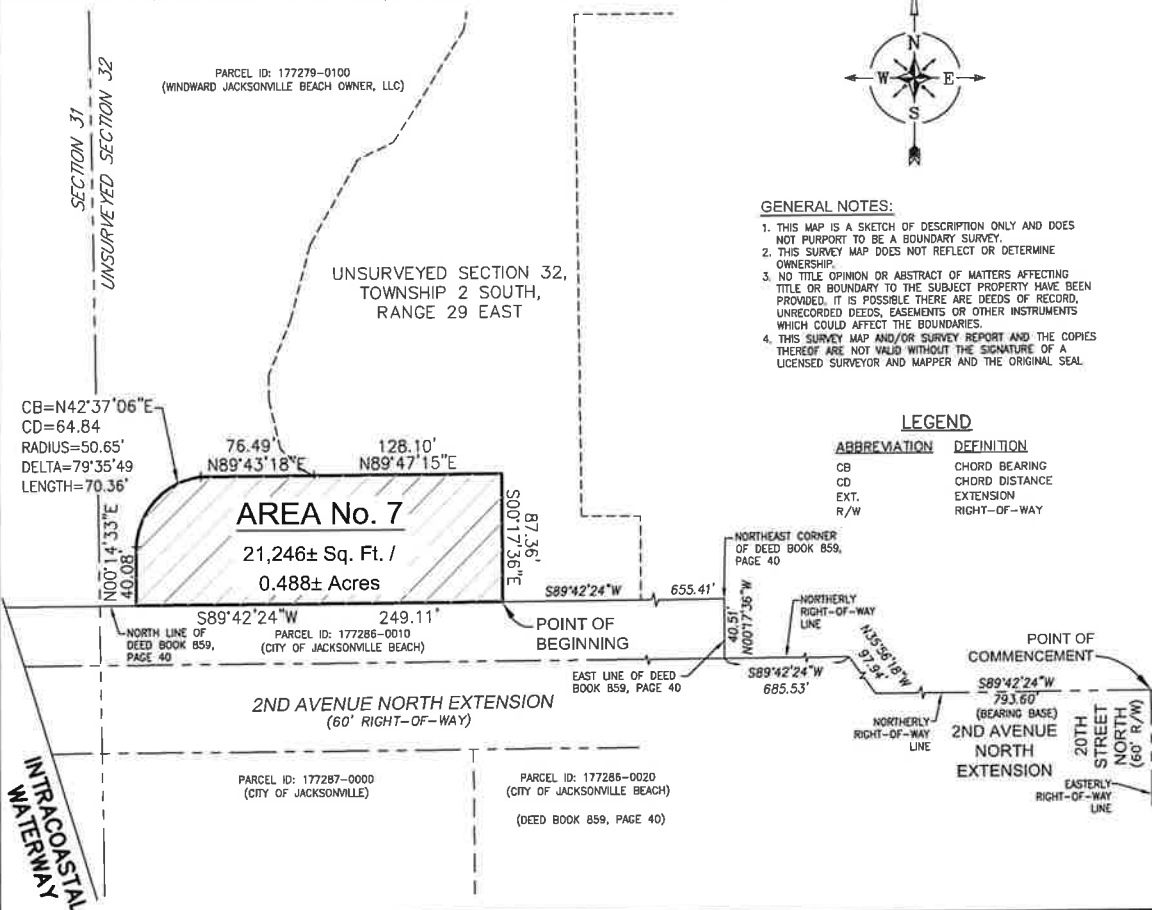
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 655.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 249.11 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 89°47'15" EAST, 128.10 FEET; THENCE SOUTH 00°17'36" EAST, 87.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,246 SQUARE FEET AND/OR 0.488 ACRES, MORE OR LESS, IN AREA.



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

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SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettsurveyors.com

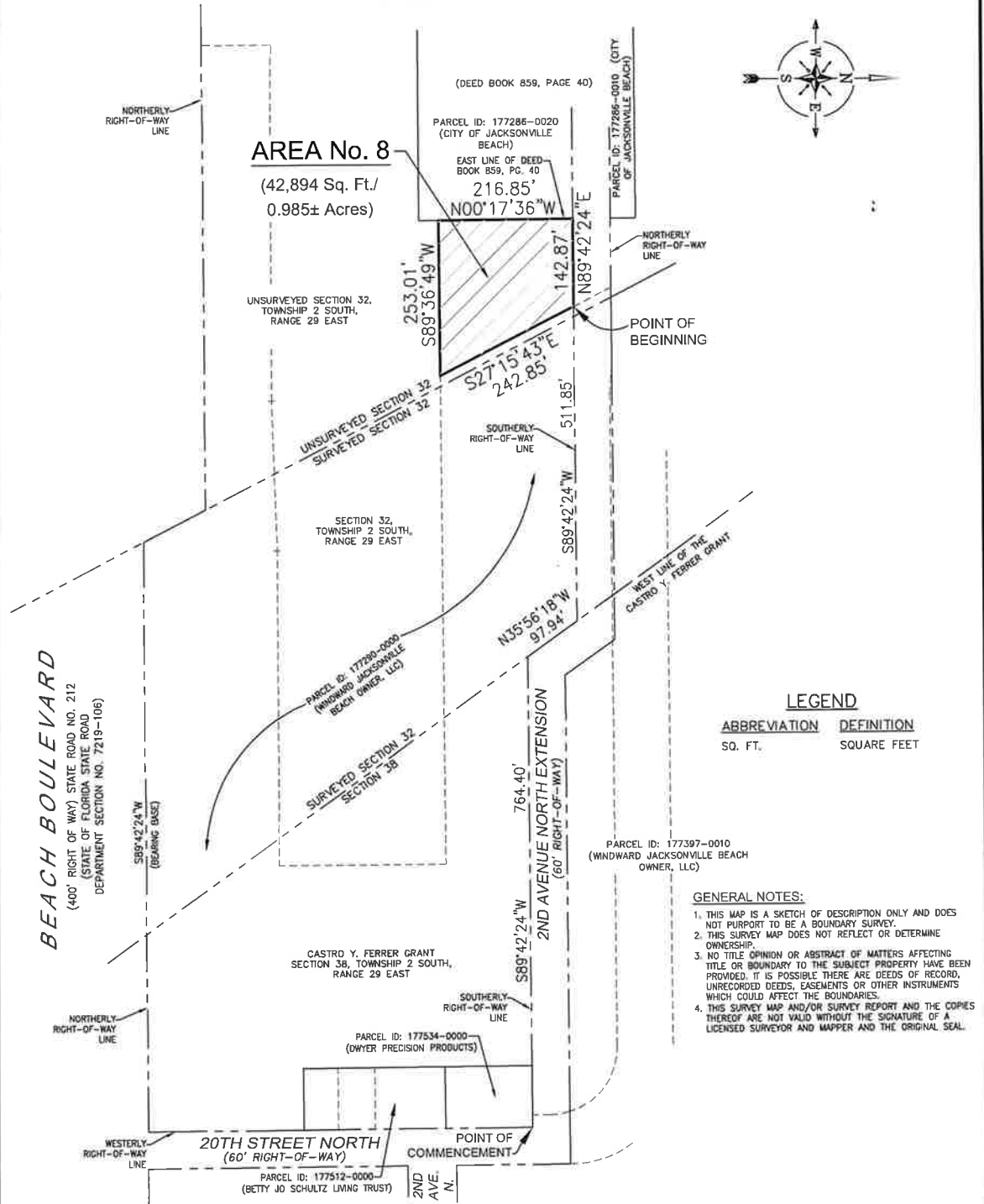
BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 7.dwg SCALE: 1"=100' FILE NO.: S-6134-Z7

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

PREPARED FOR: GAI CONSULTANTS



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

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SIGNED May 26, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 8.dwg SCALE: 1"=200' FILE NO.: S-6134-Z8

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST,
DUVAL COUNTY, FLORIDA.

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 764.40; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 27°15'43" EAST, 242.85 FEET; THENCE SOUTH 89°36'49" WEST, 253.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 216.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,894 SQUARE FEET AND/OR 0.985 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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FIELD BOOK NO.: _____	PAGE: _____	LEGAL: _____	PG. 2	ORDER NO.: 10-03-04
COMPUTER FILE: _____	MAP AREA 8	SCALE: 1" = N/A		FILE NO.: S-6134-28

AUG 9 2023

Exhibit "C"

PLANNING & DEVELOPMENT

LEGAL DESCRIPTION AREA #1

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN NORTH $01^{\circ}17'36''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 182.20 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND THE POINT OF BEGINNING; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 166.35 FEET, THROUGH A CENTRAL ANGLE OF $27^{\circ}43'09''$, AN ARC DISTANCE OF 80.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $14^{\circ}09'11''$ WEST, 79.70 FEET; THENCE NORTH $14^{\circ}09'11''$ WEST, 1239.92 TO AN INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF AZALEA ACRES UNIT THREE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGE 82 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID WESTERLY PROLONGATION AND ALONG SAID SOUTHERLY LINE OF AZALEA ACRES UNIT THREE NORTH $89^{\circ}43'27''$ EAST, A DISTANCE OF 364.10 FEET TO THE NORTHWEST CORNER OF LOT 1, MARINA COVE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 3 OF SAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY LINES OF SAID MARINA COVE; SOUTH $48^{\circ}54'31''$ WEST, 161.11; THENCE SOUTH $11^{\circ}14'55''$ WEST, 219.12 FEET; THENCE SOUTH $44^{\circ}30'50''$ EAST, 279.16 FEET; THENCE SOUTH $72^{\circ}13'30''$ EAST, 229.48 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF 19th STREET NORTH (AN 80 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED), SAID WESTERLY RIGHT-OF-WAY BEING A CURVE CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2607.60, THROUGH A CENTRAL ANGLE OF $02^{\circ}05'23''$, AN ARC DISTANCE OF 95.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $12^{\circ}14'32''$ EAST, 95.11 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $13^{\circ}17'14''$ EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A

DISTANCE OF 241.40 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 2603.40 FEET; THROUGH A CENTRAL ANGLE OF $08^{\circ}03'49''$, AN ARC DISTANCE OF 366.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $09^{\circ}15'20''$ EAST, 366.10 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE SOUTH $89^{\circ}42'24''$ WEST, A DISTANCE OF 426.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.181 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #2

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, 27.35 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'58", AN ARC DISTANCE OF 33.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°00'35" WEST, 33.04 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION AND THE POINT OF BEGINNING; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.59 FEET; THENCE NORTH 35°56'18" WEST, 93.70 FEET; THENCE NORTH 89°41'21" EAST, 659.17 TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 72°35'05", AN ARC DISTANCE OF 138.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°01'07" EAST, 129.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.240 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #3

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 744.40 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 27°15'43" WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF 07°51'31", AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°22'54" EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°41'21" EAST, 400.11 FEET TO AN INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE EXTENSION; THENCE SOUTH 35°56'18" EAST, 93.70 FEET; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.59 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 17°25'58", AN ARC DISTANCE OF 33.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°00'35" EAST, 33.04 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°17'36" EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.850 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #4

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD No. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, 110.25 FEET; THENCE NORTH 89°55'57" EAST, 578.86 FEET; THENCE NORTH 88°00'54" EAST, 244.21 FEET; THENCE NORTH 89°48'56" EAST, 511.97 FEET; THENCE NORTH 00°04'04" WEST, 270.14 FEET; THENCE SOUTH 89°36'49" WEST, 794.17 FEET; THENCE NORTH 27°15'43" WEST, 242.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET; THENCE SOUTH 35°56'18" EAST, 97.94 FEET; THENCE NORTH 89°42'24" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 664.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.501 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #5

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 67.14 FEET; THENCE NORTH 00°00'06" EAST, 57.55 FEET; THENCE SOUTH 89°42'17" WEST, 33.38 FEET; THENCE NORTH 00°15'37" WEST, 342.77 FEET; THENCE DUE EAST, 158.22 FEET; THENCE DUE NORTH, 27.12 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.993 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #6

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, 562.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 93.37 FEET; THENCE NORTH 00°17'36" WEST, 87.36 FEET; THENCE SOUTH 89°47'15" WEST, 128.10 FEET; THENCE NORTH 63°07'43" WEST, 8.91 FEET; THENCE NORTH 44°58'40" WEST, 20.64 FEET; THENCE NORTH 12°52'21" WEST, 33.61 FEET; THENCE NORTH 00°28'39" WEST, 17.28 FEET; THENCE NORTH 21°34'24" EAST, 39.94 FEET; THENCE NORTH 14°34'06" EAST, 53.23 FEET; THENCE NORTH 29°18'47" EAST, 64.60 FEET; THENCE NORTH 02°06'24" EAST, 1.49 FEET; THENCE NORTH 63°49'58" EAST, 28.17 FEET; THENCE NORTH 32°21'13" EAST, 90.01 FEET; THENCE NORTH 09°20'08" EAST, 37.73 FEET; THENCE NORTH 89°59'40" EAST, 236.06 FEET; THENCE DUE SOUTH, 27.12 FEET; THENCE DUE WEST, 158.22 FEET; THENCE SOUTH 00°15'37" EAST, 342.77 FEET; THENCE NORTH 89°42'17" EAST, 33.38 FEET; THENCE SOUTH 00°00'06" WEST, 57.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.538 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #7

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 655.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 249.11 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 89°47'15" EAST, 128.10 FEET; THENCE SOUTH 00°17'36" EAST, 87.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,246 SQUARE FEET AND/OR 0.488 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION AREA #8

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 764.40; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 511.85 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 27°15'43" EAST, 242.85 FEET; THENCE SOUTH 89°36'49" WEST, 253.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 216.85 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,894 SQUARE FEET AND/OR 0.985 ACRES, MORE OR LESS, IN AREA.

RECEIVED

Agent AuthorizationDate: 5-23-26

AUG 9 2023

City of Jacksonville Beach
 11 N. Third Street
 Jacksonville Beach, FL 32250

PLANNING & DEVELOPMENT

Re: Agent Authorization for the following site location:

2315 Beach Boulevard (RE # 177290-0000), 2573 2nd Avenue North (RE # 177279-0100), 0 2nd Avenue North (RE # 177294-0000) and 0 2nd Avenue North (RE # 177397-0010)

To whom it may concern:

You are hereby advised that the undersigned is the owner of the property referenced above and described in the legal description(s) attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agents to file application(s) for a Rezoning and Land Use Amendment for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

WINDWARD JACKSONVILLE BEACH
 OWNER, LLC, a Delaware limited liability
 company

By: _____

Name: Robert Finvarb

As: Manager

STATE OF Florida
 COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 26 day of May, 2023, by Robert Finvarb as Manager of **WINDWARD JACKSONVILLE BEACH OWNER, LLC**, a Delaware limited liability company, on behalf of the company. S/he (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

Maria (SEAL)

Notary Public, State of Florida and county aforesaid

Name: Marcia Amador

My Commission Expires: 3-2-2027

My Commission Number is: HH368491



MARCIA AMADOR
 Notary Public
 State of Florida
 Comm# HH368491
 Expires 3/2/2027

AUG 9 2023

Professional Consultants List – Beach Marine

**Including all land use, environmental, engineering, architectural, economic, or other professional consultants assisting with the application.*

1. Rogers Towers, P.A.
 - Role: Attorney; agent
 - Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, FL 32207
 - Phone number: 904-398-3911
2. GAI Consultants, Inc.
 - Role: Engineer
 - Address: 12574 Flagler Center Blvd, Suite 202, Jacksonville, FL 32258
 - Phone number: (904) 363-1110
3. Charles Bassett & Associates, Inc.
 - Role: Surveyor
 - Address: P.O. Box 10046, Fleming Island, FL 32006
 - Phone number: (904) 215-0707
4. Carter Environmental Services
 - Role: Environmental consultant
 - Address: 42 Masters Drive, St. Augustine, FL 32084
 - Phone number: (904) 540-1786

Exhibit "F"

This instrument was prepared by:
Stephen A. Hould, Esquire
111 Walnut Street
Neptune Beach, FL 32266

When recorded, return this instrument to:
Ronald A. Kriss, Esquire
200 South Biscayne Boulevard, Suite 3100
Miami, FL 33131

32716590 MMC

WARRANTY DEED

THIS INDENTURE, is made effective as of the 17th day of January, 2020, between Rose & Ken, Inc., a Florida corporation having an address at 2315 Beach Boulevard, Jacksonville Beach, Duval County, Florida, ("Grantor"), and Windward Jacksonville Beach Owner, LLC, a Delaware limited liability company having an address at 2999 NE 191st Street, Aventura, Miami-Dade County, FL 33180, (Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever all of the right, title, and interest of Grantor in the land described in the attached Exhibit A (the "Land"), situated in Duval County, Florida:

Property Appraiser's Parcel I.D. Nos.: 177294-0000, 117393-0010, 177279-0100, 177290-0000, and 177397-0010.

Subject to taxes and assessments for the year 2020 and subsequent years and to covenants, conditions, restrictions reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose the same.

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

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, to their proper use, benefit and behoof forever.

The Grantor does hereby fully warrant the title to the Land and will defend the same against the lawful claims of all persons whomsoever.

Wherever used herein and whatever the context so admits or requires, the terms Grantor and Grantee shall include the singular and the plural; the heirs, legal representatives and assigns of individuals; and the successors and assigns of corporations and limited liability companies.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK AND
THE GRANTOR'S SIGNATURE APPEARS ON THE FOLLOWING PAGE.**

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be duly executed and delivered in its name, effective the day and year first above written.

Signed, sealed and delivered in our presence.

WITNESSES:

Sign: *Samantha Leonard*
Print Name: Samantha Leonard

ROSE & KEN, INC.,
a Florida corporation

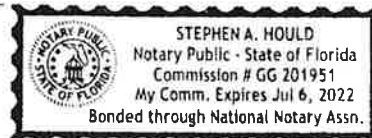
By: *[Signature]*
Kendall B. Taylor, President

Sign: *Michelle Navarro*
Print Name: MICHELLE NAVARRO

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 15th day of January, 2020, by Kendall B. Taylor, as President of Rose & Ken, Inc., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

[Signature]
Notary Public -- State of Florida
Printed Name:
(Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL G: (FEE)

A PART OF SURVEYED 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 INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 225.83 FEET TO THE NORTHWEST CORNER OF SAID SURVEYED SECTION 32; THENCE NORTH 40°16'18" EAST, ALONG THE NORTHERLY LINE OF SAID SURVEYED SECTION 32, A DISTANCE OF 369.56 FEET TO THE NORTHEASTERLY CORNER OF SAID SURVEYED SECTION 32; THENCE SOUTH 36°11'22" EAST, ALONG THE EASTERLY LINE OF SAID SURVEYED SECTION 32, A DISTANCE OF 591.44 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH; THENCE SOUTH 89°27'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 483.16 FEET TO THE POINT OF BEGINNING.

PARCEL J: (FEE)

A PORTION OF THE UNSURVEYED SECTION 31 AND UNSURVEYED 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 ANGLE POINT IN THE U.S. GOVERNMENT MEANDER LINE OF THE WESTERLY BOUNDARY OF THE BARTOLOME DE CASTRO Y. FERRER GRANT, SECTION 38, OF SAID TOWNSHIP AND RANGE, SAID ANGLE POINT BEING THE EXTREME NORTHERLY CORNER OF GOVERNMENT LOT 1, SECTION 32, SAID TOWNSHIP AND RANGE, AND RUN NORTH 50°48'46" EAST, ALONG SAID MEANDER LINE, A DISTANCE OF 1307.64 FEET TO AN ANGLE POINT; RUN THENCE NORTH 20°08'29" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 899.48 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED UNSURVEYED SECTION 32; RUN THENCE SOUTH 89°21'23" WEST, ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF AFOREMENTIONED UNSURVEYED SECTION 31, A DISTANCE OF 2505.49 FEET TO ITS POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 14, PAGE 72, CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 07°23'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 639.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°34'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1533.66 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN DEED BOOK 859, PAGE 40, PUBLIC RECORDS OF SAID COUNTY, RUN THENCE NORTH 89°23'23" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 999.28 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT; RUN THENCE SOUTH 00°36'37" EAST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 40.59 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH (A 60 FOOT RIGHT OF WAY) AS DESCRIBED IN DEED RECORDED IN DEED BOOK 1353, PAGE 152, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 89°27'20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 122.59 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF AFOREMENTIONED GOVERNMENT LOT 1, SECTION 32; RUN THENCE NORTH 27°41'56" WEST, ALONG SAID

SOUTHWESTERLY BOUNDARY, A DISTANCE OF 225.83 FEET TO THE MOST WESTERLY CORNER OF SAID GOVERNMENT LOT; RUN THENCE NORTH 40°16'18" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID GOVERNMENT LOT, A DISTANCE OF 369.56 FEET TO THE POINT OF BEGINNING.

PARCEL K: (FEE)

A PART OF 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 BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 23, BLOCK 1, PINE GROVE UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 AND 44A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 31 MINUTES 37 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 23, SAID SOUTHWESTERLY CORNER BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE NORTH, AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY, WITH THE WESTERLY RIGHT OF WAY LINE OF NORTH 19TH STREET AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY, ALL AS SHOWN ON THE AFOREMENTIONED PLAT OF PINE GROVE NO. 4, SAID POINT BEING A POINT OF CURVE OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2607.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 07 DEGREES 03 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 587.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13 DEGREES 32 MINUTES 18 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 241.40 FEET TO A POINT OF CURVE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2603.40 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 07 DEGREES 30 MINUTES 03 SECONDS EAST, AND A CHORD DISTANCE OF 547.65 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH, AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 435.48 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 182.20 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH EXTENSION, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST, A DISTANCE OF 73.83 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED CASTRO Y. FERRER GRANT; THENCE NORTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH EXTENSION AND ALONG SAID WESTERLY LINE OF THE CASTRO Y. FERRER GRANT, A DISTANCE OF 591.44 FEET TO THE NORTHWESTERLY CORNER OF SAID CASTRO Y. FERRER GRANT; THENCE NORTH 50 DEGREES 48 MINUTES 46 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID CASTRO Y. FERRER GRANT, A DISTANCE OF 1154.25 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY LINE OF FISHER'S PLAT AS RECORDED IN PLAT BOOK 38, PAGE 35, AZALEA ACRES UNIT THREE AS RECORDED IN PLAT BOOK 38, PAGE 82, AND AZALEA ACRES AS RECORDED IN PLAT BOOK 31, PAGE 87, ALL OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89 DEGREES 28 MINUTES 23 SECONDS EAST ALONG SAID

SOUTHERLY BOUNDARY LINES AND ITS WESTERLY PROLONGATION, A DISTANCE OF 615.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION FALLING WITH THE PLAT OF MARINA COVE RECORDED IN PLAT BOOK 56, PAGE 3, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCELS A, B, C, C-1, D, E, F, H, I, L, N AND O: (FEE)

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

FOR POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT-OF-WAY; THENCE RUN NORTH $27^{\circ}41'56''$ WEST, ALONG THE WESTERLY LINE OF SURVEYED SECTION 32 AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE RUN SOUTH $89^{\circ}27'20''$ WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT-OF-WAY, A DISTANCE OF 755.58 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH $00^{\circ}32'40''$ WEST A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276; THENCE RUN SOUTH $89^{\circ}27'20''$ WEST A DISTANCE OF 634.82 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW ESTABLISHED AS A 500 FOOT RIGHT-OF-WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH $01^{\circ}03'40''$ WEST ALONG SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY A DISTANCE OF 250 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY RUN NORTH $89^{\circ}27'20''$ EAST A DISTANCE OF 925.90 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 249.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH (AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE RUN NORTH $89^{\circ}27'20''$ EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH A DISTANCE OF 654.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WHERE SAID RIGHT-OF-WAY LINE TURNS TO THE SOUTHEAST; THENCE RUN SOUTH $36^{\circ}11'22''$ EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH (BEING ALSO THE WESTERLY LINE OF SURVEYED SECTION 32) A DISTANCE OF 97.94 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE TURNS TO THE EAST; THENCE RUN NORTH $89^{\circ}27'20''$ EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH A DISTANCE OF 664.40 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2539, PAGE 1035, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH $00^{\circ}32'40''$ EAST ALONG THE WESTERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 2539, PAGE 1035, OFFICIAL RECORDS VOLUME 3420, PAGE 686, OFFICIAL RECORDS VOLUME 740, PAGE 278 AND OFFICIAL RECORDS VOLUME 3033, PAGE 950, A DISTANCE OF 370 FEET TO A POINT LYING AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT OFFICIAL RECORDS VOLUME 3033, PAGE 950, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH $89^{\circ}27'20''$ EAST ALONG THE SOUTHERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 3033, PAGE 950 A DISTANCE OF 100 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60

FOOT RIGHT-OF-WAY; THENCE RUN SOUTH 00°32'40" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH A DISTANCE OF 249.88 FEET MORE OR LESS TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89°27'20" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD A DISTANCE OF 958.11 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

A PART OF UNSURVEYED 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 WESTERLY LINE OF SURVEYED SECTION 32 SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 704.33 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 67.00 FEET; THENCE SOUTH 89°50'14" EAST, A DISTANCE OF 243.02 FEET; THENCE NORTH 04°00'30" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 463.51 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 100.00 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AND THE POINT OF BEGINNING.

PARCEL "B"

A PART OF THE SUBMERGED LANDS OF UNSURVEYED 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 WESTERLY LINE OF SURVEYED SECTION 32 SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100 FEET TO SAID WESTERLY LINE OF SURVEYED SECTION 32; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 415.51 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 924.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW ESTABLISHED AS A 500 FOOT RIGHT OF WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65-74 OF SAID PUBLIC RECORDS; THENCE NORTH 01°03'40" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°27'20" EAST DEPARTING FROM SAID EASTERLY LINE, A DISTANCE OF 925.90 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN 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 WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 366.88 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 00°32'40" WEST, A DISTANCE OF 133.09 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 348.73 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 119.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 469.40 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 253.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 140.68 FEET TO THE POINT OF BEGINNING.

PARCEL "C-1"

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 WESTERLY LINE OF SURVEYED SECTION 32 OF SAID TOWNSHIP 2 SOUTH, RANGE 29 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.94 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 00°32'40" WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 140.68 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 253.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE NORTHWESTERLY CORNER OF THE LANDS AS DESCRIBED IN O.R. VOLUME 2539, PAGE 1035 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'40" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND ALONG THE WESTERLY LINE OF THE LANDS AS DESCRIBED O.R. VOLUME 3420, PAGE 686 AND O.R. VOLUME 740, PAGE 278 OF SAID PUBLIC RECORDS, A DISTANCE OF 309.94 FEET; THENCE SOUTH 89°27'20" WEST, DEPARTING FROM SAID WESTERLY LINE, A DISTANCE OF 315.68 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN 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 WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.94 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 315.68 FEET TO THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN O.R. VOLUME 740, PAGE 278 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY THENCE SOUTH 00°32'40" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND ALONG THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN O.R. VOLUME 3033, PAGE 950, O.R. VOLUME 4945, PAGE 31 AND O.R. VOLUME 2098, PAGE 550, A DISTANCE OF 309.94 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 89°27'20" WEST; ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 315.68 FEET TO THE POINT OF BEGINNING.

PARCEL "E"

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

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WITH THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO SAID WESTERLY LINE, A DISTANCE OF 645.00 FEET; THENCE 00°32'40" EAST, A DISTANCE OF 199.97 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET TO THE POINT OF BEGINNING.

PARCEL "F"

A PART OF SURVEYED 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 INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 495.41 FEET TO THE WESTERLY LINE OF THE CASTRO Y. FERRER GRANT; THENCE SOUTH 36°11'22" EAST ALONG SAID WESTERLY LINE AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID 2ND AVENUE NORTH, A DISTANCE OF 97.94 FEET; THENCE SOUTH 00°32'40" EAST, DEPARTING FROM SAID WESTERLY LINE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 119.91 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 450.15 FEET TO THE AFOREMENTIONED WESTERLY LINE

OF SURVEYED SECTION 32; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 224.21 FEET TO THE POINT OF BEGINNING.

PARCEL "H"

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

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.24 FEET; THENCE SOUTH 27°41'56" EAST A DISTANCE OF 212.96 FEET; THENCE NORTH 89°27'20" EAST A DISTANCE OF 802.77 FEET; THENCE SOUTH 00°32'40" EAST A DISTANCE OF 320.00 FEET; THENCE SOUTH 89°27'20" WEST A DISTANCE OF 655.00 FEET; THENCE NORTH 00°32'40" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED SURVEYED SECTION 32; THENCE NORTH 27°41'56" WEST ALONG SAID WESTERLY LINE OF SURVEYED SECTION 32 A DISTANCE OF 561.36 FEET TO THE POINT OF BEGINNING.

(See notation at end of exhibit regarding overlap and adjustment to acreage.)

PARCEL "I"

A PART OF UNSURVEYED 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 WESTERLY LINE OF SURVEYED SECTION 32, SAID TOWNSHIP AND RANGE WITH THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 415.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'20" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°50'14" WEST, A DISTANCE OF 243.02 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 634.82 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY AS NOW ESTABLISHED AS A 500 FOOT RIGHT OF WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65-74 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°03'40" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 100 FEET; THENCE NORTH 89°27'20" EAST, DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 924.54 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL "L"

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 BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE NORTH 00°32'40" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE A DISTANCE OF 249.88 FEET; THENCE NORTH 89°27'20" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH; THENCE SOUTH 00°32'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 249.88 FEET TO THE POINT OF BEGINNING.

PARCEL "N"

A PART OF UNSURVEYED 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 INTERSECTION OF THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 27°41'56" EAST ALONG SAID EASTERLY LINE OF UNSURVEYED SECTION 32, A DISTANCE OF 561.36 FEET TO THE INTERSECTION WITH A LINE 300 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF BEACH BOULEVARD (STATE ROAD NO. 212); THENCE SOUTH 89°27'20" WEST, ALONG SAID LINE, A DISTANCE OF 415.51 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 499.49 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 159.31 FEET TO THE POINT OF BEGINNING.

PARCEL "O"

A PART OF UNSURVEYED 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 WESTERLY LINE OF SURVEYED SECTION 32, SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET TO SAID WESTERLY LINE OF SURVEYED SECTION 32; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 463.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°50'14" WEST, A DISTANCE OF 243.02 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 240.82 FEET TO THE POINT OF BEGINNING.

(NOTE: The legal description of Parcel H overlaps portions of Parcels C, C-1, D, E and F, so that the total acreage conveyed is less than the sum of the acreage of the individual parcels.)

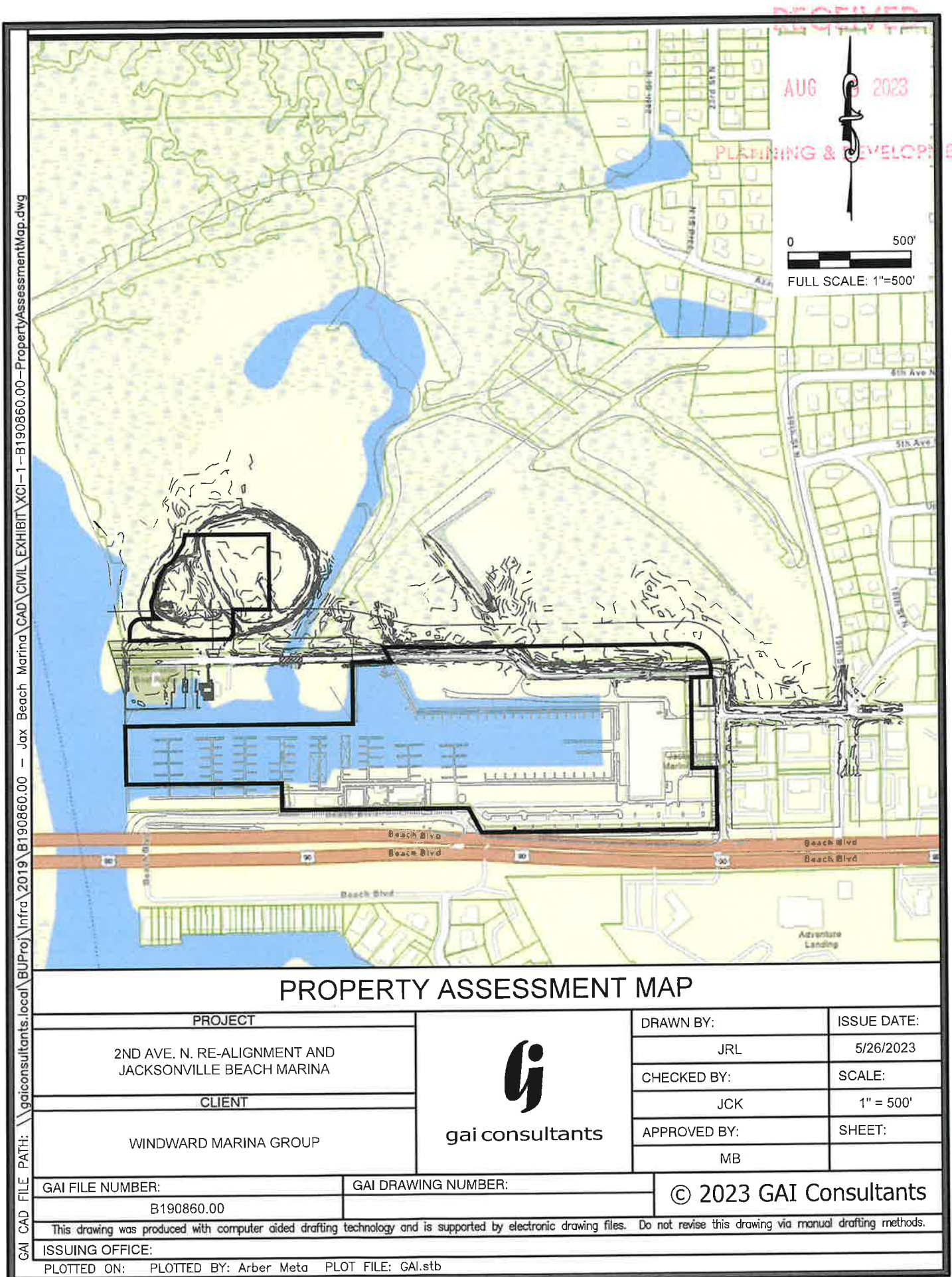
TOGETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE EASEMENTS RESERVED IN DEED BOOK 1353, PAGE 131, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA (TO THE EXTENT SUCH RIGHTS MAY NOT HAVE ALREADY VESTED IN GRANTEE BY MERGER OF TITLE OR THROUGH THE CONVEYANCE OF ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO PARCEL "N").

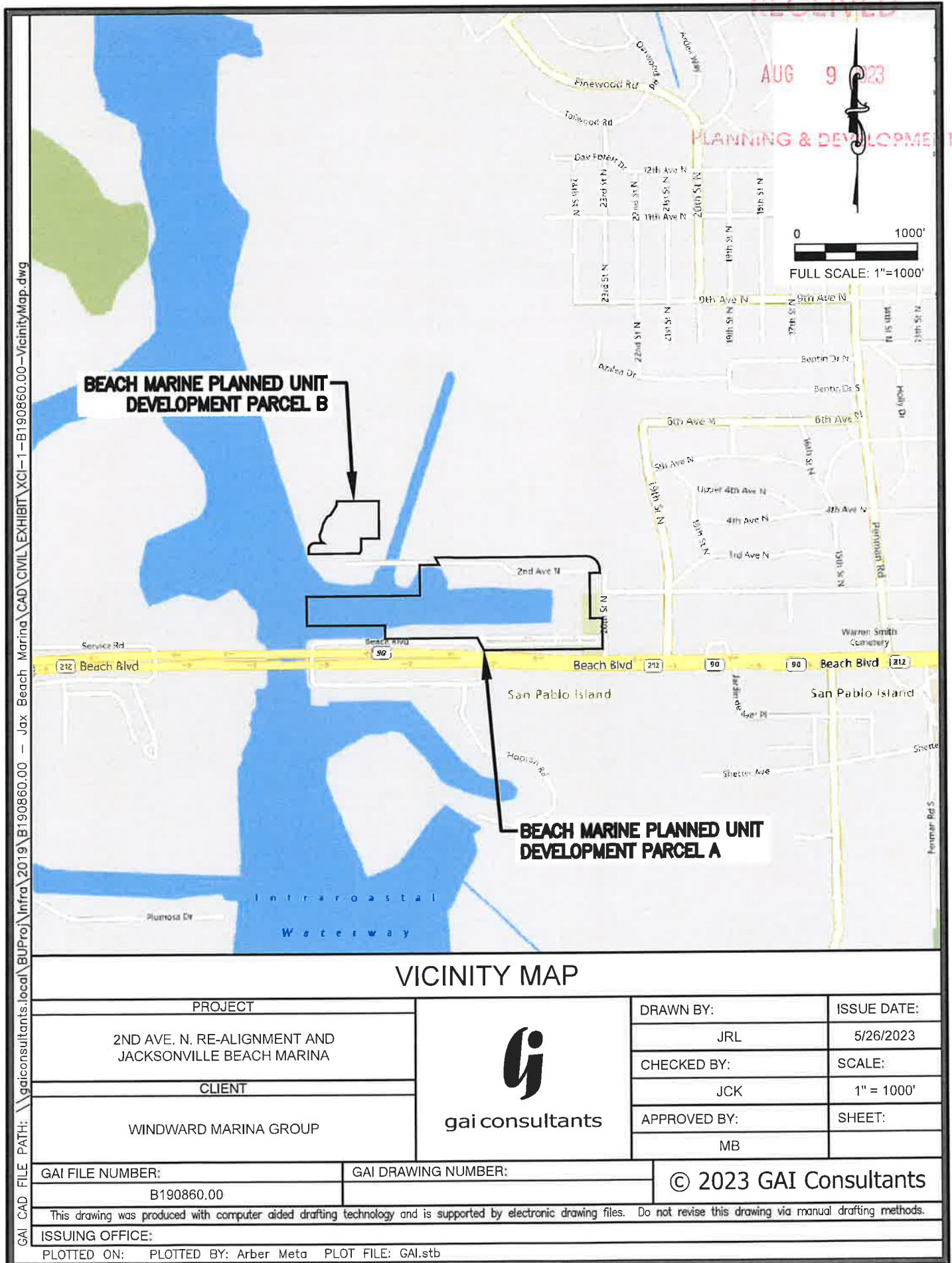
LEASEHOLD PARCEL:

LEASEHOLD ESTATE CREATED BY UNRECORDED LEASE DATED APRIL 16, 2013 BY AND BETWEEN THE CITY OF JACKSONVILLE BEACH, A FLORIDA MUNICIPAL CORPORATION, LESSOR, AND ROSE AND KEN, INC., A FLORIDA CORPORATION, LESSEE; AS ASSIGNED TO WINDWARD JACKSONVILLE BEACH OWNER, LLC, A LIMITED LIABILITY COMPANY, BY ASSIGNMENT OF LEASE DATED NOVEMBER 18, 2019, AND RECORDED ~~1/24/20~~ IN OFFICIAL RECORDS BOOK ~~1908~~ PAGE ~~233~~7, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS, THE FOLLOWING PROPERTY, TO WIT:

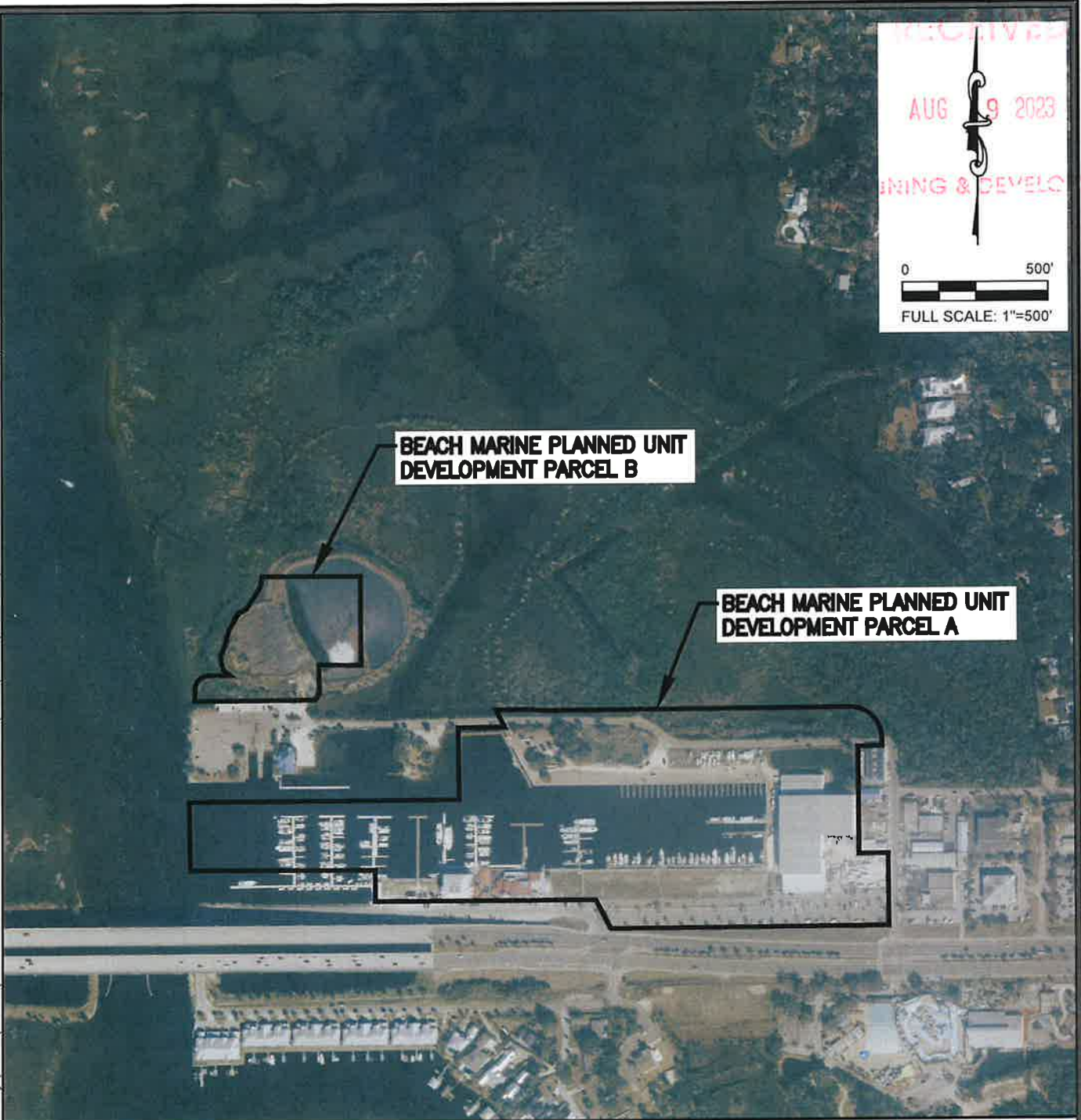
A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN S. 89°27'20" W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 400 FOOT RIGHT-OF-WAY, A DISTANCE OF 634.8 FEET; THENCE RUN N. 00°32'40" W., A DISTANCE OF 100 FEET; THENCE N. 89°27'20" E., A DISTANCE OF 634.8 FEET; THENCE RUN S. 00°32'40" W., A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

Exhibit "G"





GAI CAD FILE PATH: \\gaiconsultants.local\BUPProj\Infra\2019\B190860.00 - Jax Beach Marina\CAD\CIVIL\EXHIBIT\XCI-1-B190860.00-AerialMap.dwg



AERIAL MAP

PROJECT		 gai consultants	DRAWN BY:	ISSUE DATE:
2ND AVE. N. RE-ALIGNMENT AND JACKSONVILLE BEACH MARINA			JRL	5/26/2023
CLIENT			CHECKED BY:	SCALE:
WINDWARD MARINA GROUP			JCK	1" = 500'
			APPROVED BY:	SHEET:
			MB	
GAI FILE NUMBER:		GAI DRAWING NUMBER:		© 2023 GAI Consultants
B190860.00				

This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

ISSUING OFFICE:

PLOTTED ON: PLOTTED BY: Arber Meta PLOT FILE: GAI.stb



4/10 9 2013

RECEIVED

2ND AVE. N. RE-ALIGNMENT AND JACKSONVILLE BEACH MARINA

STATE		AS SHOWN		APPROX		DESCRIPTION	
DATE	04/17/73	DATE		DATE		DATE	
NAME	JUL	NAME		NAME		NAME	
ORDER		ORDER		ORDER		ORDER	
APPROVED		APPROVED		APPROVED		APPROVED	

REVISIONS

gal consultants
(813) 855-5131
17574 Taqier Center Blvd.
Suite 202
Jacksonville, FL 32207
PH: (904) 904-363-1110
PROJECT NO./DASH NO.
SHEET
EX-GLU



Beaches Energy Services

1460-A Shetter Ave

Jacksonville Beach

FL 32250

Phone: 904.247.6281

www.beachesenergy.com



June 27, 2023

Re: Beach Marine

2315 Beach Blvd, Jacksonville Beach

Dear Ms. Klich:

This letter is to advise that the above referenced address is within the service area of Beaches Energy Services. Adequate power will be available upon compliance with requirements of the local codes and ordinances.

We look forward to serving this project and should you require further information we will be please to respond.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Cuevas', is written over a horizontal line.

Don Cuevas, PE
Electrical Engineering Supervisor

Application Review Request: COJ PDD: School Impact Analysis

Proposed Name: Beach Marine PUD

Requested By: Jennifer Klich

Reviewed By: W. Randall Gallup

Due: 7/25/2023

Analysis based on maximum dwelling units: 296

School Type	CSA ¹	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/ Development ²	5-Year Utilization (%)	Available Seats - CSA ³	Available Seats - Adjacent CSA ⁵
Elementary	6	5,666	75%	37	84%	236	1,544
Middle	6	1,018	71%	15	80%	475	572
High	6	2,697	89%	21	90%	54	737
Total New Students				73			

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

³ Available CSA seats include current reservations



5934 Richard Street
Jacksonville, FL 32216

June 30, 2023

Beach Marine Development
c/o Jennifer Klich, PE
2315 Beach Blvd
Jacksonville Beach, FL 32250

RE: Beach Marine Development

Dear Ms. Klich:

Please consider this letter as confirmation that Comcast Cable has the capability to provide all their broadband services (Cable, Internet and Phone) to the Beach Marine Development Project in Jacksonville Beach, Florida.

The Scope of Work will vary and may be discussed during pre-construction meetings.

This should **not be** considered a letter of commitment by Comcast to service the property.

Appropriate Easements, Rights of Entry, Service Agreement, dedicated/exclusive underground conduits (if applicable) and any other infrastructure requirements or funding requirements may be required.

Comcast would like to extend a warm "Thank You" for inquiring about our services.

I may be reached at 904-518-9901 should you require additional information.

Sincerely,

Paula Rhoden
Paula Rhoden

cc: Tim Solomon
Vince Taylor



2200 Old Middleburg Rd
Jacksonville, FL 32210

Phone: 904-327-5823 Jeff Prosser
MGR OPS PLNG & DESIGN SE/CA
AT&T SOUTHEAST

7/18/2023

Re: Beach Marine Proposed Unit Development

Attention Jennifer C. Klich

Ms. Klich :

This letter is to notify you that AT&T already has fiber telephone and internet services to this area in Jacksonville, Florida. Business fiber speeds up to 10G are available in this area. When your plans are formulated, please contact me at (904)-327-5823 or email jp1458@att.com and I will provide you with the proposed new conduit/cable routing on your property should that be needed. This will be coordinated with your on-site construction superintendent.

This criteria is covered in the Florida Public Service Commission Part IV Telephone Service Standards 25-4.90 Right-of-Way and Easements.

Please provide me with an estimate of your start construction date, as well as your anticipated service date. I realize these are only estimates, but this information is needed for planning purposes.

Below is a list of documentation and information that the AT&T engineer would like concerning this location

- Full size hard copy of overall site plan and electrical drawings.
- Addresses for all units requiring service.

Once this information is known I will request a plan for service to the commercial building thru AT&T's Building Industry Consulting Service (BICS)

If I can be of further assistance, please let me know. I will look forward to hearing from you soon.

Sincerely,

Jeff Prosser



PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Planning and Development Department Staff
DATE:	09/18/2023
SUBJECT:	#16-23 Rezoning Application for the Windward Marina Property Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, November 13, 2023 Planning Commission Meeting.

#16-23 Rezoning Application for the Windward Marina Property

OWNER: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street, Suite 800
Aventura, FL 33180

APPLICANT: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street, Suite 800
Aventura, FL 33180

AGENT: Rogers Towers, P.A.
1301 Roverplace Boulevard, Suite 1500
Jacksonville, FL 32207

LOCATION: 2315 Beach Boulevard and Adjacent Properties

REQUEST: **Rezoning Approval** to rezone property from Planned Unit Development (PUD), Commercial, General (C-2) and Residential, single-family (RS-1) to Planned Unit Development (PUD) to allow for the redevelopment of the marina, and to accommodate the realignment and reconstruction of Second Avenue North.

COMMENTS: The City of Jacksonville Beach received a Rezoning Application from Windward Jacksonville Beach Owner, LLC, the owner of the Winward Marina, located between Beach Boulevard and Second Avenue North. Property ownership at the marina is held primarily by Windward Jacksonville Beach Owner, LLC, with the City of Jacksonville owning a parking area and one boat ramp, and the City of Jacksonville Beach owning a park, the restaurant building and associated parking, and the second boat ramp.

In 2022, Windward Jacksonville Beach Owner, LLC, the City of Jacksonville and the City of Jacksonville Beach entered into a Development Agreement to facilitate reconstruction and realignment to the north of Second Avenue North, a project that is being funded and undertaken by the City of Jacksonville. The design of the reconstructed roadway is being funded by the owner of the marina and construction funding has been appropriated by the City of Jacksonville as a future



Capital Improvement project.

The marina, which is publicly accessible, provides water access for residents and visitors to Jacksonville Beach and the beaches via two boat ramps and a kayak launch with associated parking. The owners of the marina property have plans to expand development at the marina by adding additional commercial buildings and commercial uses and multiple-family residential dwelling units. The road reconstruction and realignment to the north is a part of the long term development plans of the new marina owner. When completed, this will change property boundaries and the marina will gain additional property that is currently the right of way for the existing alignment of Second Avenue North while providing right-of-way to the City of Jacksonville for the new roadway.

As part of the final Development Agreement, Windward is expected to apply for a Rezoning Application and companion Comprehensive Plan Amendment application (PC# 15-23). The proposed rezoning, if approved, would replace the existing Planned Unit Development: PUD zoning district at the marina that was approved in 2016. The new PUD zoning would allow all the existing and future planned commercial uses along with expanded car and boat trailer parking and multiple family residential development.

Pursuant to the Land Development Code, the Planning Commission and City Council shall apply the standards in section **34-211(c)** to the rezoning application and apply the standards in Section **34-348(j)3.** to the Preliminary Development Plan.

Factors in Section 34-211(c) Applicable to Rezoning Applications:

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

Staff finds that the proposed amendment is consistent with the goals, objectives and policies of the comprehensive plan as identified below.

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

Staff does not find any portions of the proposed rezoning are in conflict with any portion of the Land Development Code.

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

Staff finds that the proposed rezoning is consistent with existing and proposed land uses.

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

Staff does not find that there are any changed conditions that require an amendment.

(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 correspondence with public facilities and service providers identifying that there are adequate public facilities and services available for the proposed project and levels of service will not be diminished.

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

Staff finds that the zoning district boundaries are properly drawn on the official zoning atlas.

(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;

Staff finds that the proposed rezoning and companion proposed land use amendments will result in an increase of land designated as conservation, a decrease in land designated as residential, and pursuant to the Development Agreement, an increase in land set aside for passive recreation and the preservation of wetlands to support the natural function of the Intracoastal ecosystem.

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

Staff does not have data available to determine that there would be any negative affect 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;

Staff finds that the proposed rezoning would result in a logical and orderly development pattern, but clustering future development at the marina and setting aside land for passive recreation that is contiguous to existing conservation land.

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

Staff finds that there is no other land in the city that would be appropriate for new or expanded marina use.

Standards in Section 34-348(j)3 Applicable to the PUD Preliminary



Development Plans:

- a. Area. There shall be no minimum acreage required.

The project area that is the subject of this application is 32.38 acres, including land to be transferred to the applicant.

- 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.

The project area that is the subject of this application is owned by the Windward Marina group. Adjacent property is owned by the City of Jacksonville Beach, and the City of Jacksonville, as is outlined in the application and preceding Development Agreement.

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

The maximum density in the RM-2 zoning district is 40 dwelling units per acre. The applicant's rezoning application is proposing a maximum of 15 dwelling units per acre, which is a substantial decrease in overall density from what is currently permitted on the property.

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

The proposed maximum building height of new buildings is 35 feet, in compliance with the City's Charter, which, with the exception of the existing office building and dry stack storage building that pre-date Section 52 of the Charter and may exceed the current height requirement of 35 feet.

- 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.

Safe and adequate access is provided to the property on the south side of the basin. Safe and adequate access will be provided to the property on the north side of the basin with the realignment and reconstruction of Second Avenue North.

- 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.

The property has a variance from 2015 for a reduction in 95 parking spaces that will be applied to the PUD based on the provided shared parking analysis. Staff has reviewed the application and finds that the project will meet the parking requirements for the proposed multiple-family uses and the parking requirement for the new commercial site to the north of the basin at the end of the new Second Avenue North.

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 applicant has provided correspondence with public facilities and service providers identifying that there are adequate public facilities and services available for the proposed project and levels of service will not be diminished.

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 project is providing over 20% of the gross land area for common recreation and open space.

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.

Recreation and open space facilities and property have been included in the development plans.

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.

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.

Pursuant to the application, covenants and restrictions will be formed if condominiums are offered individually for sale. At this time, the proposed multiple-family dwellings will not be for sale.

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

Staff finds that the proposed open spaces have been designed in a compatible manner with permitted uses on the property.

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

Staff finds that the proposed mix of uses is compatible with surrounding land uses.

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

The proposed development does not have any impact on existing public beach access.

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

Staff finds that the preliminary development plan is consistent with the Comprehensive Plan as identified in the following section of this staff report.

Comprehensive Plan Consistency

The proposed rezoning supports and is consistent with the following Comprehensive Plan Goals, Objectives and Policies:

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 services and facilities, and the protection of natural and environmental resources.

The proposed land use amendments decrease the amount of land designated for residential use, and increase the amount of land designated for conservation and recreation/open space while providing for concentrated infill commercial development at the marina and the designation of a new county recreation facility to the north of the new roadway alignment. It will also decrease the overall allowable density of the property.

Policy LU.1.2.2

An adequate amount of land exists in developed areas or areas being developed for neighborhood and general commercial, office and service, lodging, and industrial use in the City, or is planned for assembly and redevelopment to meet the needs of the projected resident, seasonal and day visitor populations through the planning period. Future commercial space needs of this type shall be met through in-fill development adjacent to similar uses or through redevelopment in designated areas.

This land use amendment supports and assumes the future development of vacant property at the marina, clustering development on developable uplands.

Policy LU.1.4.8

Adequate recreation and open space facilities shall be developed over the planning period to provide the adopted level of service for existing and projected population in accordance with the goals, objectives, and policies set forth in the Recreation and Open Space Element.

The proposed amendments add to the amount of property designated as recreation/open space. Part of the approved development agreement is for over 100 acres of land north of the new Second Avenue North alignment to be deeded from the marina owner to the City of Jacksonville for a passive recreation area.

Policy TE 1.2.1

The City shall continue to work with the City of Jacksonville on the maintenance of local roads and any necessary traffic engineering improvements.

The Development Agreement between the City of Jacksonville, the City of Jacksonville Beach and the marina, serves to provide a roadmap for the necessary traffic engineering improvements to Second Avenue North. The proposed future land use amendments are being requested in conjunction with the roadway improvements and realignment.

Policy CM.2.1.2

Expanded or new water-dependent and water-related uses should be located in areas that are least sensitive to environmental alteration and impacts on the natural habitat and wildlife. The location of any future marinas proposed within the city shall be consistent with the Duval County Marina Siting Plan, upon its



completion.

The proposed land use amendments allow future development on the existing marina site, clustered in existing upland areas that can support development, while maintaining sensitive environmental property.

Policy CM.2.3.1

The City shall not encourage the development of additional marina sites prior to full utilization of existing sites (partial policy).

The proposed land use amendments serve to support the one publicly accessible marina at the beaches, while encouraging commercial infill and mixed-use development at the existing marina site.

Policy CM. 2.3.2

The City shall support efforts of Duval County towards the acquisition, and development for passive recreation, of the salt marsh wetlands lying along the east side of Pablo Creek, south of the City's Bird and Wildlife Sanctuary and north of Second Avenue North.

The approved Development Agreement assumes that over 100 acres of environmentally sensitive property north of Second Avenue North and south of the Jacksonville Beach Bird and Wildlife Sanctuary (over 85 contiguous acres) will be deeded to the City of Jacksonville for a passive County park for the residents and visitors to the beach to utilize.

Policy RO.1.2.3

The City shall consider the potential for providing additional outdoor passive recreational and educational opportunities when purchasing environmentally sensitive lands for use as a public preserve. Such opportunities could include nature trails or boardwalks, waterway trails, interpretive displays, educational programs, wildlife observation areas, or picnic areas.

The approved Development Agreement assumes that over 100 acres of environmentally sensitive property north of Second Avenue North and south of the Jacksonville Beach Bird and Wildlife Sanctuary (over 85 contiguous acres) will be deeded to the City of Jacksonville for a passive County park for the residents and visitors to the beach to utilize. Such features could include trails, boardwalks, additional kayak launches, educational information, and wildlife observation areas.

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 applicant is requesting to change some recreation/open space and conservation land use to marina mixed-use, but also change over 10 acres of low density residential land use to conservation, thus offsetting the conversion.

Staff has reviewed the Rezoning request against the Land Development Code and adopted Comprehensive Plan, and finds that it is consistent with both. The proposed PUD Rezoning would decrease the allowable residential density of the overall property and facilitate the future development of vacation portions of the marina. Staff recommends **Approval** of the request.

ATTACHMENTS:

1. Rezoning Application Windward Marina PUD

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. 16-23
AS/400# 23-100092
PC HEARING 1/23

AUG 9 2023

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. A separate fee for advertising costs will be assessed accordingly.

APPLICANT INFORMATION

Land Owner's Name: Windward Jacksonville Beach Owner, LLC
Mailing Address: 2999 NE 191st Street, Suite 800, Aventura, Florida 33180

Telephone: 904-824-4394
Fax: _____

E-Mail: karl@mywindward.com

Applicant Name: Rogers Towers, P.A.
Mailing Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida 32207

Telephone: 904-398-3911
Fax: _____

E-Mail: thainline@rtlaw.com; hphillips@rtlaw.com

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

Agent Name: Rogers Towers, P.A.
Mailing Address: 1301 Riverplace Blvd, Suite 1500, Jacksonville, Florida 32207

Telephone: 904-398-3911
Fax: _____

E-Mail: thainline@rtlaw.com; hphillips@rtlaw.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: See attached Written Description.

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: See attached. Future Land Use Map Designation: See attached.

Proposed Zoning Classification: See attached.

REQUIRED INFORMATION		Attached?	
		Yes	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;		☒	☐
2. An 8½" x 11" vicinity map identifying the property proposed for amendment;		☒	☐
3. An aerial photograph, less than twelve (12) months old, of the land proposed for amendment, with the boundaries clearly marked;		☒	☐
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.		☒	☐

Applicant Signature:  Date: 8/9/2023

NARRATIVE DESCRIPTION
Beach Marine
Proposed Planned Unit Development and
Preliminary Development Plan

November 2, 2023

Windward Jacksonville Beach Owner, LLC (“Owner”) owns the properties located at 2315 Beach Boulevard (RE # 177290-0000), 2573 2nd Avenue North (RE # 177279-0100), 0 2nd Avenue North (RE # 177294-0000) and 0 2nd Avenue North (RE # 177397-0010) (collectively, the “Overall Property”). The following is a description of the proposed Planned Unit Development (the “PUD”) for redevelopment of a portion of the Overall Property and the Preliminary Development Plan (the “PDP”) supporting the same. Also included is an explanation of why the proposed redevelopment complies with the standards governing PUD rezonings and PDPs in the Land Development Code (the “LDC”).

INTRODUCTION

Owner proposes to rezone approximately 33 acres (the “Property”) of the Overall Property from Planned Unit Development (PUD), Commercial (C-2), and Residential Single Family (RS-1) to PUD. The Property is located on the Intracoastal Waterway at the northeast corner of the intersection of Beach Boulevard and the Intracoastal Waterway as described in the attached Exhibit “A” and as shown on Exhibits “K” and “L” (collectively, the “Site Plan”). As described below, the PUD zoning district is being requested to permit the redevelopment of the existing marina and certain related land, the result of which is to become a mixed-use residential, commercial, retail, office and recreation community, oriented around the marina and the Intracoastal Waterway.

Beach Marine and surrounding uses, including the public boat ramp and parking located on property owned by the City of Jacksonville and the restaurant and parking located on property owned by the City of Jacksonville Beach (“City”), already serve both community residents and area visitors. If this PUD is approved, it will provide much needed improved vehicular and pedestrian access to one of the City’s most valuable assets, the Intracoastal Waterway, and updated offerings throughout this area. The proposed redevelopment will include commercial, office, residential and recreational uses with the existing commercial marina and the Intracoastal Waterway as a focal point. As shown on the Site Plan, the PUD is divided into two (2) parcels, Parcel A and Parcel B.

Parcel A is approximately 29.14 acres, surrounding and including the marina basin, and it will include multi-family dwellings, boat storage and repair, parking, commercial uses, retail uses and a marina, which will include a mix of water-dependent and water related uses located on the Intracoastal Waterway. The total residential development of Parcel A shall not exceed 350 dwelling units, which is less than the twenty (20) units per acre permitted by the existing Commercial land use category (forty (40) units per acre is currently permitted on a portion of the Property pursuant to the Commercial land use category) and the proposed Marina Mixed-Use land

use category. The total commercial development of Parcel A shall not exceed 46,000 enclosed square feet.

Parcel B is approximately 4.02 acres, located at the northwest corner of the Property, and it may include uses supportive of the existing boat ramp and marina, including recreation, a restaurant, commercial uses, ancillary marina uses and parking to support the existing boat ramp located on property owned by the City of Jacksonville and proposed park to the north of Parcels A and B, pursuant to the Development Agreement as defined below. The total marine support, restaurant, and commercial development of Parcel B shall not exceed 21,000 enclosed square feet.

This PUD is sought in connection with the Development Agreement dated November 28, 2022, entered into between Owner, the City of Jacksonville and the City (the "Development Agreement"). Although this PUD only encompasses approximately 33 acres, the plan for the Overall Property, pursuant to the Development Agreement, includes approximately 146.2 acres currently owned by Owner, together with additional land owned by the City of Jacksonville and the City. The Development Agreement will facilitate, among other things, the following: the realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path) resulting in enhanced vehicular and pedestrian access to the existing boat ramp, existing City park and existing restaurant, and the conveyance of approximately 101.13 acres of undeveloped property located north of 2nd Avenue North and owned by Owner, including sensitive marsh (the "Conservation Property"), to the City of Jacksonville for use as a passive recreational facility open to the public. Significantly, in accordance with the overall plan and the aforementioned Development Agreement, the Companion Amendment (as defined below) will result in a net addition of approximately 4.92 acres to the Conservation land use category.

Development Team

Owner/Developer: Windward Jacksonville Beach Owner, LLC
2999 NE 191st Street, Suite 800
Aventura, Florida 33180
(904) 824-4394

Applicant/Agent: T.R. Hainline
M. Hayden Phillips
Rogers Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207
thainline@rtlaw.com
hphillips@rtlaw.com
(904) 398-3911

Planner/Engineer: GAI Consultants, Inc.
12574 Flagler Center Boulevard, Suite 202
Jacksonville, Florida 32258
(904) 307-6658

Architect:

Current Future Land Use – See Exhibit F

Commercial – 15.35 acres
Conservation – 106.48 acres (including land outside of the PUD within the Overall Property)
Low Density Residential – 10.181 acres (outside of the PUD and within the Overall Property)
Recreation/Open Space – 0.985 acres

Proposed Future Land Use – See Exhibit F1

Marina Mixed-Use – 20.22 acres
Recreation/Open Space – 2.48 acres
Conservation – 111.4 acres (including land outside of the PUD within the Overall Property)

Current Zoning – See Exhibit G

Residential, single family (RS-1) – 6.45 acres
Commercial (C-2) – 0.64 acres
Planned Unit Development – 26.31 acres pursuant to Ordinance 2016-8072

Proposed Zoning – See Exhibit G1

Planned Unit Development – 32.38 acres

PLANNED UNIT DEVELOPMENT

The Property has land use designations of Commercial, Conservation and Recreation/Open Space and is used for a variety of commercial uses including a marina, restaurants, offices, retail and similar uses.

The majority of the Property is subject to a companion Comprehensive Plan Amendment (the “Companion Amendment”), which seeks to amend Parcel A from Commercial, Recreation/Open Space and Conservation to Marina Mixed-Use. This PUD seeks to utilize Parcel A for multifamily, commercial, marina and office uses in conjunction with a mix of water-dependent and water related uses permitted in the Marina Mixed-Use land use category. In addition, the Companion Amendment seeks to amend Parcel B from Conservation to Recreation/Open Space (approximately 1.99 acres) and Marina Mixed-Use (approximately 1.54 acres). The PUD would permit this portion of the Property to be developed as uses supportive of the existing boat ramp and marina, including a restaurant, commercial uses, ancillary marina uses and parking to support the existing boat ramp located on property owned by the City of Jacksonville and proposed park to the north of Parcels A and B, pursuant to the Development Agreement. Finally, in accordance with the overall development plan and the aforementioned Development Agreement, the Companion Amendment seeks to amend approximately 10.181 acres of the Overall Property, which are not subject to this PUD, from Low Density Residential to Conservation.

As shown on the Site Plan and described above, the PUD proposes development of two (2) parcels within the PUD, Parcels A and B. The parcel lines shown on the Site Plan are schematic and may change prior to development subject to the review and approval of the Planning and Development Department. Upon approval of the Companion Amendment, Parcel A will be within the Marina Mixed-Use land use category and Parcel B will be within the Marina Mixed-Use and Recreation/Open Space land use categories. As described below, the PUD permits a variety of commercial, office, residential and recreational uses throughout Parcels A and B. The proposed PUD adopts standards and criteria from the RM-2 zoning district applicable to multifamily dwellings and the C-2 zoning district applicable to commercial uses, except as modified herein.

Use and Design Standards

(a) *Permitted use and structures.*

1. Parcel A Only

- a. Multiple family dwellings at a maximum of fifteen (15) units per acre.
- b. Townhouses.
- c. Recreational and commercial boat storage, including warehousing, dry boat slips, wet boat slips, boat repair and similar uses.
- d. Water Transportation, water taxi and boat tours.
- e. Permanent and short-term boat housing.
- f. Financial institutions, insurance, or real estate offices.

2. The Property:

- a. Bakery products manufacturing, in conjunction with the retail sale of the bakery products on the same site.
- b. Marinas and ancillary marina uses.
- c. Boat and watercraft supplies and parts.
- d. Retail trade establishments as follows: Food; gasoline service stations; boat and recreational vehicle dealers; marine supplies; florists; and miscellaneous retail goods.
- e. Restaurants, including outdoor restaurants, and including establishments or facilities which include the retail sale and service of all alcoholic beverages including liquor, beer or wine for on-premises consumption.
- f. Personal service establishments as follows: Laundry, cleaning and garment services; photography studios; beauty and barber shops; shoe repair shops and shoe-shine parlors.
- g. Miscellaneous business services.
- h. Boat/watercraft rental and leasing.
- i. Physical fitness facilities, membership marina sports and recreation clubs.
- j. Business and professional offices as follows: Building contractors and subcontractors; landscape architects; doctors, dentists, home health care services, and miscellaneous health offices and clinics; legal services; and engineering, architecture, accounting, research, management, and related services.
- k. Museums and art galleries.
- l. Government use.
- m. Mobile food dispensing vehicle as defined in and in accordance with the provisions of section 12-33 Mobile Food Dispensing Vehicles of Chapter 12 Food and Food Products of this Code of Ordinances.
- n. Boat repair shops.

- o. Outdoor restaurants.
 - p. Microbreweries.
 - q. Craft distillery
 - r. Essential public services.
- (b) *Permitted accessory uses and structures.* Any use customarily accessory to the permitted and conditional uses in the C-2 and RM-2 zoning districts, including those uses listed below:
- 1. Both surface and structured parking, including parking decks, detached garages and carports, shall be permitted within any parcel, except that only surface parking shall be permitted on Parcel B.
 - 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. Docks, piers and similar structures.
 - 9. Non-commercial television and radio antennas not exceeding a height of fifteen (15) feet above roof line.
- (c) *Conditional uses.* All uses permitted as conditional uses in the C-2 and RM-2 zoning districts, subject to the standards and procedures established in LDC Section 34-221 et seq.
- (d) *Minimum parcel requirements* (width and area). None.
- (e) *Minimum building setbacks.* Due to the mixed-use nature of uses within this PUD, the PUD will not have traditional minimum yard setbacks for each parcel, or internal setbacks between parcels. Rather, the setbacks for each building will be provided for the applicable portion of the Property as a whole from the overall Property boundaries. Accordingly, the minimum building setbacks from the overall Property boundaries for all uses and structures are:

1. Parcel A

- a. South – twenty (20) feet.
- b. East – twenty (20) feet.
- c. North – twenty (20) feet.
- d. West – twenty (20) feet.

2. Parcel B

- a. South – twenty (20) feet.
- b. East – twenty (20) feet.
- c. North – twenty (20) feet.
- d. West (from approximate edge of marsh) – fifty (50) feet.

Note: Sidewalks, parking, signage, utility structures, fences, and other similar improvements shall be permitted within the minimum building setbacks.

(f) *Maximum Height of Structures.* Thirty-five (35) feet.

Note: The existing office building and dry stack storage building pre-date Section 52 of the Charter for the City of Jacksonville and exceed the current 35-foot height requirement for new construction. Per Section 52(d) of the Charter, these buildings can maintain their existing height and size criteria and be repaired and rebuilt in accordance with Section 52(d) of the Charter.

(g) *Essential Services:* Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers are permitted subject to performance standards set forth in LDC Article VIII, Division 2, Section 34-397.

(h) *Signage.* Signage will comply with the standards found in LDC Article VIII, Division 4, applicable to the C-2 zoning district, except as otherwise provided herein. As this is a mixed-use development which is one of its kind for the City, the Applicant/Owner shall be allowed a mixture of signage types as typically offered within the LDC, which shall include as follows:

- 1. Existing Pylon Sign with Digital Display: The existing two-sided pylon sign that is centrally located at the southern entrance will continue as a legally nonconforming sign under Article VIII, Division 4 Sign Standards.

2. Multi-family Ground Mounted Signage: The PUD shall be permitted one monument sign on the PUD's north side along 2nd Avenue North, which will comply with the LDC Article VIII, Division 4, applicable to the RM-2 zoning district. Multiple developments and/or uses within the PUD may be identified on the Multi-family Ground Mounted Sign.

Proposed Development Ground Mounted Signage: For the portion of the Property fronting Beach Boulevard and 20th Street North, the Property will utilize the intent of the shopping center ground mounted signage, except that up to one (1) such sign shall be permitted upon each such road frontage. Additionally, for Parcel B, one (1) such sign shall be permitted. Multiple developments and/or uses within the PUD may be identified on any one sign. The existing non-conforming pylon sign does not count against maximum overall allowable signage square footage for this site.

3. Other: The Property will comply with the LDC Article VIII, Division 4 Sign Standards applicable to the C-2 zoning district for all other signage.

- (i) *Parking and Loading Requirements*. All parking shall conform to LDC Article VIII, Division 1 – Parking and Loading Standards, except as noted below.

This PUD utilizes a shared parking analysis pursuant to Section 34-376 of the LDC for the commercial uses in Phase 1A and Phase 2 (the "Shared Parking Analysis"). Additionally, this project was granted a Variance under BOA #15-100203 for an on-site parking reduction of ninety-five (95) parking spaces.

The Shared Parking Analysis has been provided in Exhibit "M." Under the development scenario utilized within this Shared Parking Analysis, the total parking demand requires three hundred and seventy-six (376) parking spaces. With the reduction of ninety-five (95) parking spaces pursuant to the parking Variance listed above, on-site parking required for Phases 1A and 2 is two hundred and eighty-one (281) on-site parking spaces.

Multi-family residential uses will meet the minimum parking requirements and were not included within this Shared Parking Analysis.

As this PUD is scheduled to be a phased project, at any time within the build-out of this project, the engineer submitting development plans must submit an updated Shared Parking Analysis demonstrating that parking will be met when utilizing the ninety-five (95) spaces via the parcel's existing Variance. Parking can also be located on any portion of the subject property to serve all uses. For example, if in Phase 1, the parking demand requires three hundred and thirty (330) spaces on-site, then two hundred and thirty-five (235) spaces will be required on-site that meets code standard as described within this PUD text.

As noted above, parking spaces for all uses can be located in any location on the subject property.

- (j) *Landscaping/Fencing/Screening.* Landscaping will comply with the provisions found in Article VIII, Division 4; provided, however, that internal buffering between residential and commercial uses shall not be required within the PUD. Also, parking garages shall not be deemed to be vehicular use areas for the purposes of the Landscape Standards.
- (k) *Noise/Outdoor Speakers.* Outdoor live music and exterior audio speakers used at restaurants within the PUD shall be situated and operated to localize sound transmission onto the Property, and to minimize unreasonable interference and impact on any residential zoning districts inside or outside of the PUD.
- (l) *Stormwater Retention.* Stormwater retention/detention system(s) shall be designed and constructed in accordance with the requirements of the City and the St. Johns River Water Management District, and may include underground detention vaults.
- (m) *Utilities.* Electric power, water and sewer services will be provided to the site by Beaches Energy Services.
- (n) *Temporary Uses.* Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.
- (o) *Phasing.* Owner intends for the PUD to be developed in phases as the market dictates. That said, the Property may be developed in a single phase by a single developer or in multiple phases by multiple developers. In either circumstance, the Roadway Improvements Phase, detailed below, will occur first. Verifications of compliance or modifications may be sought for the entire Property, individual parcels, or portions of parcels, as they are developed.

Owner intends for the Property to be developed in the order detailed below, as depicted in the Phasing Exhibit attached hereto as Exhibit "J." However, Owner reserves the right to advance any phase at any time.

1. Roadway Improvements Phase: The realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path), pursuant to the Development Agreement.
2. Phase 1A
3. Phase 1B
4. Phase 2

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 C-2 and RM-2 zoning districts applicable to permit the redevelopment of the existing marina and certain related land, the result of which is to become a mixed-use residential, commercial, retail, office and recreation community which will be walkable, pedestrian friendly and oriented around the marina and the Intracoastal Waterway. In this effort, the PUD will permit Owner to adopt site-specific design standards in response to feedback from the community, something that could not be done through conventional zoning.

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

Beach Marine and surrounding uses, including the public boat ramp and parking located on property owned by the City of Jacksonville and the restaurant and parking located on property owned by the City, already serve both community residents and area visitors. If this PUD is approved, it will provide much needed improved vehicular and pedestrian access to one of the City's most valuable assets, the Intracoastal Waterway, and updated offerings throughout this area.

As detailed above, the plan for the Overall Property, pursuant to the Development Agreement, includes approximately 146.2 acres currently owned by Owner, together with additional land owned by the City of Jacksonville and the City. The Development Agreement will facilitate, among other things, the following: the realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path) resulting in enhanced vehicular and pedestrian access to the existing boat ramp and restaurant, and the conveyance of the Conservation Property, approximately 101.13 acres of undeveloped property located north of 2nd Avenue North and owned by Owner, including sensitive marsh, to the City of Jacksonville for use as a passive recreational facility open to the public.

The PUD provides for flexibility in site design that could otherwise not be accomplished through conventional zoning. The goal is to create a live-work-play community that is accessible and pedestrian-friendly, which will provide both residents and visitors with numerous resources in an effort to decrease vehicular traffic and encourage walkability.

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

Owner's proposed redevelopment plan will provide for an efficient use of land through the clustering of intensity and density in certain areas. The redevelopment will not result in the addition of any new major roadways.

- (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 proposed PUD and PDP will provide greater protection for recreation and open space than the existing zoning designated on the Property. As mentioned above, the Conservation Property will be conveyed to the City of Jacksonville for use as a passive recreational facility open to the public and a multi-use path will be constructed along 2nd Avenue North for enhanced pedestrian access to the boat ramp, proposed park, restaurant and marina uses.

- (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 Beach Boulevard include a mix of commercial, medium density residential, and institutional property with a few industrial and conservation properties included. Adjacent uses include a trailer repair business, an audio visual equipment supplier, an air conditioning repair service company, a fitness center and a boat dealer. The proposed infill redevelopment with residential, commercial, retail, office, marina and recreational uses is compatible with, and appropriate for, the established mixed-use corridor and the surrounding area.

- (7) *Retains property values.*

The redevelopment of an already existing marina and commercial hub with substantially improved access and updated offerings throughout this area 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 and proposed commercial, office, retail and restaurant uses in the immediate vicinity thereby strengthening 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 proposed infill redevelopment with residential, commercial, retail, office, marina and recreational uses is compatible with, and appropriate for, the established mixed-use corridor and the surrounding area.¹ The proposed redevelopment plan will provide for an efficient use of land through the clustering of intensity and density in certain areas and will not result in the addition of any new major roadways.² In addition, the Conservation Property will be conveyed from Owner to the City of Jacksonville for use as a passive recreational facility open to the public.³ The PUD also provides for flexibility in site design that could otherwise not be accomplished through conventional zoning,⁴ specifically in response to feedback from the community.⁵ Altogether, Owner's investment will ensure that property values will be retained and more likely enhanced.⁶ 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 [the LDC] and the comprehensive plan."⁷

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 its property adjacent to Beach Boulevard on a main public transportation corridor with a mix of uses including a maximum of 350 multiple family dwelling units and 66,000 enclosed square feet on 33 acres of land. To facilitate redevelopment, a majority of the Property is subject to the Companion Amendment, which seeks to amend Parcel A from Commercial, Recreation/Open Space and Conservation to Marina Mixed-Use. This PUD seeks to utilize Parcel A for multifamily, commercial, marina and office uses in conjunction with a mix of

¹ See Section 34-348(a)(6) ("Provides an environment of stable character compatible with surrounding areas").

² See Section 34-348(a)(3) ("Provides for an efficient use of land, resulting in small networks of utilities and streets, thereby lowering development costs").

³ See Section 34-348(a)(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").

⁴ See Section 34-348(a)(1) ("Permits a creative approach to the development of land").

⁵ See Section 34-348(a)(2) ("Accomplishes a more desirable environment than would be possible through the strict application of the minimum standards of this Code").

⁶ See Section 34-348(a)(7) ("Retains property values").

⁷ See Section 34-348(a).

water-dependent and water related uses permitted in the Marina Mixed-Use land use category.

In addition, the Companion Amendment seeks to amend Parcel B from Conservation to Recreation/Open Space (approximately 1.99 acres) and Marina Mixed-Use (approximately 1.54 acres). The PUD would permit this portion of the Property to be developed as uses supportive of the existing boat ramp and marina, including a restaurant, commercial uses, ancillary marina uses and parking to support the existing boat ramp located on property owned by the City of Jacksonville and proposed park to the north of Parcels A and B, pursuant to the Development Agreement. Finally, in accordance with the overall plan and the aforementioned Development Agreement, the Companion Amendment seeks to amend approximately 10.181 acres of the Overall Property, which are not subject to this PUD, from Low Density Residential to Conservation.

Significantly, the Companion Amendment will result in a net addition of approximately 4.92 acres to the Conservation land use category while simultaneously providing a much-needed increase in available housing stock in a location where sufficient roadway capacity exists.

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 redevelopment will contribute to quality of life in Jacksonville Beach by using infill development to update the existing marina, improve vehicular and pedestrian access to the existing boat ramp, expand the commercial and retail offerings throughout this area and increase the multi-family housing stock with a quality product. This permits the City to plan for population growth through redevelopment of an outdated development. The Companion Amendment, the PUD and the PDP will allow the City to control the incorporation of elements such as the residential structures, commercial uses, parking, stormwater retention and the Conservation Property.

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 and the Companion Amendment are consistent with sound planning principals. The configuration of the overall plan is being used to protect marshes and floodplains. Namely, as mentioned above, the Conservation Property will be a 100-acre passive recreational facility open to the public. Furthermore, the PUD will require development of retention ponds that will treat stormwater before it is discharged into the Intracoastal Waterway. 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.

As mentioned above, Owner's proposed redevelopment plan will provide for an efficient use of land through the clustering of intensity and density in certain areas and it will not result in the addition of any new major roadways. This plan largely relies on existing streets and utility systems to efficiently serve the proposed redevelopment. Improvements will also be made to existing streets and utility systems.

Future Land Use Element Policy LU.1.4.11

No development will be permitted in areas designated as conservation-protected or located within 50 feet of an area so designated.

Owner will conform future development in accordance with this requirement. As a result of this interpretation there should not be any significant impacts to estuarine wetlands.

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 Companion Amendment will provide for integration of mixed-uses including residential development and commercial into the Beach Boulevard commercial corridor immediately along the JTA First Coast Flyer Red and Beaches Express Lines. Plenty of bicycle parking, storage, sidewalks and other pedestrian amenities will be provided to create a walkable, accessible and pedestrian-friendly community. The total residential development shall not exceed 350 dwelling units, which is significantly less than what is currently permitted.

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, but not limited to, the provision of sidewalks, bike path connections, walk lights, benches, bus shelters, and bicycle parking.

As mentioned above, Owner's goal is to develop a live-work-play community that is accessible and pedestrian-friendly, which will provide both residents and visitors with numerous resources in an effort to decrease vehicular traffic and encourage walkability. For example, today there is no sidewalk along 2nd Avenue North. As part of the overall plan and pursuant to the Development Agreement, a multi-use path will be constructed along 2nd Avenue North for enhanced pedestrian access to the proposed development, the existing boat ramp, the existing City park, the Conservation Property, the existing restaurant and the other marina uses.

Further, the Property will also connect to the Conservation Property detailed above. As a result, both pedestrians and residents will be able to observe and actively experience the protected lands near the Intracoastal Waterway. Within the community, there will be many amenities, resources, sidewalks, paths and connections for residents to enjoy.

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.

Plenty of bicycle parking, storage, sidewalks, paths and other pedestrian amenities will be provided.

Transportation Element Objective TE 1.9

Provide for a safe, comfortable and attractive pedestrian environment with convenient interconnection to public transportation.

The proposed redevelopment will improve the pedestrian experience at the existing development along Beach Boulevard, a main throughfare for both the JTA First Coast Flyer and Beaches Express Lines, by permitting new infill development that includes required setbacks, landscape buffers and other pedestrian-friendly features. The overall plan will prioritize pedestrian accessibility between the proposed redevelopment, the existing boat ramp, the existing City park, the existing restaurant, Beach Boulevard and the Conservation Property.

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.

As detailed above, the proposed redevelopment furthers the City's goal regarding conservation, protection and management of natural resources.

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.

As detailed above, the proposed redevelopment furthers the City's goal regarding conservation, protection and management of wetlands. The proposed plans will significantly improve the quality of water draining into the conservation areas.

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."*

As detailed above, the proposed redevelopment will further the City's policy of identifying the location of, and preserving, wetlands. The water quality will be improved and wetlands almost completely undisturbed.

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.

As detailed above, the Conservation Property, which is approximately 101.13 acres and a majority of the Overall Property, will remain undeveloped and be used as a passive recreational facility open to the public.

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.

As mentioned above, the Companion Amendment will result in a net addition of acreage to the Conservation land use category. Further, if approved, the Companion Amendment and PUD further the public interest by permitting consolidation and continuity of Conservation throughout the immediate area.

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

The proposed amendment is not in conflict with any applicable portion 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 Beach Boulevard include a mix of commercial, high density residential, and institutional property with a few industrial and conservation properties included. Adjacent uses include a trailer repair business, an audio visual equipment supplier, an air conditioning repair service company, a fitness center and a boat dealer. The proposed infill mixed-use 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;*

Owner desires to redevelop the Property as a mixed-use residential, commercial, retail, office and recreation community, oriented around the marina and the Intracoastal Waterway, in order to meet growing demand in the Jacksonville Beach community. The proposed uses are ideal for the site, which is located along Beach Boulevard, 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 redevelopment will yield a net reduction in demand on public facilities in the area as it calls for a net gain in Conservation lands and does not call for maximum allowed density. Adequate public facilities are available to support the proposed infill development. Proof of adequate availability and capacity of same has been provided in Exhibit "N."

- (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;*

As detailed above, the PUD furthers the City's goals regarding the protection of the natural environment, including, but not limited to, water, air, stormwater management, wildlife, vegetation and wetlands.

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

The redevelopment of the already existing marina and commercial hub with substantially improved access, updated offerings, and the inclusion of multi-family units will retain or improve property values in the area and support the existing uses in the immediate vicinity thereby strengthening them.

- (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 development such as multi-family and single family residential, commercial, retail, restaurants, churches, offices and similar uses. Utilizing this infill project to add residential density to support the existing and proposed 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

Parcel A of the PUD is approximately 29.14 acres, surrounding and including the marina basin, and it will include multi-family dwellings, boat storage and repair, parking, commercial uses, retail uses and a marina, which will include a mix of water-dependent and water related uses located on the Intracoastal Waterway. Parcel B is approximately 4.02 acres, located at the northwest corner of the Property, and it may include uses supportive of the existing boat ramp and marina, including recreation, a restaurant, commercial uses, ancillary marina uses and parking to support the existing boat ramp located on property owned by the City of Jacksonville and proposed park to the north of Parcels A and B, pursuant to the Development Agreement.

Although this PUD only encompasses approximately 33 acres, the overall plan, pursuant to the Development Agreement, includes approximately 146.2 acres currently owned by Owner, together with additional land owned by the City of Jacksonville and the City. The Development Agreement will facilitate, among other things, the following: the realignment and reconstruction of a portion of 2nd Avenue North and the intersection of 2nd Avenue North and 20th Street North (inclusive of a multi-use path) resulting in enhanced vehicular and pedestrian access to the existing boat ramp, park and restaurant, and utilization of the Conservation Property as a passive recreational facility open to the public.

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 34-251⁸ 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 proposed project is compliant. 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

⁸ 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."

the development order for the development plan for the PUD zoning district designation.

The proposed project is compliant. Please see the submitted Application and the Agent Authorization attached hereto as Exhibit “B.”

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

The proposed project is compliant. The total residential development shall not exceed 350 dwelling units.

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

No buildings are proposed to exceed thirty-five (35) feet in height. However, the existing office building and dry stack storage building pre-date Section 52 of the Charter for the City of Jacksonville and exceed the current 35-foot height requirement for new construction. Per Section 52(d) of the Charter, these buildings can maintain their existing height and size criteria and be repaired and rebuilt in accordance with Section 52(d) of the Charter.

- 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 eleven (11) access points for the project, two (2) from Beach Boulevard, one (1) from 20th Street North, four (4) from 2nd Avenue North, and four (4) from the unnamed boat ramp area, as depicted on the Open Space and Access Exhibit attached hereto as Exhibit “O.” Internal access drive aisles are designed to accommodate emergency vehicles. As well, if the Companion Amendment and PUD are approved, the overall plan will provide much needed improvements to the only access road, 2nd Avenue North, leading to the existing boat ramp and Intracoastal Waterway, which will make traveling on this thoroughfare much safer for drivers and pedestrians.

- 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.*

All parking shall conform to LDC Article VIII, Division 1 – Parking and Loading Standards, except as noted below:

This PUD utilizes a shared parking analysis pursuant to Section 34-376 of the LDC for the commercial uses in Phase 1A and Phase 2 (the “Shared Parking Analysis”). Additionally, this project was granted a Variance under BOA #15-

100203 for an on-site parking reduction of ninety-five (95) parking spaces.

The Shared Parking Analysis has been provided in Exhibit "M." Under the development scenario utilized within this Shared Parking Analysis, the total parking demand requires three hundred and seventy-six (376) parking spaces. With the reduction of ninety-five (95) parking spaces pursuant to the parking Variance listed above, on-site parking required for Phases 1A and 2 is two hundred and eighty-one (281) on-site parking spaces.

Multi-family residential uses will meet the minimum parking requirements and were not included within this Shared Parking Analysis.

As this PUD is scheduled to be a phased project, at any time within the build-out of this project, the engineer submitting development plans must submit an updated Shared Parking Analysis demonstrating that parking will be met when utilizing the ninety-five (95) spaces via the parcel's existing Variance. Parking can also be located on any portion of the subject property to serve all uses. For example, if in Phase 1, the parking demand requires three hundred and thirty (330) spaces on-site, then two hundred and thirty-five (235) spaces will be required on-site that meets code standard as described within this PUD text.

As noted above, parking spaces for all uses can be located in any location on the subject property.

- 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. See all public facilities letters and approvals obtained attached hereto as Exhibit "N."

- 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 33-acre development plan requires 6.6 acres (20%) of common recreation and usable open space and 18.75 acres are provided, as shown in the Open Space and Access Exhibit attached hereto as Exhibit "O."

Notably, this total acreage does not include the stormwater retention pond or any of the Conservation Property, which is approximately 101.13 acres of undeveloped property located north of 2nd Avenue North and owned by Owner, including sensitive marsh, which will be conveyed to the City of Jacksonville for use as a passive recreational facility open to the public.

- (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 within the PUD are integrated with the project and will be constructed and fully improved according to the development schedule established for each development phase of the development plan.

- (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.*

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.*

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.

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

Open spaces are slated for stormwater retention ponds, recreation, landscape buffer areas and other permitted uses on the Property.

- 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 Beach Boulevard include a mix of commercial, medium density residential, and institutional property with a few industrial and conservation properties included. Adjacent uses include a trailer repair business, an audio-visual equipment supplier, an air conditioning repair service company, a fitness center and a boat dealer. The proposed infill redevelopment with residential, commercial, retail, office, marina and recreation uses is compatible with, and appropriate for, the established mixed-use corridor and the surrounding area.

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

This project does not impact public beach access.

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

Owner proposes to redevelop its property adjacent to Beach Boulevard on a main public transportation corridor with a mix of uses including a maximum of 350 multiple family dwelling units and 66,000 enclosed square feet on 33 acres of land. To facilitate the redevelopment, a majority of the Property is subject to the Companion Amendment and the Property will be developed in accordance with the Development Agreement, both of which are described at length above.

Significantly, this plan will result in a net addition of acreage to the Conservation land use category while simultaneously providing a much-needed increase in available housing stock. Moreover, sufficient public facilities capacity and utilities availability exists at the Property.

Accordingly, the proposed redevelopment is consistent with the following stated 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.1.4.15
Future Land Use Element Policy LU.1.9.1
Transportation Element Objective TE 1.7
Transportation Element Objective TE 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

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 PUP and PDP.

EXHIBIT LIST

EXHIBIT A: Legal Descriptions
EXHIBIT B: Agent Authorization
EXHIBIT C: Warranty Deed
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: Surveys
EXHIBIT I: PUD Parcel Exhibit
EXHIBIT J: Phasing Exhibit
EXHIBIT K: PUD Site Plan 1 (Parcel A)
EXHIBIT L: PUD Site Plan 2 (Parcel B)
EXHIBIT M: Shared Parking Analysis
EXHIBIT N: Public Facilities Availability
EXHIBIT O: Open Space and Access Exhibit

RECEIVED

Exhibit "A"

AUG 9 2013

Parcel A

PLANNING & DEVELOPMENT

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 8025, PAGE 1121 OF AFORESAID PUBLIC RECORDS, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 634.82 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 00°48'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 250.01 FEET; THENCE DEPARTING SAID EASTERLY LINE NORTH 89°42'24" EAST, ALONG THE SOUTH LINE OF THOSE LANDS RECORDED IN DEED BOOK 859, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 925.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 249.49 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY

RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET; THENCE NORTH $27^{\circ}15'43''$ WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2ND AVENUE NORTH EXTENSION; THENCE NORTH $89^{\circ}42'24''$ EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF $07^{\circ}51'31''$, AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $86^{\circ}22'54''$ EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $89^{\circ}41'21''$ EAST, 1059.28 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF $90^{\circ}01'03''$, AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}18'08''$ EAST, 154.17 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $00^{\circ}17'36''$ EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.34 ACRES, MORE OR LESS, IN AREA.

Parcel B

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2ND AVENUE NORTH EXTENSION (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60-FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 409.62 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 63°07'43" WEST, 8.91 FEET; THENCE NORTH 44°58'40" WEST, 20.64 FEET; THENCE NORTH 12°52'21" WEST, 33.61 FEET; THENCE NORTH 00°28'39" WEST, 17.28 FEET; THENCE NORTH 21°34'24" EAST, 39.94 FEET; THENCE NORTH 14°34'06" EAST, 53.23 FEET; THENCE NORTH 29°18'47" EAST, 64.60 FEET; THENCE NORTH 02°06'24" EAST, 1.49 FEET; THENCE NORTH 63°49'58" EAST, 28.17 FEET; THENCE NORTH 32°21'13" EAST, 90.01 FEET; THENCE NORTH 09°20'08" EAST, 37.73 FEET; THENCE NORTH 89°59'40" EAST, 236.06 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST, 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES, MORE OR LESS, IN AREA.

Agent Authorization

Date: 5-23-26

City of Jacksonville Beach
11 N. Third Street
Jacksonville Beach, FL 32250

RECEIVED

AUG 9 2021

PLANNING & DEVELOPMENT

Re: Agent Authorization for the following site location:

2315 Beach Boulevard (RE # 177290-0000), 2573 2nd Avenue North (RE # 177279-0100), 0 2nd Avenue North (RE # 177294-0000) and 0 2nd Avenue North (RE # 177397-0010)

To whom it may concern:

You are hereby advised that the undersigned is the owner of the property referenced above and described in the legal description(s) attached hereto. Said owner hereby authorizes and empowers Rogers Towers, P.A. to act as agents to file application(s) for a Rezoning and Land Use Amendment for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

**WINDWARD JACKSONVILLE BEACH
OWNER, LLC, a Delaware limited liability
company**

By: [Signature]
Name: Robert Finvarb
As: Manager

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 26 day of May, 2023, by Robert Finvarb as Manager of **WINDWARD JACKSONVILLE BEACH OWNER, LLC**, a Delaware limited liability company, on behalf of the company. S/he (check one) ☒ is personally known to me, or ☐ has produced a valid driver's license as identification.

[Signature] (SEAL)
Notary Public, State of Florida and county aforesaid
Name: Marcia Amador
My Commission Expires: 3-2-2027
My Commission Number is: HH368491



MARCIA AMADOR
Notary Public
State of Florida
Comm# HH368491
Expires 3/2/2027

Exhibit "C"

This instrument was prepared by:
Stephen A. Hould, Esquire
111 Walnut Street
Neptune Beach, FL 32266

When recorded, return this instrument to:
Ronald A. Kriss, Esquire
200 South Biscayne Boulevard, Suite 3100
Miami, FL 33131

32716590 MMC

WARRANTY DEED

THIS INDENTURE, is made effective as of the 17th day of January, 2020, between Rose & Ken, Inc., a Florida corporation having an address at 2315 Beach Boulevard, Jacksonville Beach, Duval County, Florida, ("Grantor"), and Windward Jacksonville Beach Owner, LLC, a Delaware limited liability company having an address at 2999 NE 191st Street, Aventura, Miami-Dade County, FL 33180, (Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's successors and assigns forever all of the right, title, and interest of Grantor in the land described in the attached Exhibit A (the "Land"), situated in Duval County, Florida:

Property Appraiser's Parcel I.D. Nos.: 177294-0000, 117393-0010, 177279-0100, 177290-0000, and 177397-0010.

Subject to taxes and assessments for the year 2020 and subsequent years and to covenants, conditions, restrictions reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose the same.

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

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, to their proper use, benefit and behoof forever.

The Grantor does hereby fully warrant the title to the Land and will defend the same against the lawful claims of all persons whomsoever.

Wherever used herein and whatever the context so admits or requires, the terms Grantor and Grantee shall include the singular and the plural; the heirs, legal representatives and assigns of individuals; and the successors and assigns of corporations and limited liability companies.

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK AND
THE GRANTOR'S SIGNATURE APPEARS ON THE FOLLOWING PAGE.**

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be duly executed and delivered in its name, effective the day and year first above written.

Signed, sealed and delivered in our presence.

WITNESSES:

Sign: *Samantha Leonard*
Print Name: Samantha Leonard

Sign: *Michelle Navarro*
Print Name: MICHELLE NAVARRO

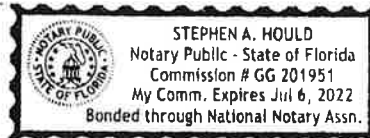
ROSE & KEN, INC.,
a Florida corporation

By: *[Signature]*
Kendall B. Taylor, President

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 15th day of January, 2020, by Kendall B. Taylor, as President of Rose & Ken, Inc., a Florida corporation, on behalf of the corporation, who ☒ is personally known to me or ☐ has produced a Florida driver's license as identification.

[Signature]
Notary Public -- State of Florida
Printed Name:
(Seal)



LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL G: (FEE)

A PART OF SURVEYED 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 INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 225.83 FEET TO THE NORTHWEST CORNER OF SAID SURVEYED SECTION 32; THENCE NORTH 40°16'18" EAST, ALONG THE NORTHERLY LINE OF SAID SURVEYED SECTION 32, A DISTANCE OF 369.56 FEET TO THE NORTHEASTERLY CORNER OF SAID SURVEYED SECTION 32; THENCE SOUTH 36°11'22" EAST, ALONG THE EASTERLY LINE OF SAID SURVEYED SECTION 32, A DISTANCE OF 591.44 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH; THENCE SOUTH 89°27'20" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 483.16 FEET TO THE POINT OF BEGINNING.

PARCEL J: (FEE)

A PORTION OF THE UNSURVEYED SECTION 31 AND UNSURVEYED 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 ANGLE POINT IN THE U.S. GOVERNMENT MEANDER LINE OF THE WESTERLY BOUNDARY OF THE BARTOLOME DE CASTRO Y. FERRER GRANT, SECTION 38, OF SAID TOWNSHIP AND RANGE, SAID ANGLE POINT BEING THE EXTREME NORTHERLY CORNER OF GOVERNMENT LOT 1, SECTION 32, SAID TOWNSHIP AND RANGE, AND RUN NORTH 50°48'46" EAST, ALONG SAID MEANDER LINE, A DISTANCE OF 1307.64 FEET TO AN ANGLE POINT; RUN THENCE NORTH 20°08'29" WEST, ALONG SAID MEANDER LINE, A DISTANCE OF 899.48 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED UNSURVEYED SECTION 32; RUN THENCE SOUTH 89°21'23" WEST, ALONG SAID NORTHERLY LINE AND THE NORTHERLY LINE OF AFOREMENTIONED UNSURVEYED SECTION 31, A DISTANCE OF 2505.49 FEET TO ITS POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 14, PAGE 72, CURRENT PUBLIC RECORDS OF SAID COUNTY; RUN THENCE SOUTH 07°23'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 639.00 FEET TO AN ANGLE POINT; RUN THENCE SOUTH 17°34'37" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1533.66 FEET TO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT DESCRIBED IN DEED RECORDED IN DEED BOOK 859, PAGE 40, PUBLIC RECORDS OF SAID COUNTY, RUN THENCE NORTH 89°23'23" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 999.28 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT; RUN THENCE SOUTH 00°36'37" EAST, ALONG THE EASTERLY BOUNDARY OF SAID TRACT, A DISTANCE OF 40.59 FEET TO ITS POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH (A 60 FOOT RIGHT OF WAY) AS DESCRIBED IN DEED RECORDED IN DEED BOOK 1353, PAGE 152, PUBLIC RECORDS OF SAID COUNTY; RUN THENCE NORTH 89°27'20" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 122.59 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF AFOREMENTIONED GOVERNMENT LOT 1, SECTION 32; RUN THENCE NORTH 27°41'56" WEST, ALONG SAID

SOUTHWESTERLY BOUNDARY, A DISTANCE OF 225.83 FEET TO THE MOST WESTERLY CORNER OF SAID GOVERNMENT LOT; RUN THENCE NORTH 40°16'18" EAST, ALONG THE NORTHWESTERLY BOUNDARY OF SAID GOVERNMENT LOT, A DISTANCE OF 369.56 FEET TO THE POINT OF BEGINNING.

PARCEL K: (FEE)

A PART OF 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 BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF LOT 23, BLOCK 1, PINE GROVE UNIT NO. 4, AS RECORDED IN PLAT BOOK 19, PAGES 44 AND 44A OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00 DEGREES 31 MINUTES 37 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT 23, A DISTANCE OF 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 23, SAID SOUTHWESTERLY CORNER BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 6TH AVENUE NORTH, AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY, WITH THE WESTERLY RIGHT OF WAY LINE OF NORTH 19TH STREET AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY, ALL AS SHOWN ON THE AFOREMENTIONED PLAT OF PINE GROVE NO. 4, SAID POINT BEING A POINT OF CURVE OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2607.60 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 07 DEGREES 03 MINUTES 53 SECONDS EAST, AND A CHORD DISTANCE OF 587.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13 DEGREES 32 MINUTES 18 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 241.40 FEET TO A POINT OF CURVE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 2603.40 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 07 DEGREES 30 MINUTES 03 SECONDS EAST, AND A CHORD DISTANCE OF 547.65 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH, AS NOW ESTABLISHED AS AN 80 FOOT RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 435.48 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH 00 DEGREES 32 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 182.20 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH EXTENSION, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, A DISTANCE OF 97.94 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 20 SECONDS WEST, A DISTANCE OF 73.83 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED CASTRO Y. FERRER GRANT; THENCE NORTH 36 DEGREES 11 MINUTES 22 SECONDS WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH EXTENSION AND ALONG SAID WESTERLY LINE OF THE CASTRO Y. FERRER GRANT, A DISTANCE OF 591.44 FEET TO THE NORTHWESTERLY CORNER OF SAID CASTRO Y. FERRER GRANT; THENCE NORTH 50 DEGREES 48 MINUTES 46 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID CASTRO Y. FERRER GRANT, A DISTANCE OF 1154.25 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY BOUNDARY LINE OF FISHER'S PLAT AS RECORDED IN PLAT BOOK 38, PAGE 35, AZALEA ACRES UNIT THREE AS RECORDED IN PLAT BOOK 38, PAGE 82, AND AZALEA ACRES AS RECORDED IN PLAT BOOK 31, PAGE 87, ALL OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 89 DEGREES 28 MINUTES 23 SECONDS EAST ALONG SAID

SOUTHERLY BOUNDARY LINES AND ITS WESTERLY PROLONGATION, A DISTANCE OF 615.77 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION FALLING WITH THE PLAT OF MARINA COVE RECORDED IN PLAT BOOK 56, PAGE 3, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCELS A, B, C, C-1, D, E, F, H, I, L, N AND O: (FEE)

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

FOR POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT-OF-WAY; THENCE RUN NORTH 27°41'56" WEST, ALONG THE WESTERLY LINE OF SURVEYED SECTION 32 AND ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE RUN SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT-OF-WAY, A DISTANCE OF 755.58 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 00°32'40" WEST A DISTANCE OF 100 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276; THENCE RUN SOUTH 89°27'20" WEST A DISTANCE OF 634.82 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW ESTABLISHED AS A 500 FOOT RIGHT-OF-WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 01°03'40" WEST ALONG SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY A DISTANCE OF 250 FEET TO A POINT; THENCE DEPARTING SAID EASTERLY LINE OF THE INTRACOASTAL WATERWAY RUN NORTH 89°27'20" EAST A DISTANCE OF 925.90 FEET TO A POINT; THENCE RUN NORTH A DISTANCE OF 249.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH (AS NOW ESTABLISHED AS A 60 FOOT RIGHT-OF-WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA); THENCE RUN NORTH 89°27'20" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH A DISTANCE OF 654.72 FEET TO A POINT ON THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WHERE SAID RIGHT-OF-WAY LINE TURNS TO THE SOUTHEAST; THENCE RUN SOUTH 36°11'22" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH (BEING ALSO THE WESTERLY LINE OF SURVEYED SECTION 32) A DISTANCE OF 97.94 FEET TO A POINT WHERE SAID RIGHT-OF-WAY LINE TURNS TO THE EAST; THENCE RUN NORTH 89°27'20" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SECOND AVENUE NORTH A DISTANCE OF 664.40 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2539, PAGE 1035, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN SOUTH 00°32'40" EAST ALONG THE WESTERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 2539, PAGE 1035, OFFICIAL RECORDS VOLUME 3420, PAGE 686, OFFICIAL RECORDS VOLUME 740, PAGE 278 AND OFFICIAL RECORDS VOLUME 3033, PAGE 950, A DISTANCE OF 370 FEET TO A POINT LYING AT THE SOUTHWEST CORNER OF THE LANDS DESCRIBED AT OFFICIAL RECORDS VOLUME 3033, PAGE 950, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN NORTH 89°27'20" EAST ALONG THE SOUTHERLY BOUNDARY OF LANDS RECORDED IN OFFICIAL RECORDS VOLUME 3033, PAGE 950 A DISTANCE OF 100 FEET MORE OR LESS TO THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH (A 60

FOOT RIGHT-OF-WAY; THENCE RUN SOUTH 00°32'40" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH A DISTANCE OF 249.88 FEET MORE OR LESS TO THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF 20TH STREET NORTH WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89°27'20" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF BEACH BOULEVARD A DISTANCE OF 958.11 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL "A"

A PART OF UNSURVEYED 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 WESTERLY LINE OF SURVEYED SECTION 32 SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 704.33 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 67.00 FEET; THENCE SOUTH 89°50'14" EAST, A DISTANCE OF 243.02 FEET; THENCE NORTH 04°00'30" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 463.51 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 100.00 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AND THE POINT OF BEGINNING.

PARCEL "B"

A PART OF THE SUBMERGED LANDS OF UNSURVEYED 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 WESTERLY LINE OF SURVEYED SECTION 32 SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100 FEET TO SAID WESTERLY LINE OF SURVEYED SECTION 32; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 415.51 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 924.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY, AS NOW ESTABLISHED AS A 500 FOOT RIGHT OF WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65-74 OF SAID PUBLIC RECORDS; THENCE NORTH 01°03'40" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 150.00 FEET; THENCE NORTH 89°27'20" EAST DEPARTING FROM SAID EASTERLY LINE, A DISTANCE OF 925.90 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN 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 WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH $89^{\circ}27'20''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET; THENCE NORTH $00^{\circ}32'40''$ WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 366.88 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH $00^{\circ}32'40''$ WEST, A DISTANCE OF 133.09 FEET; THENCE SOUTH $89^{\circ}27'20''$ WEST, A DISTANCE OF 348.73 FEET THENCE NORTH $00^{\circ}32'40''$ WEST, A DISTANCE OF 119.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH $89^{\circ}27'20''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 469.40 FEET; THENCE SOUTH $00^{\circ}32'40''$ EAST, A DISTANCE OF 253.00 FEET; THENCE SOUTH $89^{\circ}27'20''$ WEST, A DISTANCE OF 140.68 FEET TO THE POINT OF BEGINNING.

PARCEL "C-1"

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 WESTERLY LINE OF SURVEYED SECTION 32 OF SAID TOWNSHIP 2 SOUTH, RANGE 29 EAST AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH $89^{\circ}27'20''$ EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET; THENCE NORTH $00^{\circ}32'40''$ WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.94 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH $00^{\circ}32'40''$ WEST, A DISTANCE OF 56.94 FEET; THENCE NORTH $89^{\circ}27'20''$ EAST, A DISTANCE OF 140.68 FEET; THENCE NORTH $00^{\circ}32'40''$ WEST, A DISTANCE OF 253.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; THENCE NORTH $89^{\circ}27'20''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 175.00 FEET TO THE NORTHWESTERLY CORNER OF THE LANDS AS DESCRIBED IN O.R. VOLUME 2539, PAGE 1035 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $00^{\circ}32'40''$ EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND ALONG THE WESTERLY LINE OF THE LANDS AS DESCRIBED O.R. VOLUME 3420, PAGE 686 AND O.R. VOLUME 740, PAGE 278 OF SAID PUBLIC RECORDS, A DISTANCE OF 309.94 FEET; THENCE SOUTH $89^{\circ}27'20''$ WEST, DEPARTING FROM SAID WESTERLY LINE, A DISTANCE OF 315.68 FEET TO THE POINT OF BEGINNING.

PARCEL "D"

A PART OF SURVEYED SECTION 32 AND A PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN 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 WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 89°27'20" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET TO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 309.94 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 315.68 FEET TO THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN O.R. VOLUME 740, PAGE 278 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY THENCE SOUTH 00°32'40" EAST, ALONG THE WESTERLY LINE OF SAID LANDS AND ALONG THE WESTERLY LINE OF THE LANDS AS DESCRIBED IN O.R. VOLUME 3033, PAGE 950, O.R. VOLUME 4945, PAGE 31 AND O.R. VOLUME 2098, PAGE 550, A DISTANCE OF 309.94 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 89°27'20" WEST; ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 315.68 FEET TO THE POINT OF BEGINNING.

PARCEL "E"

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

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 WITH THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO SAID WESTERLY LINE, A DISTANCE OF 645.00 FEET; THENCE 00°32'40" EAST, A DISTANCE OF 199.97 FEET TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 542.43 FEET TO THE POINT OF BEGINNING.

PARCEL "F"

A PART OF SURVEYED 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 INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'20" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 495.41 FEET TO THE WESTERLY LINE OF THE CASTRO Y. FERRER GRANT; THENCE SOUTH 36°11'22" EAST ALONG SAID WESTERLY LINE AND ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID 2ND AVENUE NORTH, A DISTANCE OF 97.94 FEET; THENCE SOUTH 00°32'40" EAST, DEPARTING FROM SAID WESTERLY LINE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 119.91 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 450.15 FEET TO THE AFOREMENTIONED WESTERLY LINE

OF SURVEYED SECTION 32; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 224.21 FEET TO THE POINT OF BEGINNING.

PARCEL "H"

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

FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 11.24 FEET; THENCE SOUTH 27°41'56" EAST A DISTANCE OF 212.96 FEET; THENCE NORTH 89°27'20" EAST A DISTANCE OF 802.77 FEET; THENCE SOUTH 00°32'40" EAST A DISTANCE OF 320.00 FEET; THENCE SOUTH 89°27'20" WEST A DISTANCE OF 655.00 FEET; THENCE NORTH 00°32'40" WEST A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY LINE OF AFOREMENTIONED SURVEYED SECTION 32; THENCE NORTH 27°41'56" WEST ALONG SAID WESTERLY LINE OF SURVEYED SECTION 32 A DISTANCE OF 561.36 FEET TO THE POINT OF BEGINNING.

(See notation at end of exhibit regarding overlap and adjustment to acreage.)

PARCEL "I"

A PART OF UNSURVEYED 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 WESTERLY LINE OF SURVEYED SECTION 32, SAID TOWNSHIP AND RANGE WITH THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST, ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 415.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°27'20" WEST, A DISTANCE OF 48.00 FEET; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°50'14" WEST, A DISTANCE OF 243.02 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 33.00 FEET; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 634.82 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY AS NOW ESTABLISHED AS A 500 FOOT RIGHT OF WAY AND AS RECORDED IN PLAT BOOK 14, PAGES 65-74 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°03'40" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 100 FEET; THENCE NORTH 89°27'20" EAST, DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 924.54 FEET; THENCE SOUTH 00°32'40" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

PARCEL "L"

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 BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE NORTH 00°32'40" EAST, DEPARTING FROM SAID RIGHT OF WAY LINE A DISTANCE OF 249.88 FEET; THENCE NORTH 89°27'20" EAST A DISTANCE OF 100.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF 20TH STREET NORTH; THENCE SOUTH 00°32'40" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 249.88 FEET TO THE POINT OF BEGINNING.

PARCEL "N"

A PART OF UNSURVEYED 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 INTERSECTION OF THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32 AND THE SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY AND AS RECORDED IN DEED BOOK 1353, PAGE 148 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 27°41'56" EAST ALONG SAID EASTERLY LINE OF UNSURVEYED SECTION 32, A DISTANCE OF 561.36 FEET TO THE INTERSECTION WITH A LINE 300 FEET NORTHERLY OF AND PARALLEL WITH THE CENTERLINE OF BEACH BOULEVARD (STATE ROAD NO. 212); THENCE SOUTH 89°27'20" WEST, ALONG SAID LINE, A DISTANCE OF 415.51 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 499.49 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF 2ND AVENUE NORTH; THENCE NORTH 89°27'20" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 159.31 FEET TO THE POINT OF BEGINNING.

PARCEL "O"

A PART OF UNSURVEYED 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 WESTERLY LINE OF SURVEYED SECTION 32, SAID TOWNSHIP AND RANGE AND THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE NORTH 27°41'56" WEST ALONG SAID WESTERLY LINE AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 112.37 FEET; THENCE SOUTH 89°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS NOW ESTABLISHED AS A 400 FOOT RIGHT OF WAY, A DISTANCE OF 51.25 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 100.00 FEET TO SAID WESTERLY LINE OF SURVEYED SECTION 32; THENCE SOUTH 89°27'20" WEST, A DISTANCE OF 463.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 04°00'30" EAST, A DISTANCE OF 36.07 FEET; THENCE NORTH 89°50'14" WEST, A DISTANCE OF 243.02 FEET; THENCE NORTH 00°32'40" WEST, A DISTANCE OF 33.00 FEET; THENCE NORTH 89°27'20" EAST, A DISTANCE OF 240.82 FEET TO THE POINT OF BEGINNING.

(NOTE: The legal description of Parcel H overlaps portions of Parcels C, C-1, D, E and F, so that the total acreage conveyed is less than the sum of the acreage of the individual parcels.)

TOGETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE EASEMENTS RESERVED IN DEED BOOK 1353, PAGE 131, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA (TO THE EXTENT SUCH RIGHTS MAY NOT HAVE ALREADY VESTED IN GRANTEE BY MERGER OF TITLE OR THROUGH THE CONVEYANCE OF ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO PARCEL "N").

LEASEHOLD PARCEL:

LEASEHOLD ESTATE CREATED BY UNRECORDED LEASE DATED APRIL 16, 2013 BY AND BETWEEN THE CITY OF JACKSONVILLE BEACH, A FLORIDA MUNICIPAL CORPORATION, LESSOR, AND ROSE AND KEN, INC., A FLORIDA CORPORATION, LESSEE; AS ASSIGNED TO WINDWARD JACKSONVILLE BEACH OWNER, LLC, A LIMITED LIABILITY COMPANY, BY ASSIGNMENT OF LEASE DATED NOVEMBER 18, 2019, AND RECORDED ~~1646~~ IN OFFICIAL RECORDS BOOK ~~908~~ PAGE ~~233~~ OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, DEMISING FOR A TERM OF YEARS, THE FOLLOWING PROPERTY, TO WIT:

A PART OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 1060, PAGE 276, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE RUN S. 89°27'20" W. ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD AS NOW ESTABLISHED AS A 400 FOOT RIGHT-OF-WAY, A DISTANCE OF 634.8 FEET; THENCE RUN N. 00°32'40" W., A DISTANCE OF 100 FEET; THENCE N. 89°27'20" E., A DISTANCE OF 634.8 FEET; THENCE RUN S. 00°32'40" W., A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

WINDWARD JACKSONVILLE BEACH OWNER LLC
 2999 NE 191ST ST
 AVENTURA, FL 33180
Primary Site Address
 2315 BEACH BLVD
 Jacksonville Beach FL 32250
Official Record Book/Page

19085-00719

File #

9432

2315 BEACH BLVD**Property Detail**

RE #	177290-0000
Tax District	USD2
Property Use	2000 Transit Term/Marinas
# of Buildings	5
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1145954

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	2022 Certified	2023 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$15,599,986.00	\$12,515,296.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$17,000,000.00	\$18,516,800.00
Assessed Value	\$17,000,000.00	\$18,516,800.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$17,000,000.00	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
19085-00719	1/17/2020	\$25,000,000.00	WD - Warranty Deed	Unqualified	Improved
14218-00797	9/27/2007	\$100.00	MS - Miscellaneous	Unqualified	Improved
14165-02423	8/18/2007	\$100.00	QC - Quit Claim	Unqualified	Improved
13479-00009	8/21/2006	\$100.00	QC - Quit Claim	Unqualified	Improved
07984-01745	11/23/1994	\$1,660,000.00	WD - Warranty Deed	Unqualified	Improved
07984-01735	5/3/1994	\$100.00	QC - Quit Claim	Unqualified	Vacant
07984-01732	5/10/1994	\$100.00	QC - Quit Claim	Unqualified	Vacant
01133-00081	1/7/1946	\$102,800.00	MS - Miscellaneous	Qualified	Improved
01060-00276	7/14/1960	\$100.00	WD - Warranty Deed	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	BHSC1	Bulkhead Sheet Piling	1	0	0	400.00	\$253,368.00
1	PVCC1	Paving Concrete	3	0	0	555.00	\$1,052.00
1	PVCC1	Paving Concrete	5	0	0	13,520.00	\$23,498.00
2	SDSC6	Sprinkler Dry System	5	0	0	80,567.00	\$60,425.00
2	WMCC1	Wall Masonry/Concrt	3	0	0	558.00	\$2,750.00
2	DKWC2	Deck Wooden	1	0	0	7,820.00	\$49,501.00
3	ELHC6	Elevator Hydraulic	1	0	0	1.00	\$16,985.00
3	GRCC2	Garage/Util Bdg Conc	3	17	9	153.00	\$2,030.00
3	MZWC6	Mezzanine Wood	5	0	0	720.00	\$11,310.00
4	FCLC1	Fence Chain Link	5	0	0	504.00	\$1,988.00
4	CVPC2	Covered Patio	3	8	8	64.00	\$442.00
4	ESHC6	Elevator Stops Hydra	1	0	0	3.00	\$10,343.00
5	SWSC6	Sprinkler Wet System	1	0	0	14,700.00	\$8,967.00
5	FCBC1	Fence Chain Barbed	5	0	0	1,310.00	\$7,768.00
6	GRMC2	Garage/Util Bdg Metl	5	96	30	2,880.00	\$23,155.00
6	DKWC2	Deck Wooden	1	0	0	11,025.00	\$69,788.00
7	PVAC1	Paving Asphalt	1	0	0	54,200.00	\$44,281.00
8	PVCC1	Paving Concrete	1	0	0	2,961.00	\$5,614.00
9	PVAC1	Paving Asphalt	1	0	0	2,880.00	\$2,972.00
10	DKWC2	Deck Wooden	1	0	0	6,670.00	\$42,221.00
11	BHCC1	Bulkhead Concrete	1	0	0	660.00	\$140,026.00
12	DKWC2	Deck Wooden	1	0	0	312.00	\$1,975.00
13	PVAC1	Paving Asphalt	1	0	0	41,915.00	\$36,047.00
14	PVCC1	Paving Concrete	1	0	0	630.00	\$1,194.00

15	PVCC1	Paving Concrete	1	0	0	2,088.00	\$3,959.00
16	WMCC1	Wall Masonry/Concr	1	0	0	838.00	\$2,665.00
17	BHCC1	Bulkhead Concrete	1	0	0	1,760.00	\$1,275,789.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1010	COMMERCIAL WATERFRONT	JPUD	0.00	0.00	Common	391,988.00	Square Footage	\$9,799,700.00
2	1010	COMMERCIAL WATERFRONT	JPUD	0.00	0.00	Common	69,994.00	Square Footage	\$1,049,910.00
3	1010	COMMERCIAL WATERFRONT	JPUD	0.00	0.00	Common	66,531.00	Square Footage	\$1,663,275.00
4	9500	SUBMERGED LAND	JPUD	0.00	0.00	Common	14.18	Acreage	\$2,411.00

Legal

LN	Legal Description
1	32-2S-29E 26.313
2	PT SURVEYED & UNSURVEYED SEC 32,
3	PT D DE CASTRO Y FERRER GRANT SEC 38
4	RECD O/R 19085-719 BEING PARCEL A-O

Buildings

Building 1

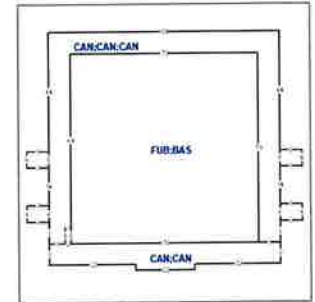
Building 1 Site Address
2315 BEACH BLVD Unit
Jacksonville Beach FL 32250

Building Type	1801 - OFFICE 3-8 STY
Year Built	1986
Building Value	\$797,824.00

Type	Gross Area	Heated Area	Effective Area
Canopy	1796	0	449
Canopy	1796	0	449
Canopy	1796	0	449
Finished upper story 2	9800	9800	9800
Base Area	4900	4900	4900
Unfinished Storage	12	0	5
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	48	0	12
Canopy	732	0	183
Canopy	732	0	183
Total	21948	14700	16514

Element	Code	Detail
Exterior Wall	16	16 Frame Stucco
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	5	5 Drywall
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Element	Code	Detail
Stories	3.000	
Baths	27.000	
Rooms / Units	25.000	
Avg Story Height	10.000	



2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$19,408,840.00	\$0.00	\$19,408,840.00	\$143,823.03	\$155,779.23	\$143,262.47
Public Schools: By State Law	\$20,024,900.00	\$0.00	\$20,024,900.00	\$62,814.06	\$64,800.58	\$62,689.95
By Local Board	\$20,024,900.00	\$0.00	\$20,024,900.00	\$39,664.61	\$45,015.98	\$39,587.22
FL Inland Navigation Dist.	\$19,408,840.00	\$0.00	\$19,408,840.00	\$564.62	\$621.08	\$557.03
Jax Beach	\$19,408,840.00	\$0.00	\$19,408,840.00	\$70,484.08	\$77,532.49	\$70,508.43
Water Mgmt Dist. SJRWMD	\$19,408,840.00	\$0.00	\$19,408,840.00	\$3,862.36	\$3,831.31	\$3,831.31
Urban Service Dist2	\$19,408,840.00	\$0.00	\$19,408,840.00	\$0.00	\$0.00	\$0.00
			Totals	\$321,212.76	\$347,580.67	\$320,436.41
Description	Just Value	Assessed Value	Exemptions	Taxable Value		
Last Year	\$17,644,400.00	\$17,644,400.00	\$0.00	\$17,644,400.00		
Current Year	\$20,024,900.00	\$19,408,840.00	\$0.00	\$19,408,840.00		

2022 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.

2022

2021

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](#)

WINDWARD JACKSONVILLE BEACH OWNER LLC2999 NE 191ST ST
AVENTURA, FL 33180**Primary Site Address**
2573 N 2ND AVE
Jacksonville Beach FL 32250**Official Record Book/Page**
19085-00719**File #**
9432**2573 N 2ND AVE****Property Detail**

RE #	177279-0100
Tax District	USD2
Property Use	9900 Res Acrg Not Classified AG > 20 Acres
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	3610441

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	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$571.00	\$520.00
Land Value (Market)	\$90,010.00	\$90,010.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$90,581.00	\$90,530.00
Assessed Value	\$90,581.00	\$90,530.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$90,581.00	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 exemptionsSJRWMD/FIND Taxable Value
No applicable exemptionsSchool Taxable Value
No applicable exemptions**Sales History**

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
19085-00719	1/17/2020	\$25,000,000.00	WD - Warranty Deed	Unqualified	Vacant
14172-00527	8/18/2007	\$100.00	QC - Quit Claim	Unqualified	Vacant
10771-01127	11/11/2002	\$1,930,000.00	WD - Warranty Deed	Unqualified	Vacant
07269-02326	2/5/1992	\$100.00	WD - Warranty Deed	Unqualified	Vacant
05719-02362	10/3/1983	\$105,000.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	SHAC2	Shed Aluminum	0	8	8	64.00	\$520.00

Land & Legal**Land**

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	0100	RES LD 3-7 UNITS PER AC	JRS-1	0.00	0.00	Common	2.50	Acreage	\$75,000.00
2	9602	SWAMP	JRS-1	0.00	0.00	Common	3.90	Acreage	\$1,170.00
3	9612	SALT WATER MARSH	JRS-1	0.00	0.00	Common	81.41	Acreage	\$13,840.00

Legal

LN	Legal Description
1	38-2S-29E 87.81
2	PT SECS 31,32 UNSURVEYED RECD
3	O/R 19085-719 BEING PARCEL J

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$90,581.00	\$0.00	\$90,581.00	\$738.89	\$727.02	\$668.61
Public Schools: By State Law	\$90,581.00	\$0.00	\$90,581.00	\$322.71	\$293.12	\$283.57
By Local Board	\$90,581.00	\$0.00	\$90,581.00	\$203.78	\$203.63	\$179.07
FL Inland Navigation Dist.	\$90,581.00	\$0.00	\$90,581.00	\$2.90	\$2.90	\$2.60
Jax Beach	\$90,581.00	\$0.00	\$90,581.00	\$362.11	\$361.84	\$329.06
Water Mgmt Dist. SJRWMD	\$90,581.00	\$0.00	\$90,581.00	\$19.84	\$17.88	\$17.88
Urban Service Dist2	\$90,581.00	\$0.00	\$90,581.00	\$0.00	\$0.00	\$0.00
			Totals	\$1,650.23	\$1,606.39	\$1,480.79

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$90,648.00	\$90,648.00	\$0.00	\$90,648.00
Current Year	\$90,581.00	\$90,581.00	\$0.00	\$90,581.00

2022 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.

[2022](#)[2021](#)[2020](#)[2019](#)[2018](#)[2017](#)[2016](#)[2015](#)[2014](#)

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More Information

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

WINDWARD JACKSONVILLE BEACH OWNER LLC2999 NE 191ST ST
AVENTURA, FL 33180**Primary Site Address**0 N 2ND AVE
Jacksonville Beach FL 32250**Official Record Book/Page**

19085-00719

Tile #

9432

0 N 2ND AVE**Property Detail**

RE #	177294-0000
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	177285

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Value Summary

Value Description	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$604.00	\$604.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$604.00	\$604.00
Assessed Value	\$604.00	\$604.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$604.00	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
19085-00719	1/17/2020	\$25,000,000.00	WD - Warranty Deed	Unqualified	Vacant
10771-01127	11/18/2002	\$1,930,000.00	WD - Warranty Deed	Unqualified	Vacant
05748-01662	11/15/1983	\$1,000.00	WD - Warranty Deed	Unqualified	Vacant
05748-01659	11/15/1983	\$120,000.00	WD - Warranty Deed	Unqualified	Vacant
05748-01656	11/15/1983	\$157,444.00	WD - Warranty Deed	Unqualified	Vacant
05748-01653	11/15/1983	\$239,500.00	WD - Warranty Deed	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	9612	SALT WATER MARSH	JRS-1	0.00	0.00	Common	3.55	Acreage	\$604.00

Legal

LN	Legal Description
1	32-2S-29E 3.55
2	PT GOVT LOT 1 RECD O/R 19085-719
3	BEING PARCEL G

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$604.00	\$0.00	\$604.00	\$4.92	\$4.85	\$4.46
Public Schools: By State Law	\$604.00	\$0.00	\$604.00	\$2.15	\$1.95	\$1.89
By Local Board	\$604.00	\$0.00	\$604.00	\$1.36	\$1.36	\$1.19
FL Inland Navigation Dist.	\$604.00	\$0.00	\$604.00	\$0.02	\$0.02	\$0.02
Jax Beach	\$604.00	\$0.00	\$604.00	\$2.41	\$2.41	\$2.19
Water Mgmt Dist. SJRWMD	\$604.00	\$0.00	\$604.00	\$0.13	\$0.12	\$0.12
Urban Service Dist2	\$604.00	\$0.00	\$604.00	\$0.00	\$0.00	\$0.00
Totals				\$10.99	\$10.71	\$9.87

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$604.00	\$604.00	\$0.00	\$604.00
Current Year	\$604.00	\$604.00	\$0.00	\$604.00

2022 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.

2022

2021

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](#)

WINDWARD JACKSONVILLE BEACH OWNER LLC2999 NE 191ST ST
AVENTURA, FL 33180**Primary Site Address**0 N 2ND AVE
Jacksonville Beach FL 32250**Official Record Book/Page**

19085-00719

Tile #

9432

0 N 2ND AVE**Property Detail**

RE #	177397-0010
Tax District	USD2
Property Use	2000 Transit Term/Marinas
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	1434508

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	2022 Certified	2023 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$5,865.00	\$1,263,438.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$5,865.00	\$1,263,438.00
Assessed Value	\$5,865.00	\$6,451.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$1,256,987.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$5,865.00	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
19085-00719	1/17/2020	\$25,000,000.00	WD - Warranty Deed	Unqualified	Vacant
03543-00362	6/1/1973	\$210,000.00	WD - Warranty Deed	Unqualified	Vacant
03986-00170	8/4/1975	\$1,000.00	CT - Certificate of Title	Unqualified	Vacant
05735-00878	12/16/1983	\$300,000.00	WD - Warranty Deed	Unqualified	Vacant
07269-02328	2/5/1992	\$100.00	WD - Warranty Deed	Unqualified	Vacant
05857-01515	9/25/1984	\$80,000.00	WD - Warranty Deed	Unqualified	Vacant
07269-02322	2/5/1992	\$100.00	WD - Warranty Deed	Unqualified	Improved
10771-01127	11/14/2002	\$1,930,000.00	WD - Warranty Deed	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	0100	RES LD 3-7 UNITS PER AC	JRS-1	430.00	105.00	Common	430.00	Front Footage	\$1,257,750.00
2	9612	SALT WATER MARSH	JRS-1	0.00	0.00	Common	33.46	Acreage	\$5,688.00

Legal

LN	Legal Description
1	38-2S-29E 34.50
2	B DE CASTRO Y FERRER GRANT
3	PT RECD O/R 19085-719 BEING PARCEL K

Buildings

No data found for this section

2022 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Beaches	\$246,891.00	\$0.00	\$246,891.00	\$2,012.46	\$1,981.60	\$1,822.38
Public Schools: By State Law	\$246,891.00	\$0.00	\$246,891.00	\$878.93	\$798.94	\$772.92
By Local Board	\$246,891.00	\$0.00	\$246,891.00	\$555.01	\$555.01	\$488.08
FL Inland Navigation Dist.	\$246,891.00	\$0.00	\$246,891.00	\$7.90	\$7.90	\$7.09
Jax Beach	\$246,891.00	\$0.00	\$246,891.00	\$986.26	\$986.26	\$896.91
Water Mgmt Dist. SJRWMD	\$246,891.00	\$0.00	\$246,891.00	\$54.04	\$48.74	\$48.74
Urban Service Dist2	\$246,891.00	\$0.00	\$246,891.00	\$0.00	\$0.00	\$0.00
			Totals	\$4,494.60	\$4,378.45	\$4,036.12

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$246,891.00	\$246,891.00	\$0.00	\$246,891.00
Current Year	\$246,891.00	\$246,891.00	\$0.00	\$246,891.00

2022 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)

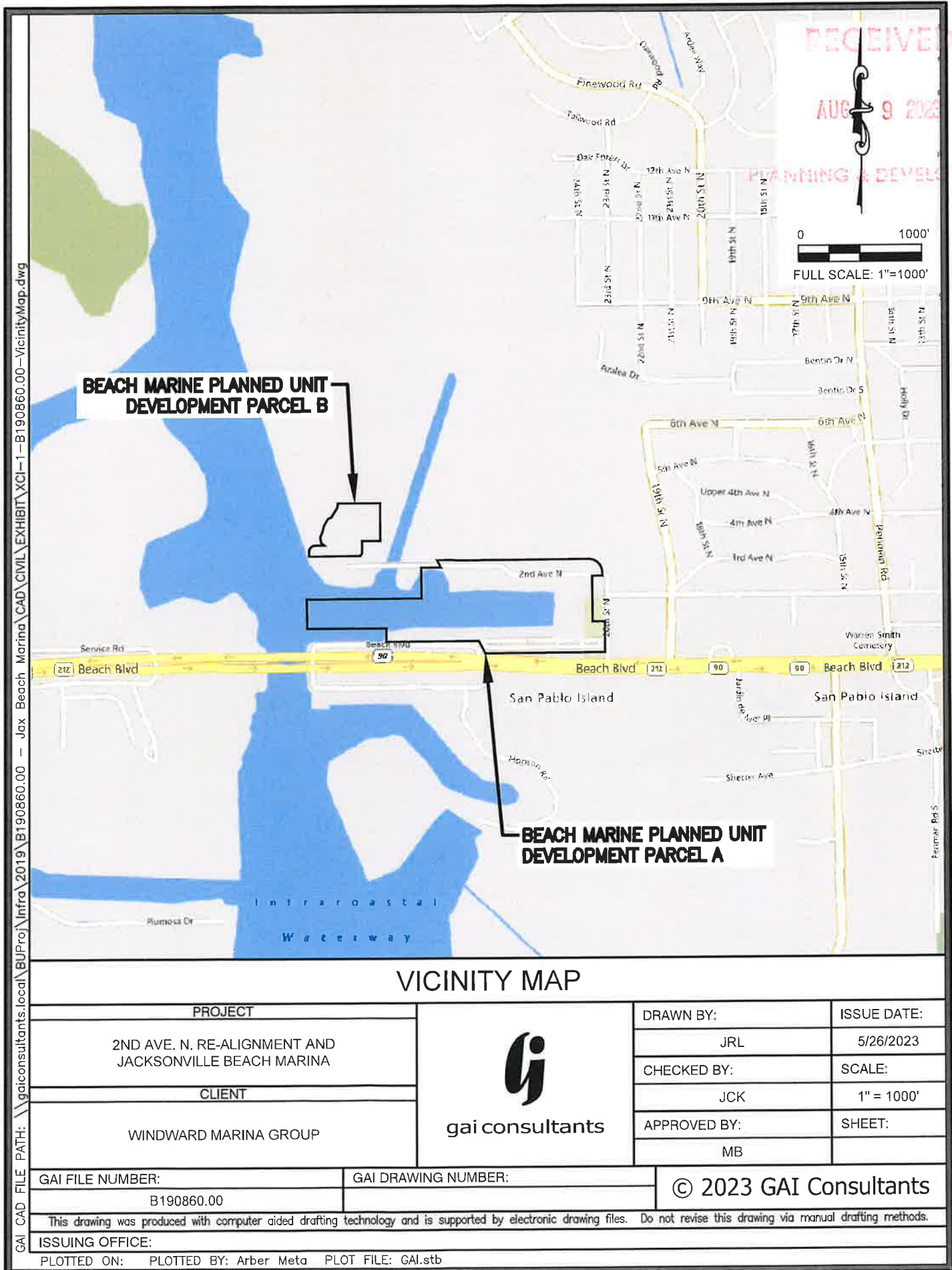
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[2022](#)[2021](#)[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](#)



RECEIVED
AUG 9 2023
PLANNING & DEVELOPMENT

0 500'
FULL SCALE: 1"=500'

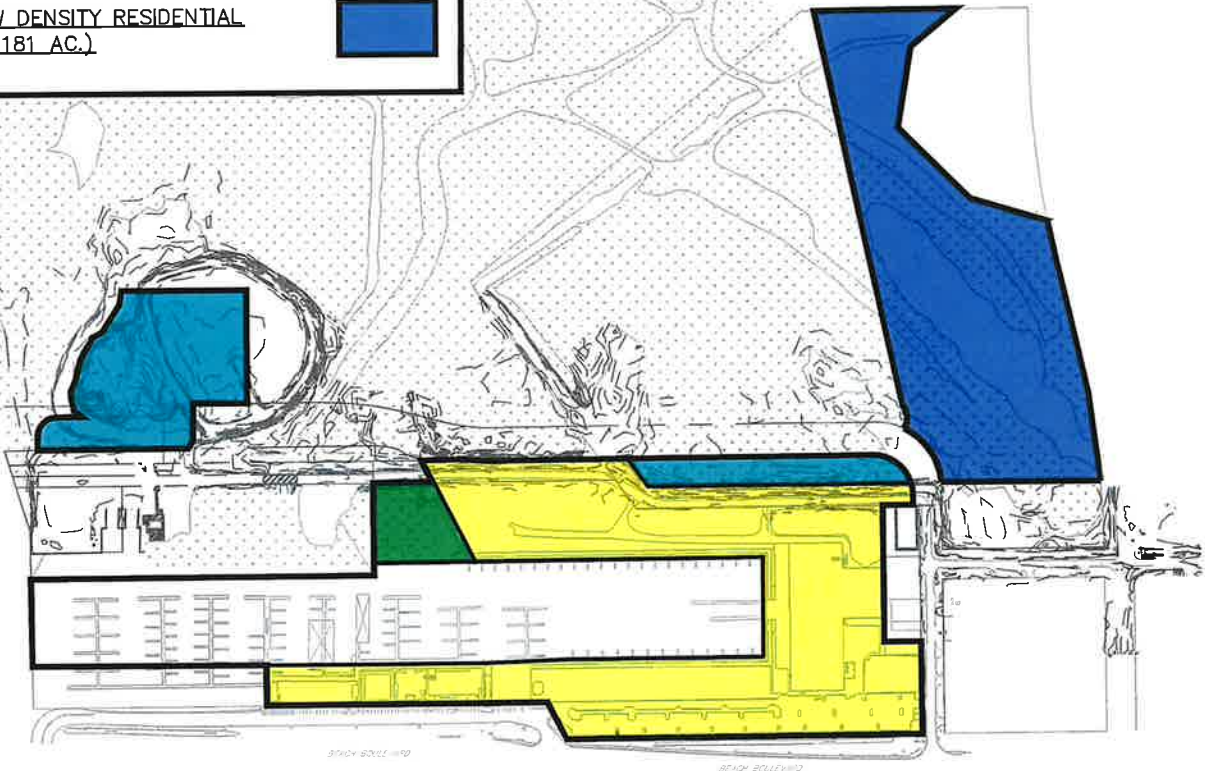
LEGEND

CONSERVATION (5.26 AC.)

COMMUNITY COMMERCIAL (15.35 AC.)

RECREATION OPEN SPACE (0.99 AC.)

LOW DENSITY RESIDENTIAL (10.181 AC.)



MASTER EXHIBITS MAP BEFORE FLUM

PROJECT		 gai consultants	DRAWN BY:	ISSUE DATE:
2ND AVE. N. RE-ALIGNMENT AND JACKSONVILLE BEACH MARINA			JRL	5/26/2023
CLIENT			CHECKED BY:	SCALE:
WINDWARD MARINA GROUP			JCK	1" = 500'
			APPROVED BY:	SHEET:
			MB	F
GAI FILE NUMBER:		GAI DRAWING NUMBER:		© 2023 GAI Consultants
B190860.00				
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.				
ISSUING OFFICE:				
PLOTTED ON: PLOTTED BY: Jennifer C. Klich PLOT FILE: GAI.stb				

GAI CAD FILE PATH: Z:\Infra\2019\B190860.00 - Jax Beach Marina\CAD\CIVIL\EXHIBIT\XCI-1-B190860.00-Exhibits\FandF1.dwg

Exhibit "F1"

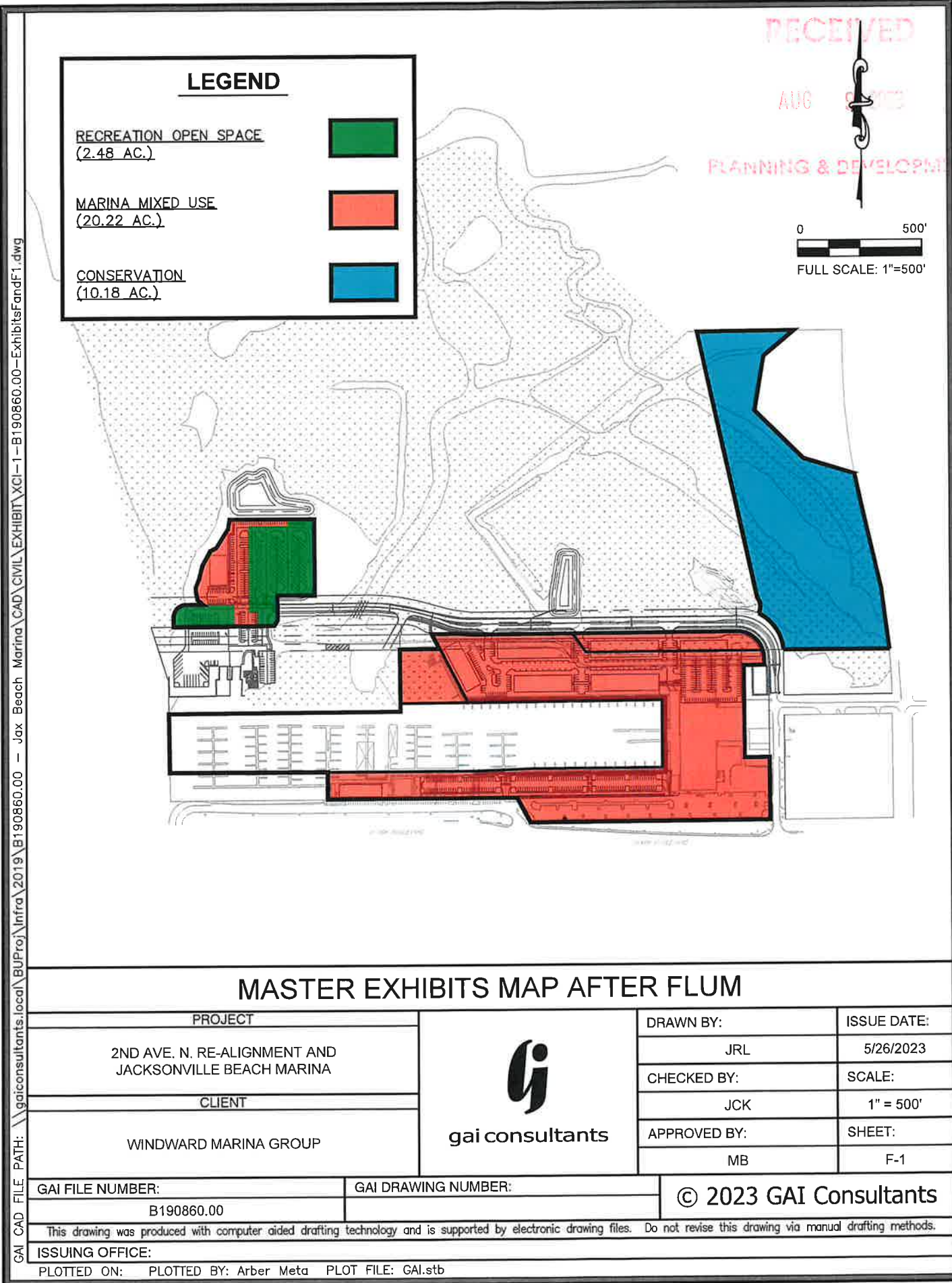


Exhibit "G"

RECEIVED

MAY 2 2023

PLANNING & DEVELOPMENT



0 500'
FULL SCALE: 1"=500'

LEGEND

DENOTES RESIDENTIAL
SINGLE-FAMILY DISTRICT: RS-1
PER ZONING MAP (6.45 AC.)



DENOTES COMMERCIAL
GENERAL: C-2 PER ZONING
MAP (0.64 AC.)



DENOTES PLANNED UNIT
DEVELOPMENT "PUD"
(26.04 AC.)



MASTER EXHIBITS MAP BEFORE REZONING

PROJECT

2ND AVE. N. RE-ALIGNMENT AND
JACKSONVILLE BEACH MARINA

CLIENT

WINDWARD MARINA GROUP



gai consultants

DRAWN BY:

JRL

ISSUE DATE:

5/26/2023

CHECKED BY:

JCK

SCALE:

1" = 500'

APPROVED BY:

MB

SHEET:

G

GAI FILE NUMBER:

B190860.00

GAI DRAWING NUMBER:

© 2023 GAI Consultants

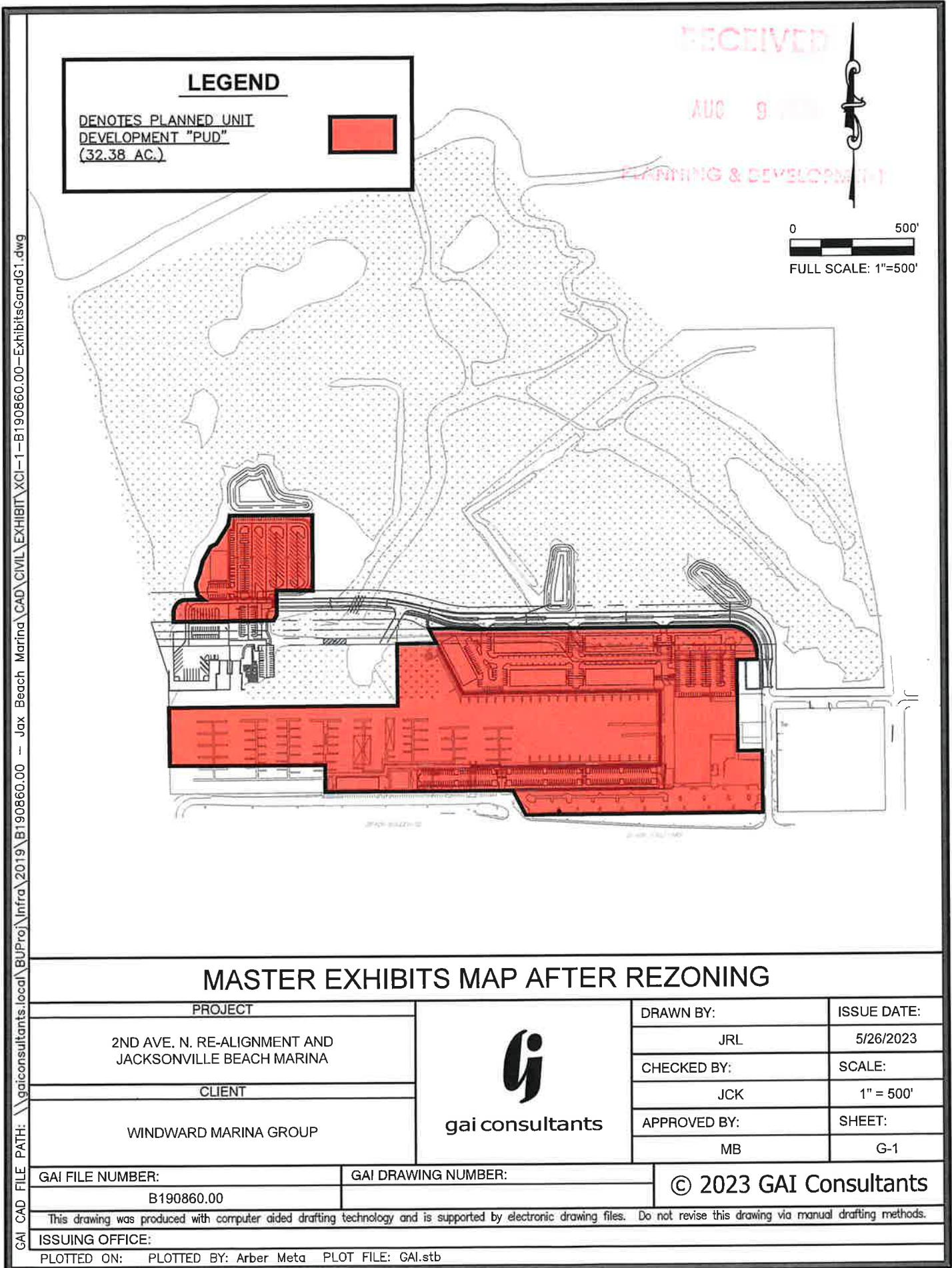
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

ISSUING OFFICE:

PLOTTED ON: PLOTTED BY: Arber Meta PLOT FILE: GAI.stb

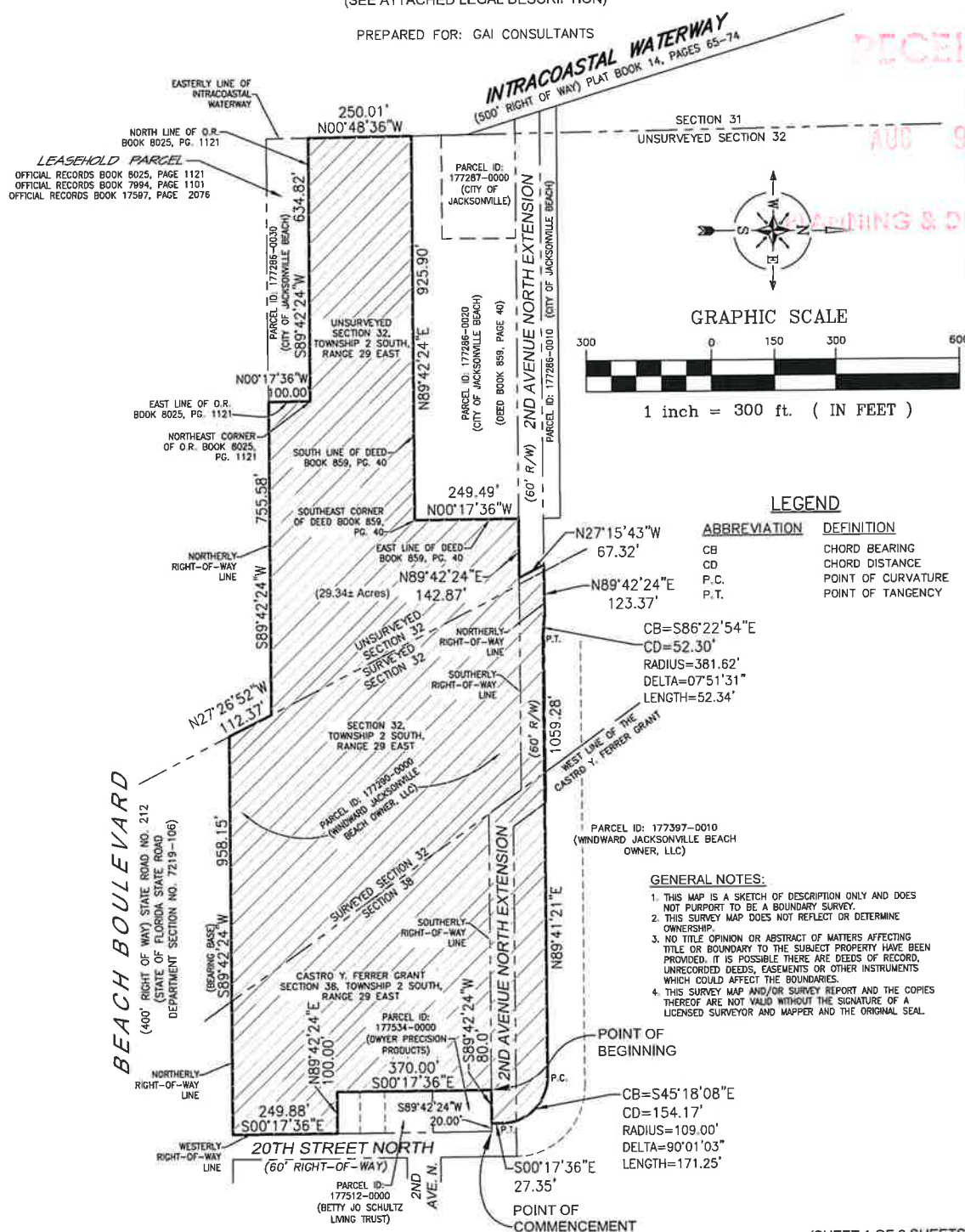
GAI CAD FILE PATH: \\gaiconsultants.local\BUPProj\Infra\2019\B190860.00 - Jax Beach Marina\CAD\CIVIL\EXHIBIT\XCI-1-B190860.00-ExhibitsGandG1.dwg

Exhibit "G1"



A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA,
(SEE ATTACHED LEGAL DESCRIPTION)

PREPARED FOR: GAI CONSULTANTS



(SHEET 1 OF 2 SHEETS)

SURVEYORS – MAPPERS – LAND PLANNERS

P.O. BOX 10046 — FLEMING ISLAND, FLORIDA — 32006 — PHONE (904) 215-0707 — FAX (904) 215-0711

HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED July 13, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettsurveyors.com

BEARING DATUM BASED ON NORTH R/W OF BEACH BLVD (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: — PAGE: —

LEGAL: N/A

ORDER NO.: 10-03-04

COMPUTER FILE: MAP PUD PARCEL A.dwg

SCALE: $1"=300'$

FILE NO.: S-6134-PUDA

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT
SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.
(SEE ATTACHED LEGAL DESCRIPTION)

(NOT FULL &
COMPLETE
WITHOUT SHEET
1 OF 2 SHEETS)

LEGAL DESCRIPTION (PUD PARCEL "A")

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN SURVEYED SECTION 32, UNSURVEYED SECTION 32 AND THE CASTRO Y. FERRER GRANT, SECTION 38, ALL IN TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 00°17'36" EAST, 370.00 FEET; THENCE NORTH 89°42'24" EAST, 100.00 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH; THENCE SOUTH 00°17'36" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 249.88 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD (STATE ROAD No. 212, A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 958.15 FEET; THENCE NORTH 27°26'52" WEST, 112.37 FEET; THENCE SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BEACH BOULEVARD, A DISTANCE OF 755.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 8025, PAGE 1121 OF AFORESAID PUBLIC RECORDS, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 634.82 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 14, PAGES 65 THROUGH 74, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE NORTH 00°48'36" WEST, ALONG LAST SAID LINE, A DISTANCE OF 250.01 FEET; THENCE DEPARTING SAID EASTERLY LINE NORTH 89°42'24" EAST, ALONG THE SOUTH LINE OF THOSE LANDS RECORDED IN DEED BOOK 859, PAGE 40 OF SAID PUBLIC RECORDS, A DISTANCE OF 925.90 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00°17'36" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 249.49 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.87 FEET; THENCE NORTH 27°15'43" WEST, 67.32 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 2nd AVENUE NORTH EXTENSION; THENCE NORTH 89°42'24" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 123.37 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE NORTHERLY; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 381.62 FEET, THROUGH A CENTRAL ANGLE OF 07°51'31", AN ARC DISTANCE OF 52.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°22'54" EAST, 52.30 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°41'21" EAST, 1059.28 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 109.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'03", AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°18'08" EAST, 154.17 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°17'36" EAST, 27.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 29.34 ACRES, MORE OR LESS, IN AREA.

(SHEET 2 OF 2 SHEETS)

CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

FIELD BOOK NO.: _____	PAGE: _____	LEGAL: _____ PG. 2	ORDER NO.: <u>10-03-04</u>
COMPUTER FILE: <u>MAP PUD PARCEL A</u>	SCALE: <u>1" = N/A</u>	FILE NO.: <u>S-6134-PUDA</u>	

MAP SHOWING SKETCH OF DESCRIPTION

A PORTION OF UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

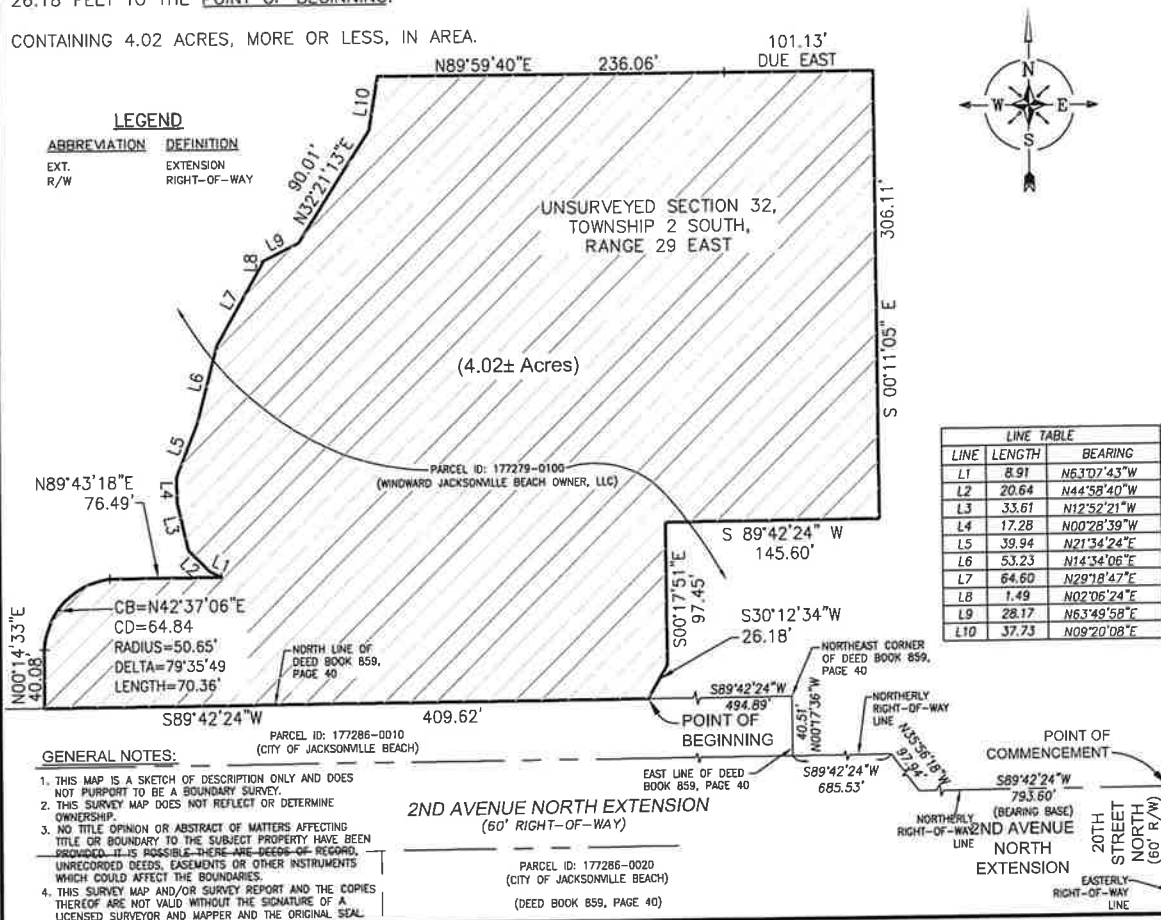
PREPARED FOR: GAI CONSULTANTS

LEGAL DESCRIPTION (PUD PARCEL "B")

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN UNSURVEYED SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 19085, PAGE 719, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF 2nd AVENUE NORTH EXTENSION (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF 20th STREET NORTH (A 60 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED) AND THENCE RUN SOUTH 89°42'24" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 793.60 FEET; THENCE NORTH 35°56'18" WEST, 97.94 FEET; THENCE SOUTH 89°42'24" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.53 FEET TO AN INTERSECTION WITH THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 859, PAGE 40 OF THE CURRENT PUBLIC RECORDS OF AFORESAID COUNTY; THENCE NORTH 00°17'36" WEST, ALONG LAST SAID LINE, 40.51 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 89°42'24" WEST, ALONG THE NORTH OF LAST SAID LANDS, 494.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°42'24" WEST, ALONG SAID NORTH LINE, 409.62 FEET; THENCE NORTH 00°14'33" EAST, 40.08 FEET TO A NON-TANGENT INTERSECTION WITH THE ARC OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.65 FEET, THROUGH A CENTRAL ANGLE OF 79°35'49", AN ARC DISTANCE OF 70.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°37'06" EAST, 64.84 FEET; THENCE NORTH 89°43'18" EAST, 76.49 FEET; THENCE NORTH 63°07'43" WEST, 8.91 FEET; THENCE NORTH 44°58'40" WEST, 20.64 FEET; THENCE NORTH 12°52'21" WEST, 33.61 FEET; THENCE NORTH 00°28'39" WEST, 17.28 FEET; THENCE NORTH 21°34'24" EAST, 39.94 FEET; THENCE NORTH 14°34'06" EAST, 53.23 FEET; THENCE NORTH 29°18'47" EAST, 64.60 FEET; THENCE NORTH 02°06'24" EAST, 1.49 FEET; THENCE NORTH 63°49'58" EAST, 28.17 FEET; THENCE NORTH 32°21'13" EAST, 90.01 FEET; THENCE NORTH 09°20'08" EAST, 37.73 FEET; THENCE NORTH 89°59'40" EAST, 236.06 FEET; THENCE DUE EAST, 101.13 FEET; THENCE SOUTH 00°11'05" EAST, 306.11 FEET; THENCE SOUTH 89°42'24" WEST, 145.60 FEET; THENCE SOUTH 00°17'51" EAST, 97.45 FEET; THENCE SOUTH 30°12'34" WEST, 26.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES, MORE OR LESS, IN AREA.



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

P.O. BOX 10046 - FLEMING ISLAND, FLORIDA - 32006 - PHONE (904) 215-0707 - FAX (904) 215-0711

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SIGNED July 12, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbassett@bassettssurveyors.com

BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO: - PAGE: -

LEGAL: N/A

ORDER NO: 10-03-04

COMPUTER FILE: MAP PUD PARCEL B.dwg

SCALE: 1"=100'

FILE NO: S-6134-PUDB

Exhibit "I"

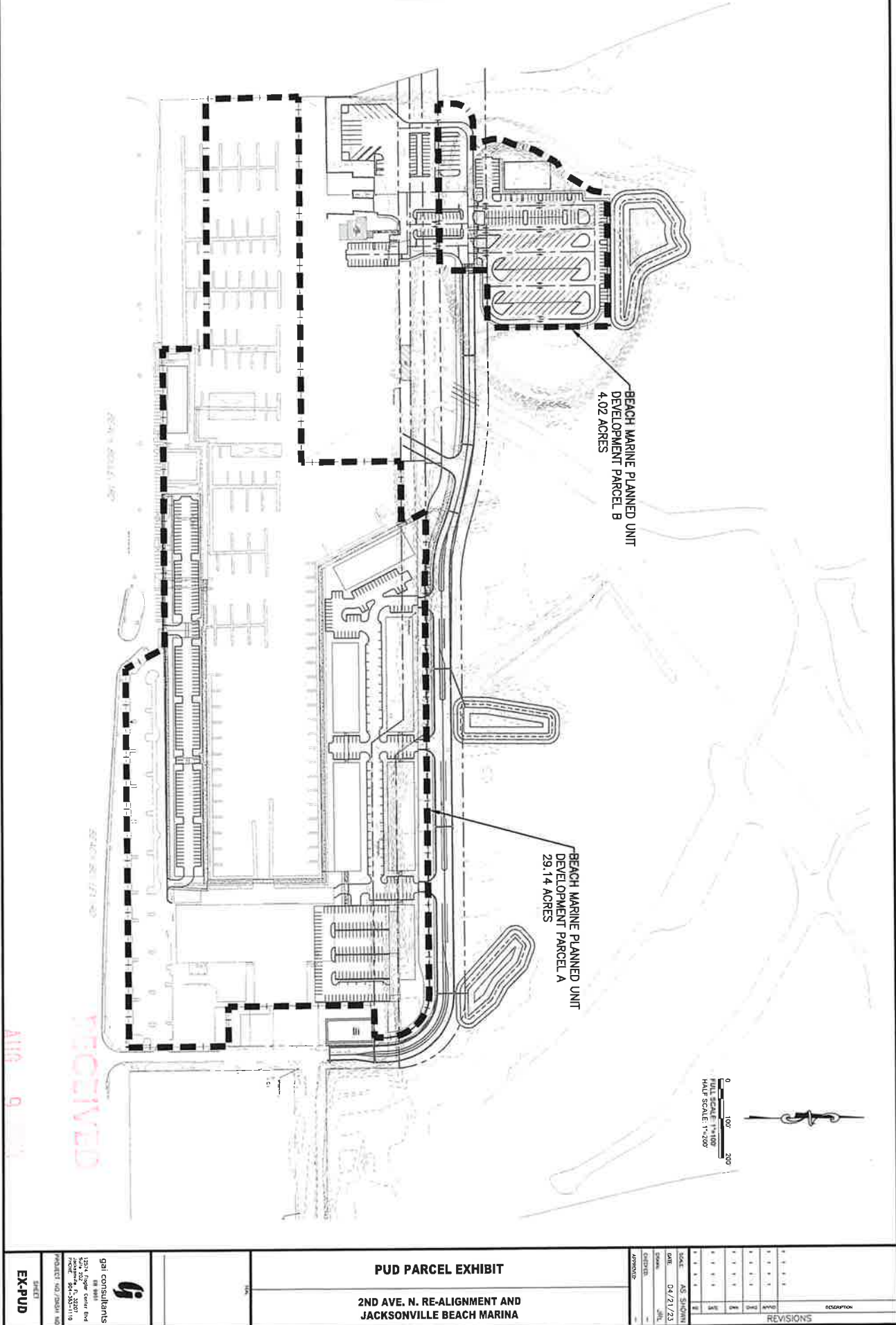
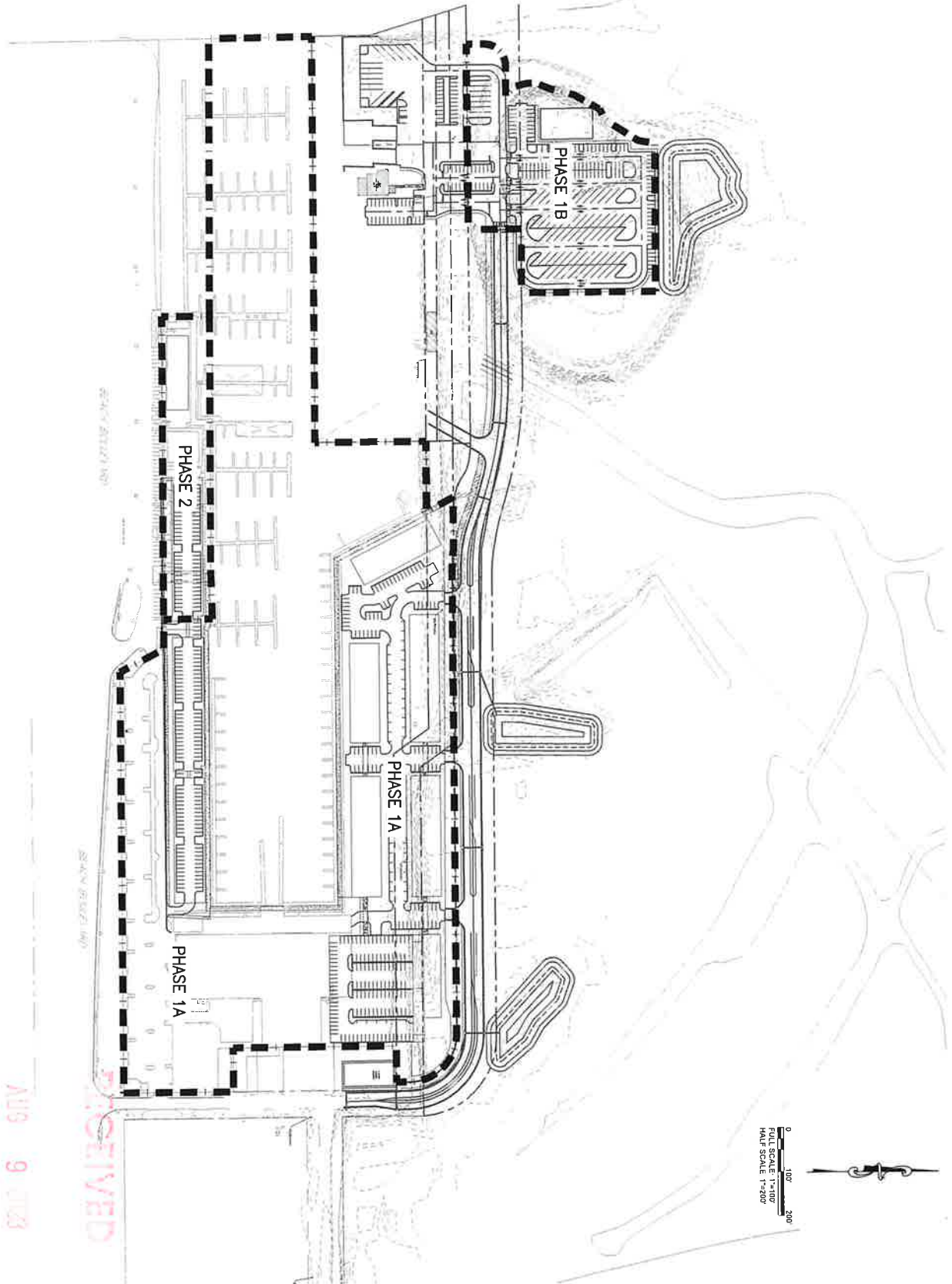


Exhibit "J"



RECEIVED
AUG 9 2023

PLANNING & DEVELOPMENT

REVISIONS		DATE	BY	APP'D	DESCRIPTION
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PHASING EXHIBIT

2ND AVE. N. RE-ALIGNMENT AND
JACKSONVILLE BEACH MARINA

EX-PHASE

SHEET

PROJECT NO./JAXEN NO.

PHONE 904-353-1119

MAILING ADDRESS

1524 15th Street, NW

Atlanta, GA 30335

gail consultants

1524 15th Street, NW

Atlanta, GA 30335

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MAILING ADDRESS

1524 15th Street, NW

Atlanta, GA 30335

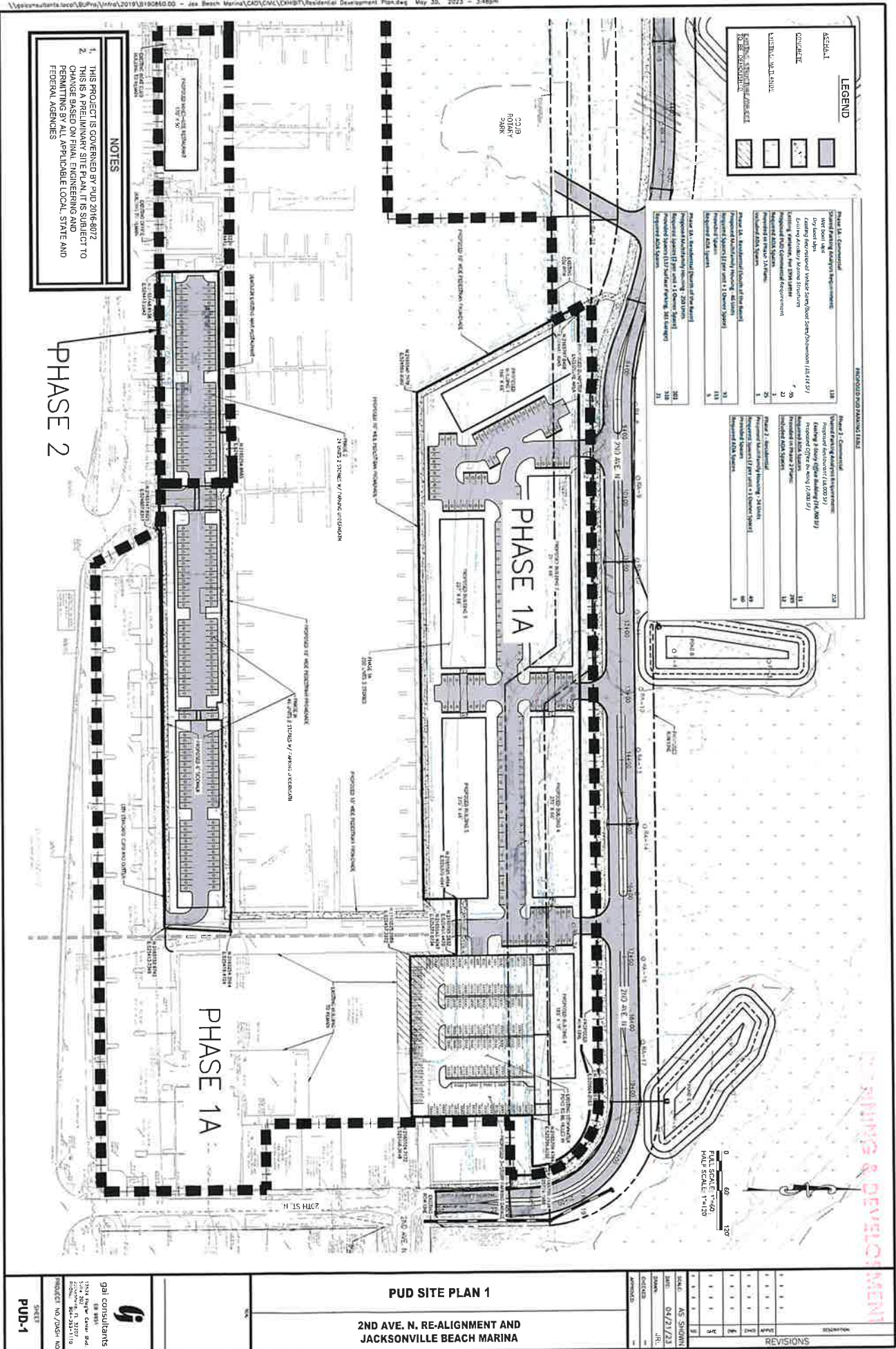
PHONE 904-353-1119

MAILING ADDRESS

1524 15th Street, NW

Atlanta, GA 30335

PHONE 904-353-1119



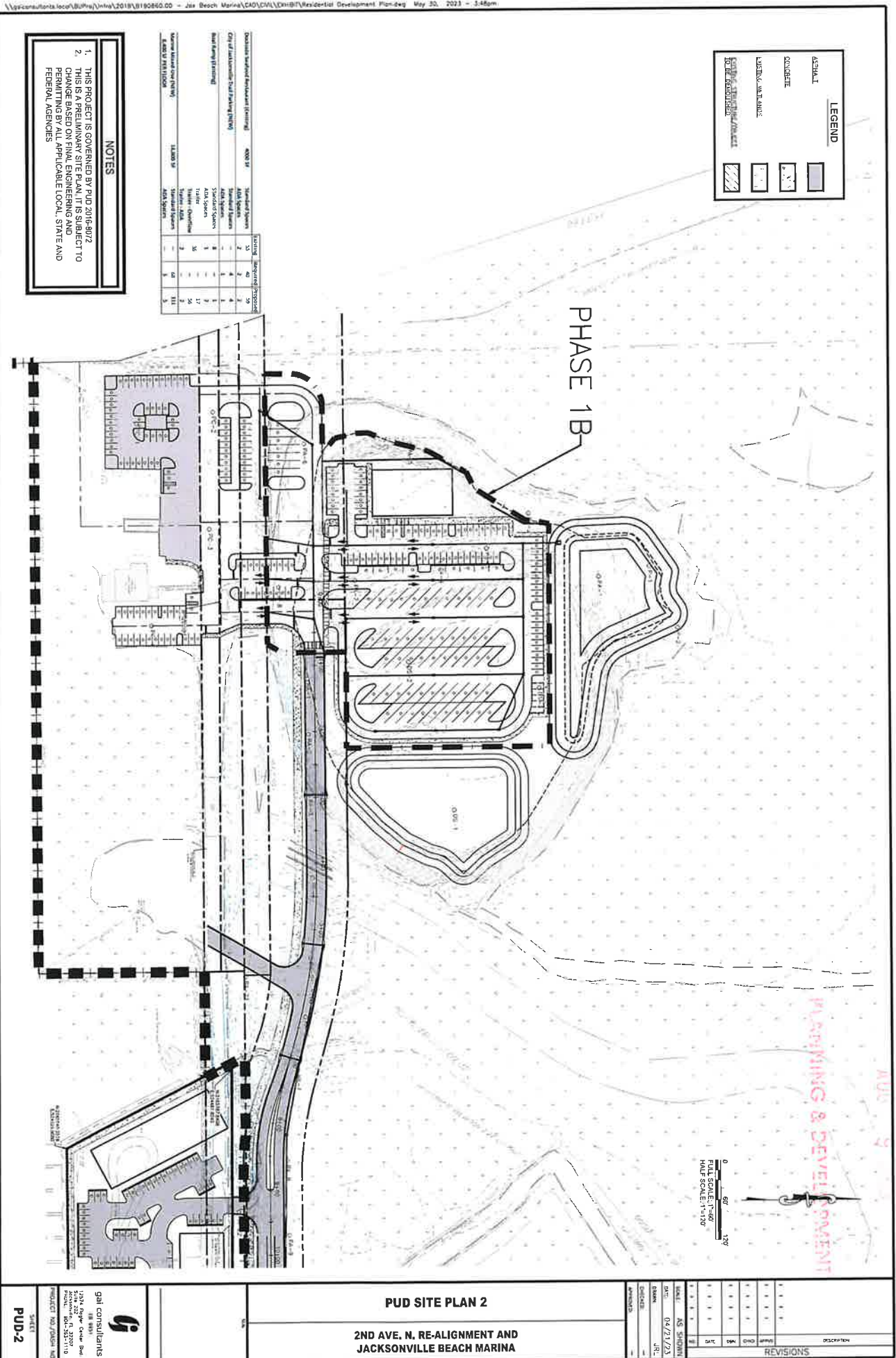


Exhibit "M"

Jax Beach Marine
PUD Site Plan

SHARED PARKING ANALYSIS - UTILIZING ITE TRIP GENERATION MANUAL (11th Ed) (Released September 2021)

Trip Gen Code	932	710	710	420	842
Land Use	High-Turnover (Sit-Down) Restaurant	General Office Building	General Office Building	Marina	Recreational Vehicle Sales
Description	Proposed 2-story restaurant near existing 3-story office bldg	Existing 3-story bldg	Existing Boat Club Bldg	Existing Wet & Dry Boat Slips	Existing Boat Sales/Showroom (Marine Max)
Unit	Space (SF)	Space (SF)	Space (SF)	Berths	Space (SF)
Quantity	18000	14700	2000	547	10414

Average Rate: Weekday, AM	9.57	$\ln(T) = 0.86 \ln(X) + 1.16$	$\ln(T) = 0.86 \ln(X) + 1.16$	0.07	0.46	
Peak Hour (7am - 9am)						
% Entering	55%	88%	3	33%	85%	Weekday, AM Peak Hour Total
% Existing	45%	12%	12%	67%	15%	
Parking Spaces Required	95	28	15	26	4	167

Notes:

Average Rate: Weekday, PM	9.05	$\ln(T) = 0.83 \ln(X) + 1.29$	$\ln(T) = 0.83 \ln(X) + 1.29$	0.21	0.77	
Peak Hour (4pm - 6pm)						
% Entering	61%	17%	17%	60%	31%	Weekday, PM Peak Hour Total
% Existing	39%	83%	83%	40%	69%	
Parking Spaces Required	99	6	1	69	2	178

Notes:

Average Rate: Saturday, Peak	11.19	0.53	0.53	0.22	0.85	
Hour of Generator						
% Entering	51%	54%	54%	44%	54%	Saturday Peak Hour Total
% Existing	49%	46%	46%	56%	46%	
Parking Spaces Required	103	4	1	53	5	165

Notes:

Average Rate: Sunday, Peak	25.83	0.21	0.21	0.31	0.77	
Hour of Generator						
% Entering	55%	58%	58%	68%	37%	Sunday Peak Hour Total
% Existing	45%	42%	42%	32%	63%	MAXIMUM PARKING REQ'D
Parking Spaces Required	256	2	0	115	3	376

Notes:

Data not available. Used Weekday
PM Peak hour of generator

Date: May 25, 2023

AUG 9 2023

PLANNING & DEVELOPMENT



Beaches Energy Services

1460-A Shetter Ave

Jacksonville Beach

FL 32250

Phone: 904.247.6281

www.beachesenergy.com



BEACHES ENERGY
SERVICES

RECEIVED

AUG 19 2023

PLANNING & DEVELOPMENT

June 27, 2023

Re: Beach Marine
2315 Beach Blvd, Jacksonville Beach

Dear Ms. Klich:

This letter is to advise that the above referenced address is within the service area of Beaches Energy Services. Adequate power will be available upon compliance with requirements of the local codes and ordinances.

We look forward to serving this project and should you require further information we will be please to respond.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Cuevas', is written over a horizontal line.

Don Cuevas, PE
Electrical Engineering Supervisor

Application Review Request: COJ PDD: School Impact Analysis**Proposed Name:** Beach Marine PUD**Requested By:** Jennifer Klich**Reviewed By:** W. Randall Gallup**Due:** 7/25/2023Analysis based on maximum dwelling units: **296**

School Type	CSA ¹	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/ Development ²	5-Year Utilization (%)	Available Seats - CSA ³	Available Seats - Adjacent CSA 5
Elementary	6	5,666	75%	37	84%	236	1,544
Middle	6	1,018	71%	15	80%	475	572
High	6	2,697	89%	21	90%	54	737
Total New Students				73			

NOTES:¹ Proposed Development's Concurrently Service Area (CSA)² Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

³ Available CSA seats include current reservations



5934 Richard Street
Jacksonville, FL 32216

June 30, 2023

Beach Marine Development
c/o Jennifer Klich, PE
2315 Beach Blvd
Jacksonville Beach, FL 32250

RE: Beach Marine Development

Dear Ms. Klich:

Please consider this letter as confirmation that Comcast Cable has the capability to provide all their broadband services (Cable, Internet and Phone) to the Beach Marine Development Project in Jacksonville Beach, Florida.

The Scope of Work will vary and may be discussed during pre-construction meetings.

This should **not be** considered a letter of commitment by Comcast to service the property.

Appropriate Easements, Rights of Entry, Service Agreement, dedicated/exclusive underground conduits (if applicable) and any other infrastructure requirements or funding requirements may be required.

Comcast would like to extend a warm "Thank You" for inquiring about our services.

I may be reached at 904-518-9901 should you require additional information.

Sincerely,

Paula Rhoden
Paula Rhoden

cc: Tim Solomon
Vince Taylor



2200 Old Middleburg Rd
Jacksonville, FL 32210

Phone: 904-327-5823 Jeff Prosser
MGR OPS PLNG & DESIGN SE/CA
AT&T SOUTHEAST

7/18/2023

Re: Beach Marine Proposed Unit Development

Attention Jennifer C. Klich

Ms. Klich :

This letter is to notify you that AT&T already has fiber telephone and internet services to this area in Jacksonville, Florida. Business fiber speeds up to 10G are available in this area. When your plans are formulated, please contact me at (904)-327-5823 or email jp1458@att.com and I will provide you with the proposed new conduit/cable routing on your property should that be needed. This will be coordinated with your on-site construction superintendent.

This criteria is covered in the Florida Public Service Commission Part IV Telephone Service Standards 25-4.90 Right-of-Way and Easements.

Please provide me with an estimate of your start construction date, as well as your anticipated service date. I realize these are only estimates, but this information is needed for planning purposes.

Below is a list of documentation and information that the AT&T engineer would like concerning this location

- Full size hard copy of overall site plan and electrical drawings.
- Addresses for all units requiring service.

Once this information is known I will request a plan for service to the commercial building thru AT&T's Building Industry Consulting Service (BICS)

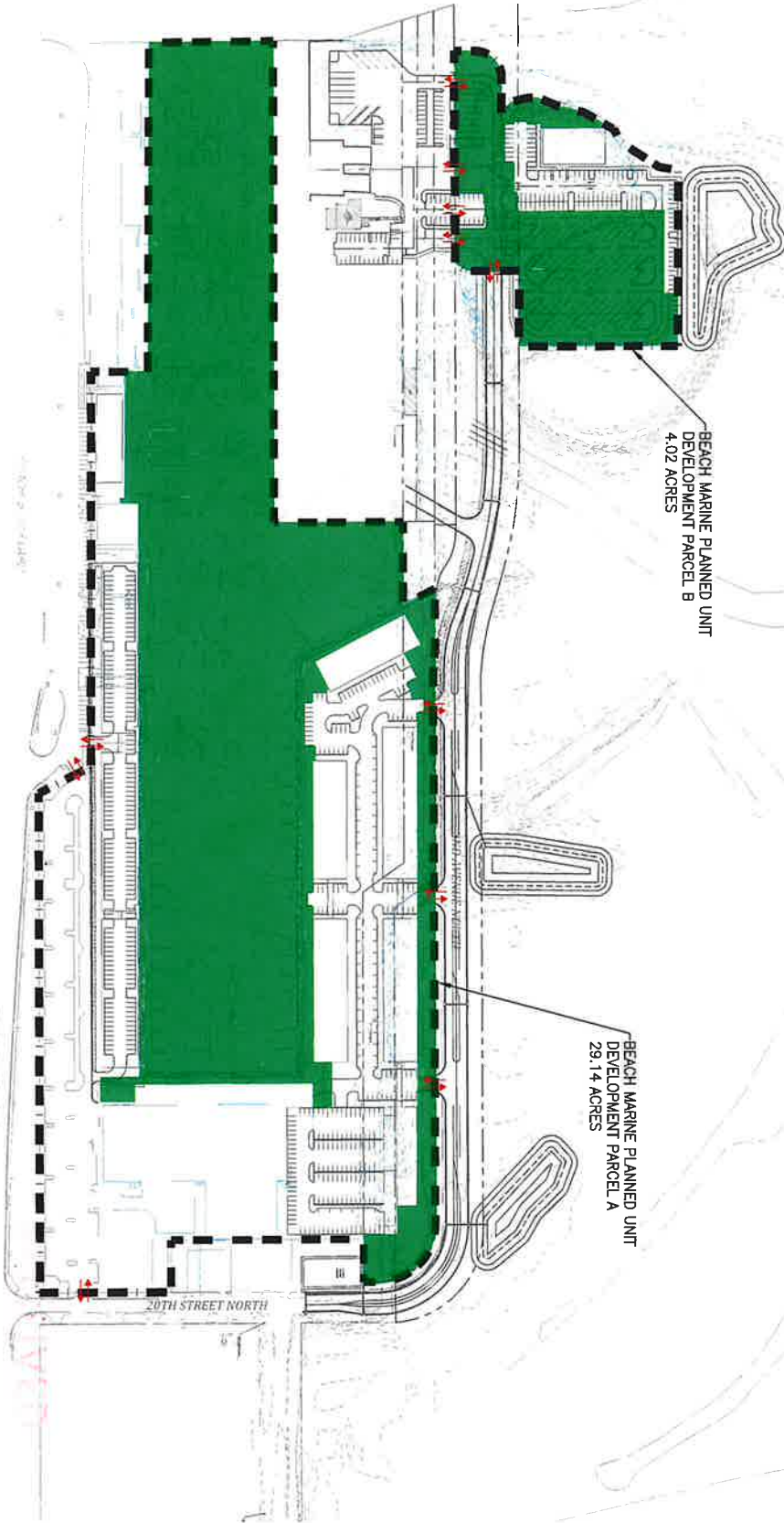
If I can be of further assistance, please let me know. I will look forward to hearing from you soon.

Sincerely,

Jeff Prosser

Exhibit "O"

RECREATION / OPEN SPACE 18.75 ACRES
ACCESS LOCATION



0 100 200
FULL SCALE: 1"=100'
HALF SCALE: 1"=200'



PUD PARCEL EXHIBIT

2ND AVE. N. RE-ALIGNMENT AND
JACKSONVILLE BEACH MARINA

REVISIONS

NO.	DATE	BY	CHKD	APPV	DESCRIPTION
1					
2					
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gai consultants
18 6931
221 N. 1st St., Suite 200
Jacksonville, FL 32201
Phone: 904-320-1110
PROJECT NO. J0524 NO.

SHEET
EX-PUD