



City of Jacksonville Beach

Amended Agenda

City Council

11 North Third Street
Jacksonville Beach, Florida

Monday, December 4, 2023

6:00 PM

Council Chambers

MEMORANDUM TO:

The Honorable Mayor and
Members of the City Council
City of Jacksonville Beach, Florida

Council Members:

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

OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

A. Regular City Council Meeting held on November 20, 2023

APPROVAL OF THE AGENDA

ANNOUNCEMENTS

COURTESY OF THE FLOOR TO VISITORS

CONSENT AGENDA

MAYOR AND CITY COUNCIL

CITY CLERK

CITY MANAGER/NEW BUSINESS

- A. Accept/Reject an Agreement with Greenway Bridge, LLC for Additional Walkover Funding for Change Order and Contingency for an amount not to exceed \$321,701
- B. Approve the Interlocal Agreement with St. Johns County Fire Rescue for radio system use

RESOLUTIONS

- A. Adopt/Deny Resolution No. 2161-2023 adopting a Live Local Act Policy
- B. Adopt/Deny Resolution No. 2162-2023 to tentatively approve and transmit to the State for review a Comprehensive Plan Text Amendment to add a Marina Mixed Use Future Land Use Category to the Adopted 2030 Comprehensive Plan

ORDINANCES

- A. Adopt/Deny Ordinance No. 2023-8206 on the second reading amending Ordinance No. 6950 to

provide for two alternate Community Redevelopment Agency members

- B. Approve/Disapprove Ordinance No. 2023-8207 on the first reading amending Chapter 6 "Beaches and Bulkheads", Article III "Use of Atlantic Ocean Beach", Section 6-57 "Enforcement; citation form; hearing; penalties", and schedule a second reading for December 18, 2023
- C. Approve/Disapprove Ordinance No. 2023-8203 on the first reading for a Small Scale Future Land Use Amendment for properties owned by Windward Marina, and schedule a second reading for a date to be determined
- D. Approve/Disapprove Ordinance No. 2023-8204 on the first reading to Rezone property owned by Windward Marina and schedule a second reading for a date to be determined

ADJOURNMENT

NOTICE

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.

The public is encouraged to speak on issues on this Agenda that concern them. Anyone who wishes to speak should submit the request to the City Clerk or 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.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a 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.

**Minutes of Regular City Council Meeting
held Monday, November 20, 2023, at 6:00 P.M.
in the Council Chambers, 11 North 3rd Street,
Jacksonville Beach, Florida**



OPENING CEREMONIES: INVOCATION, FOLLOWED BY SALUTE TO THE FLAG

Council Member Janson provided the invocation, followed by the Pledge of Allegiance.

CALL TO ORDER:

Mayor Hoffman called the meeting to order at 6:00 P.M.

ROLL CALL:

Mayor: Christine Hoffman

Council Members:	Sandy Golding	Bill Horn	Dan Janson
	Fernando Meza	Cory Nichols	Greg Sutton

Also present were: City Manager Mike Staffopoulos, Director of Planning and Development Heather Ireland, and City Clerk Sheri Gosselin.

APPROVAL OF MINUTES:

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, and passed unanimously to approve the following minutes:

- Regular City Council Meeting held on November 6, 2023
- Council Briefing held on November 13, 2023

APPROVAL OF THE AGENDA

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, and passed unanimously to approve the agenda.

ANNOUNCEMENTS:

Council Member Meza thanked the Jacksonville Beach Police Department for the recent apprehension of shoplifters. He encouraged residents to exercise additional caution during the holidays.

Council Member Golding stated some Council Members attended the Veterans Day ceremony on November 11, 2023, at Beaches Veterans Memorial Park and she thanked the local veterans' organizations for organizing the event. Ms. Golding summarized the Incubate Debate Tournament. She announced the opening night of Deck the Chairs would be held on November 22, 2023. Ms. Golding mentioned her website contained accurate information about the Penmen Road and Urban Trails projects. She thanked all city employees, volunteers, board members, and fellow council members for all the work they do.

City Manager Staffopoulos clarified information about the Penmen Road project.

Council Member Janson summarized his participation at the National League of Cities Summit and the topics discussed.

Mayor Hoffman announced the Beaches North Pole Express would return to the Beaches Museum on December 8-9, 2023. Mayor Hoffman congratulated the City of Jacksonville Beach and Seabreeze Elementary for receiving an environmental award from the Environmental Protection Board of the City of Jacksonville. Additionally, Mayor Hoffman noted she attended the recent graduation of the Citizen Police Academy.

COURTESY OF THE FLOOR TO VISITORS:

- Tim Richards, 902 8th Avenue North, Jacksonville Beach, spoke about speeding on 8th Avenue North and his concerns about the Urban Trails project.

CONSENT AGENDA:

Item A **Accept the Monthly Financial Reports for the month of October 2023**

Item B **1. Authorize Mayor and City Manager to Execute the Small Government Enterprise Agreement with ESRI for ArcGIS Software Licenses for a Period of Three Years; and**

2. Declare ESRI to be the Sole Source Provider of Small Government Enterprise Agreements for the ArcGIS Software

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to approve the Consent Agenda.

Voice Vote: In a voice vote, the motion passed unanimously.

MAYOR AND CITY COUNCIL: None

CITY CLERK: None

CITY MANAGER:

Item A **1. Approve/Disapprove the reappointment of Owen Curley to a new four-year Regular Member term on the Board of Adjustment expiring December 31, 2027; and**

2. Approve/Disapprove the reappointment of Jeff Truhlar to a new four-year Regular Member term on the Board of Adjustment expiring December 31, 2027; OR

3. Nominate and appoint a new Regular Member(s) to the Board of Adjustment

Mayor Hoffman stated two Board of Adjustment members' terms were expiring and they were up for reappointment or appointment of new members.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to approve the reappointment of Owen Curley to a new four-year Regular Member term on the Board of Adjustment expiring December 31, 2027.

Discussion: None

Roll Call Vote: Ayes – Golding, Horn, Janson, Meza, Nichols, Sutton, Mayor Hoffman
The motion passed unanimously.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to approve the reappointment of Jeff Truhlar to a new four-year Regular Member term on the Board of Adjustment expiring December 31, 2027.

Discussion: None

Roll Call Vote: Ayes – Horn, Janson, Meza, Nichols, Sutton, Golding, Mayor Hoffman
The motion passed unanimously.

- Item B**
- 1. Approve/Disapprove the reappointment of Nicholas Andrews to a new four-year Regular Member term on the Planning Commission expiring December 31, 2027; and**
 - 2. Approve/Disapprove the reappointment of Debbie Cole to a new four-year 2nd Alternate term on the Planning Commission expiring December 31, 2027; OR**
 - 3. Nominate and appoint a new Regular Member and 2nd Alternate**

Mayor Hoffman stated two Planning Commission members' terms were expiring, and they expressed interest in being reappointed.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to approve the reappointment of Nicholas Andrews to a new four-year Regular Member term on the Planning Commission expiring December 31, 2027.

Discussion: None

Roll Call Vote: Ayes – Janson, Meza, Nichols, Sutton, Golding, Horn, Mayor Hoffman
The motion passed unanimously.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to approve the reappointment of Debbie Cole to a new four-year 2nd Alternate term on the Planning Commission expiring December 31, 2027.

Discussion: None

Roll Call Vote: Ayes – Meza, Nichols, Sutton, Golding, Horn, Janson, Mayor Hoffman
The motion passed unanimously.

RESOLUTIONS: None

ORDINANCES:

- Item A**
- Approve/Disapprove Ordinance No. 2023-8206 on the first reading amending Ordinance No. 6950 to provide for two alternate Community Redevelopment Agency members, and schedule a second reading for December 4, 2023**

Director of Planning and Development Heather Ireland provided background on the item.

Mayor Hoffman requested the City Clerk read Ordinance No. 2023-8206 by title only, whereupon Ms. Gosselin read the following:

**“AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH,
FLORIDA, AMENDING ORDINANCE NO. 6950 ESTABLISHING A
COMMUNITY REDEVELOPMENT AGENCY TO PROVIDE FOR TWO**

**ALTERNATE MEMBERS; PROVIDING FOR LEGISLATIVE FINDINGS,
REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY,
SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE."**

Mayor Hoffman read the following: "This ordinance is before this Council for a public hearing and consideration on its first reading.

I will now open the public hearing on Ordinance No. 2023-8206."

Public Hearing: No one came forward to speak. Mayor Hoffman closed the public hearing.

Motion: It was moved by Mr. Nichols, seconded by Ms. Golding, to approve Ordinance No. 2023-8206 on the first reading amending Ordinance No. 6950 to provide for two alternate Community Redevelopment Agency members, beginning December 31, 2023, and schedule a second reading for December 4, 2023.

Discussion: None

Roll Call Vote: Ayes – Nichols, Sutton, Golding, Horn, Janson, Meza, Mayor Hoffman
The motion passed unanimously.

ADJOURNMENT:

Motion: It was moved by Ms. Golding, seconded by Mr. Nichols, to adjourn.

Voice Vote: Ayes: Golding, Janson, Meza, Nichols, Mayor Hoffman, Sutton
Nays: Horn
The motion passed 6-1.

There being no further business, the meeting adjourned at 6:25 P.M.

Submitted by: Sheri Gosselin
City Clerk

Approval:

Christine H. Hoffman, MAYOR

Date: _____

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Dennis W. Barron, Jr., Director of Public Works
DATE:	10/31/2023
SUBJECT:	Agreement with Greenway Bridge, LLC, for Additional Walkover Funding for Change Order and Contingency

BACKGROUND

On Monday November 6, 2023 the City Council approved a construction contract with Greenway Bridge, LLC, for the construction of 17 dune walkovers. Due to the timeliness of the construction season during the non- sea turtle nesting season and budgetary implications, Public Works (PW) chose to award the contract (with City Council approval) to Greenway Bridge, LLC. This request is to increase the original award based on submittal of Greenway Bridge, LLC, of items left off the original bid form. These items included alternate bid items one through four. Alternate 1 was for usage of the flow-thru decking on the last ramp (beach-side) section to allow sand to pass through. Alternate 2 included a cost for the Florida Department of Environmental Protection (FDEP) requiring fencing under seaward ramps to prevent turtles from getting caught under the ramps. Alternate 3 included a cost for the FDEP required fencing under the seaward stairs for the same reason. Alternate 4 was a cost per cubic yard for approved beach sand if needed as part of this project.

PW worked through Four Waters and ATM Engineering to secure these missing amounts and believe these to be accurate and appropriate for the project.

Additionally, contingency dollars for the construction were not assigned at the time of award, so PW is requesting the addition of a 15% contingency to the construction phase of the project.

Costs for the alternate bid items are \$111,609.40. The CRA will fund \$69,074.00 and the general capital projects account will fund \$42,535.40.

This brings the total construction project cost from \$1,288,999.99 as previously approved to \$1,400,609.39. A 15% contingency for construction will add \$210,091.41 to the project. The CRA portion will be \$136,475.71 and the general capital projects portion will be \$73,615.70.

This will bring the additional approved costs to \$205,549.71 (\$69,074.00 + \$136,475.71) for the CRA and \$116,151.10 (\$42,535.40 + \$73,615.70) for the general capital projects. The total costs added to his project is \$321,700.81.

The CRA approved the additional appropriation of \$119,682.41 at its November 15, 2023 meeting.

FINANCIAL IMPACT

The funding sources for the change order proposal and construction contingencies are as follows:

FUNDING SOURCE	CHANGE ORDER	CONTINGENCY	TOTAL
Downtown Tax Increment	\$69,074.00	\$136,475.71	\$205,549.71
General Capital Project	\$42,535.40	\$73,615.70	\$116,151.10
TOTAL	\$111,609.40	\$210,091.41	\$321,700.81

The Downtown CRA component of this project was budgeted at \$1,000,000. The previously awarded amount of \$914,132.70 plus the requested \$205,549.71 exceeds the project budget by \$119,682.41. At their meeting on November 15, 2023, the CRA voted to make these funds available by reducing the wayfinding capital improvement plan project appropriation.

The City component of this project was budgeted at \$500,000. The previously awarded amount of \$488,255.15 plus the requested \$116,161.10 exceeds the project budget by \$106,406.25. Funding is available in General Capital Project Fund reserves and the budget will be adjusted at mid-year.

REQUESTED ACTION

Accept/Reject an Agreement with Greenway Bridge, LLC for Additional Walkover Funding for Change Order and Contingency for an amount not to exceed \$321,701

ATTACHMENTS

1. Jacksonville Beach - Scope Letter - CO1



11/09/2023

*City of Jacksonville Beach
1460 Shetter Avenue
Jacksonville Beach, Florida 32250*

Re: FY22 & FY23 Dune Walkover Replacement

Dear Mr. Moore,

We are pleased to submit this proposal for the construction project you have discussed with us. We appreciate the opportunity to be considered for this project and are excited about the prospect of working with you. This letter outlines the scope of work and the associated costs for your project.

Project Information

Project Name:	FY22 & FY23 Dune Walkover Replacement
Location:	1460 Shetter Avenue Jacksonville Beach, Florida 32250
Quote:	\$111,609.40
Project Date:	12/01/2023 to 4/18/2024



Scope of Work

We have carefully reviewed the project requirements and specifications, and our proposal includes the following scope of work:

Project Overview:

The quote reflects the furnishing and installation of ThruFlow Decking at the seaward ramp and switchback instead of 2X6 Composite Decking, as shown in the design plans and specifications. This scope of work is for the 18th Ave N, 16th Ave N, 9th Ave N, 2nd Ave N, Seawalk Pavilion, 10th Ave S, and 37th Ave S walkovers. The quote also reflects the furnishing and installation of Sea Turtle Exclusionary Fencing at the seaward ramps and stairs, as shown in the design plans and specifications

Project Timeline:

Total duration of the completion of these alternates will fall well within the quoted timeline for the overall project.

Thank you for considering Greenway Bridge, LLC for your construction project. We are committed to delivering a high-quality result that meets and exceeds your expectations. Please do not hesitate to contact us with any questions or concerns.

Sincerely,

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

Justin Wong
Drafter and Lead Estimator
Greenway Bridge, LLC

C: (850) 520-2535

P: (904) 679-3853



CITY COUNCIL AGENDA ITEM	
TO:	Mike Staffapoulos, City Manager
FROM:	Gene Paul N. Smith, Chief of Police
DATE:	11/13/2023
SUBJECT:	Interlocal Agreement with St. Johns County Fire Rescue

BACKGROUND

The City radio system is used by several City departments, including Beaches Energy Service (BES). The radio system limitations prevent BES employees from communicating via radio at the extreme southern end of their coverage area. Various temporary measures were taken to test alternatives to address this problem. Permanent solutions evaluated included: improving the City's existing system; partnering with the City of Jacksonville and the First Coast radio system; and partnering with St. Johns County and their radio system. The most cost-effective measure was to work with St. Johns County.

St. Johns County and the City are proposing an interlocal agreement (ILA) for this partnership. St. Johns County will provide BES with a dedicated radio channel on their radio system in exchange for the City assuming the cost of electric power to a radio tower equipment room at 294 ATP Tour Boulevard. The physical address to the radio tower is subject to change by St. Johns County. The ILA was reviewed as to form by the City's previous City Attorney.

FINANCIAL IMPACT

As a condition of the agreement, the City will pay the monthly utility bill for the radio equipment room on behalf of St. Johns County, not to exceed \$1,500 per month. Funding will be provided by the Electric Fund, Construction & Maintenance division operating budget. No budget adjustments are anticipated for FY2024.

REQUESTED ACTION

Approve the Interlocal Agreement with St. Johns County Fire Rescue for radio system use

ATTACHMENTS

1. BES Connection Memorandum_COJ 06172023
2. BES Connection Memorandum_SJC 08162023
3. Interlocal Agreement



TO: Gene Paul N. Smith, Chief of Police
FROM: J. Erin Citrullo, Communications Supervisor
SUBJECT: Beaches Energy Radio Communications – Southern District
DATE: Saturday, June 17, 2023

In January 2023, we established a patch between the main SCADA dispatch channel and our backup channel on the COJ network to allow BES reliable comms in their southernmost service area. The patch was created utilizing a police department console resource on our dispatch console. On our monthly call with Motorola and MCA on May 23rd, Wayne Hughes stated the patch has been working and they have had no communications issues since it was established.

The patch basically allows a BES radio user to simply change their radio to the designated COJ channel (JAX BEACH 2 on C-Flight 2) and still communicate with SCADA dispatch on the Jax Beach system while hitting COJ radio towers. The patch stays active so the connection is immediate as soon as the user changes to that frequency.

The console currently used to create this patch is a police department resource that is commonly used for our mutual aid efforts as well as special event recording and patching.

For this solution to the BES communication issue in their southernmost district to become permanent, they would need to:

1. Purchase an APX Console priced at \$14,035.21; and
2. Receive permission from the City of Jacksonville to permanently use the JAX BEACH 2 radio frequency.

This console can be installed in the radio room, mapped as a resource on PD console and a permanent patch can be created using the PD console system.

Since JAX BEACH 2 is a COJ radio channel, patching it to SCADA dispatch does create activity on the COJ radio system. This is not isolated to only when a BES user changes to that frequency, but rather every time someone keys up on the SCADA dispatch channel since the two are permanently patched together.

For this reason, an agreement should be established with COJ to permanently use this resource. Communication can be directed to:

Alexander Ciprian - Radio Communications Manager or Daniel Matthews – Radio Systems Engineer.
City of Jacksonville | Information Technologies Division
1020 Superior Street
Jacksonville, Florida 32254
Office: (904) 255-8499 | Cell: (904) 219-6489 | Fax: (904) 630-8342
aciprian@coj.net or danielma@coj.net



TO: Gene Paul N. Smith, Chief of Police
FROM: J. Erin Citrullo, Communications Supervisor
SUBJECT: Beaches Energy Radio Communications – Southern District
DATE: Wednesday, August 16, 2023

On June 17th, a memorandum was sent to Beaches Energy Director Allen Putnam detailing the system issues and the current patch between SCADA dispatch and a backup channel on the COJ network, already programmed on the BES portables and mobiles.

As suggested in the memorandum, a meeting was held with COJ between myself, Wayne Hughes and the COJ Radio Manager Alexander Ciprian. During that meeting it was suggested that BES would need to pay the standard user fee to continue using the system in the way explained in the memorandum.

The standard fee for a COJ radio network user for FY24 is \$35.18 per month. BES has approximately 87 radios on the network. This would result in a fee of \$3,060 per month.

I reached out to Radio System Manager Lee Mathis with St. John's County. He offered to reserve a channel on his system for BES to use when in their southern district, which is within the county of St. Johns. We had five radios programmed with this channel to include two portables, two mobiles, and the police consolette currently used to patch the COJ channel with SCADA dispatch. Earlier this week we conducted testing and all transmissions were clear to the field user, SCADA dispatch and on the patch on the consolette.

St. John's County is not requesting user fees to use their system; however, we would like to create a formal MOU between the City of Jacksonville Beach and the St. Johns County Fire Rescue Department and/or the St. John's County Board of County Commissioners detailing this radio system patch. St. John's County does house radio equipment used to run their southern district at the tower located at 470 Stadium Course Way. This tower is powered by Beaches Energy Service. St. John's County has a BES account for this location under ID 1299820.

I am proposing an MOU between the listed parties where St. John's County provides a dedicated radio channel for BES, to be permanently patched to SCADA dispatch on our system using the APX Consolette listed in the original memorandum and the City of Jacksonville Beach provides the power for the radio equipment under the listed account.

The estimated costs for this solution include the original APX Consolette cost of \$14,035.21 detailed in the original memorandum, programming of every BES radio estimated between \$2,000 to \$3,000 total, and the monthly electric cost currently incurred on this account that range from \$775 - \$1,180 a month over the last twelve months.

This solution will provide stable and effective communications for our BES users when they travel to their most southern area in St. John's County.

**INTERLOCAL AGREEMENT
BETWEEN
THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
AND
THE CITY OF JACKSONVILLE BEACH**

THIS INTERLOCAL AGREEMENT (the “Agreement”) is made and entered into by and between the Board of County Commissioners of St. Johns County, Florida (hereinafter referred to as the “County”), and the City of Jacksonville Beach, Florida (hereinafter referred to as the “City”), for the purposes of interoperability while the City is performing work in St. Johns County.

RECITALS

WHEREAS, Florida Statutes, Section 163.01, entitled the “Florida Interlocal Cooperation Act of 1969” permits local government units to cooperate with other localities on a basis of mutual advantage to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities; and

WHEREAS, the County owns and maintains a simulcast radio system with both open and encrypted radio channels; and

WHEREAS, the County owns and maintains radio equipment on the tower located at 294 ATP Tour Blvd., Ponte Vedra Beach, FL 32082 (hereafter, “the Property”), and that such location is within the jurisdictional boundaries of the County; and

WHEREAS, the City provides and delivers gas and/or electric services in the northeast sector of the County, including electric services to the Property; and

WHEREAS, the City and the County have determined that it is mutually advantageous for each of them to effectively respond to emergency calls and enhance coverage through the

interoperable public safety and law enforcement communications capabilities available through their respective service areas; and

WHEREAS, the most cost-effective means of enhancing such coverage is through the City's access and use of one or more of the County's radio channels available through the County's simulcast radio system.

NOW, THEREFORE, IN CONSIDERATION of the mutual promises and covenants herein contained and for other good and valuable consideration, the legal sufficiency of which is acknowledged by the parties, the parties agree as follows:

Section 1. Recitals.

The foregoing recitals are true and correct and are hereby incorporated as if fully set forth herein.

Section 2. County Radio System.

The County shall retain ownership, custody, and maintenance responsibilities of, and related to, the Property and the radio equipment and simulcast radio system operated from the Property. In exchange for the City's delivery and payment of electric services to the County at the Property, the County will provide to the City, at no charge, one (1) dedicated open radio frequency on the County's simulcast open radio system on which the City, through its employees, contractors, and agents may talk and share data in real time. The City will patch the County's channel to the City's dispatch channel, allowing interoperability when working in the northeast sector of the County. Neither the patch initiated and maintained by the City, nor the City's radio equipment is, or shall be, the responsibility of the County.

Section 3. Radio Equipment Room Power.

The City will provide the electric services and power to the County's radio equipment room housed at the Property, currently listed under Beaches Energy Services ("BES") Customer ID 1299820-561120. The City shall provide and deliver said electric services and power to the Property through its meter identified as BES Customer ID 1299820-561120, and shall, on behalf of the County, pay the electric bill generated by usage of the meter identified as BES Customer ID 1299820-561120 for a period of time as long as, but no longer, than this agreement remains in effect, and provided further that the cost of said electric bill does not exceed \$1,500 in any given month. The County agrees that should its electric usage, as measured through BES Customer ID 1299820-561129, exceed \$1,500 in any given month, the City reserves the right to charge and invoice the County for the amount that exceeds \$1,500 and that payment of such amount billed shall be paid by the County to the City within 45 days from the date of such invoice. Nothing herein shall be construed to create, in law or equity, any credit, excess payment, right to setoff, or refund due to the County for the City's delivery of electric services to the Property should the cost of such not exceed \$1,500 in any given month. Further, nothing herein shall be construed as the City's agreement or promise to pay on behalf of the County any electric bill at the Property generated through usage of electric power measured through any meter other than that identified by BES Customer ID 129982-561120. Any addition and modification made by the County to the current configuration or operation of this radio equipment room that may foreseeably increase the expected electricity consumption amount must be communicated to and approved by the City prior to installation.

Section 4. Effective Date, Term of Agreement, and Termination.

The Agreement shall take effect upon date on which the last party signs the Agreement and shall continue in effect for a period of five years from that date, unless terminated in writing pursuant to the terms of this Agreement. This Agreement shall not automatically renew.

4.1 Termination for Convenience. Both parties shall retain the right to terminate this Agreement during the term for no reason or cause, upon 90 days' advance written notice to the other party.

4.2. Termination for Cause. The Agreement may also be terminated during the term upon a party's material breach of the Agreement.

For the County, a material breach shall be constituted by any one of the following:

- (1) Failure to provide or maintain radio equipment that is compatible with radio communications equipment utilized by the City;
- (2) Failure to provide, or, alternatively, withdrawing use of, a channel as agreed herein; or
- (3) Acting in a manner to delay, block or interrupt the City's transmissions on the channel herein provided.

For the City, a material breach shall be constituted by the following:

- (1) Billing the County for electric services delivered to the Property, and without having first applied the credit of the monthly monetary limit to the amount due for said services, as agreed herein.

In the event of a material breach, the parties agree that this Agreement may be terminated immediately after written notice of the breach and the breaching party's failure to cure said breach within 30 calendar days from the date of the written notice of breach. The Effective Date of

termination for a breach shall be 60 days from date of written notice of breach, if such breach was not cured within the 30 days provided in the written notice of breach.

Section 5. Entire Agreement.

This Agreement constitutes the entire agreement between the parties hereto for the City's use of one dedicated open radio frequency of the County's simulcast radio system. The Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors. No statement, representation, writing, understanding, agreement, course of action, or course of conduct by any party, or any representative of any party, which is not expressed herein shall be binding. All changes to, additions to, modification of, or amendment to this Agreement, or any of the terms, provisions, and conditions thereof, shall be binding only when in writing and signed by the authorized officer, agent, or representative of each of the parties hereto..

Section 6. Assignment.

The Agreement may not be transferred or assigned to another.

Section 7. Recording of Agreement.

Upon execution by the parties, the City shall record the Agreement in the Official Records of St. Johns County, Florida.

[REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

SIGNATURES ON THE FOLLOWING PAGE

IN WITNESS WHEREOF, the Parties, by and through their respective authorized representatives, have caused this Agreement to be executed on the day and year written below.

ST. JOHNS COUNTY, FLORIDA

ATTEST:

Sign: _____

Print: _____

Date: _____

Sign: _____

Print: _____

Date: _____

CITY OF JACKSONVILLE BEACH, FLORIDA

ATTEST:

Sign: _____

Print: Sheri Gosselin, City Clerk

Date: _____

Sign: _____

Print: Christine H. Hoffman, Mayor

Date: _____

Sign: _____

Print: Michael J. Staffopoulos, City Manager

Date: _____

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Planning and Development
DATE:	10/23/2023
SUBJECT:	Resolution 2161-2023 Adopting a Live Local Act Policy

BACKGROUND

The "Live Local Act" that was signed into law in March of 2023, requires local governments to approve affordable multiple-family and mixed-use projects in areas zoned for commercial, industrial, or mixed-use if the project meets certain criteria. Pursuant to the statute, a county or local government cannot regulate the use, density, or height of an affordable housing development if a project meets the criteria. A county or local government cannot require a development authorized under this preemption to obtain a zoning/land use change, special exception, conditional use approval, variance, or comp plan amendment for use, density, or height.

More specifically:

- Use: Developers are allowed to build a multiple-family rental or mixed-use project in commercial, industrial, or mixed-use zones without a zoning or land development change.
- Density: Projects must be approved at the highest density that is allowed on any land in the county or city where residential development is allowed.
- Height: Projects must be approved at the highest currently allowed height for a commercial or residential development within one mile of the proposed project or three stories, whichever is higher.

Staff is proposing the adoption of a local policy to outline how the City will implement the Live Local Act, should the City be approached by a developer interested in utilizing the program. The policy should provide clarity to affordable housing developers on local interpretation of the statute. To date, City staff has not received any inquiries from affordable housing developers.

The proposed policy includes background and general information on the Act, regulations and restrictions, public properties, processes and best practices. Should the Act be amended during the 2024 Legislative Session, staff will review the adopted local policy and propose any necessary changes to maintain consistency with the statutes.

FINANCIAL IMPACT

None identified at this time.

REQUESTED ACTION

Adopt/Deny Resolution No. 2161-2023 adopting a Live Local Act Policy



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

ATTACHMENTS

1. Resolution No. 2161-2023 Live Local Act Policy
2. Attachment A - Live Local Act Policy

Introduced by: _____
Adopted: _____

RESOLUTION NO. 2161-2023

**A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH,
FLORIDA, ADOPTING A LIVE LOCAL ACT POLICY; PROVIDING
FOR ADOPTION OF RECITALS, REPEAL OF PRIOR
INCONSISTENT RESOLUTIONS AND COUNCIL DECISIONS,
SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, in March 2023, the Florida Governor signed Senate Bill 102, known as the Live Local Act, into law, effective July 1, 2023; and

WHEREAS, the Live Local Act represents an investment in incentivizing housing opportunities in the state of Florida with the goal of providing a comprehensive housing strategy to increase the availability of affordable housing opportunities; and

WHEREAS, the provisions of the Live Local Act provide standards for the development of affordable housing opportunities that meet the requirements of the Statute as defined under Section 420.0004; and

WHEREAS, the State has preempted county and local governments on certain restrictions including building height, residential density, and zoning/land use; and

WHEREAS, the City can continue to enforce regulations regarding setbacks, parking, landscaping, buffering, stormwater, lot coverage, permitting, and environmental standards; and

WHEREAS, the City cannot enact rent controls; and

WHEREAS, the Live Local Act provides provisions for housing funding and tax credits for affordable housing programs and projects; and

WHEREAS, the City Council finds it in the best interest of the City to develop a policy to formalize how proposed development projects can be compliant with the applicable statutes and provided a guidebook for the local process.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. Adoption of Recitals. The foregoing recitals are deemed true and material parts of this resolution and are fully incorporated herein by reference.

SECTION 2. Adoption of the Live Local Act Policy. The City council hereby adopts the Live Local Act Policy attached hereto as Attachment A, and incorporated herein by reference as if fully set forth herein, and as the City Council may amend from time to time.

SECTION 3. Repeal of Prior Inconsistent Resolutions and Council Decisions. All prior resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 4. Severability. If any section, sentence, clause, or phrase of this resolution should be held invalid, unlawful, or unconstitutional, said determination shall not be held to

invalidate or impair the validity, force, or effect of any other section, sentence, phrase, or portion of this resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. Effective Date. This resolution shall become effective immediately upon passage and adoption by City Council and publication as required by law.

AUTHENTICATED this _____ day of _____, 2023.

Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk

CITY OF JACKSONVILLE BEACH LIVE LOCAL ACT POLICY

Department of Planning & Development

Established December 4, 2023



11 North Third Street, Jacksonville Beach, Florida
www.jacksonvillebeach.org

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SECTION 1. BACKGROUND

House Bill 102, also known as the “Live Local Act”, was signed into law by the Governor of Florida on March 29, 2023. The act is intended to incentivize the development of affordable housing in Florida, as it is defined under Section 420.0004 of Florida Statutes. The act became effective on July 1, 2023 and is set to expire in 10 years on October 1, 2033.

SECTION 2. GENERAL

The Live Local Act (LLA) requires local governments to approve affordable multiple-family and mixed-use projects in areas zoned for commercial, industrial, or mixed-use, if the project includes at least 40 percent of its residential units as affordable housing for at least 30 years. For mixed-use projects, at least 65 percent of the total square footage must be used for residential purposes. For local governments that designate less than 20 percent of the land area within the jurisdiction for commercial or industrial use, proposed affordable housing developments shall only be approved if the multiple-family development is mixed-use residential and is compliant with the Live Local Act.

SECTION 3. REGULATIONS AND RESTRICTIONS

The LLA preempts local governments as it pertains to certain land use and zoning regulations, specifically density, building height, and allowable land uses for approving affordable housing developments.

3.1 Density. Density of a proposed affordable housing development may be approved at the highest allowed density on any land use, which is 40 dwelling units per acre.

3.2 Building Height. Building height of a proposed affordable housing development may be approved at the highest allowed height for a commercial or residential development within one mile of the proposed development, which is 35 feet per the City's Charter, Section 52.

3.3 Zoning and Land Use. Proposed affordable housing developments will not be required to obtain rezoning, comprehensive plan amendment, variance, or conditional use approval for the land use, density, or building height. Zoning districts eligible for the preemption are: C-1, C-2, CBD, CPO, CS, I-1 and commercial, industrial and mixed-use PUD and RD zoning districts.

3.4 Site Regulations. Regulations such as parking, setbacks, landscaping, lot coverage, open space, drainage, environmental standards, signage and intensity may be regulated per the adopted land development regulations.

3.5 Parking. The City will consider reducing parking requirements if the proposed affordable housing development is located within one half of a mile of a major transit stop, if the transit stop is accessible to the site.

3.6 Mixed-Use Only. The City designates less than 20 percent of its land area for commercial or industrial use and will only authorize projects under the LLA if the proposed project is mixed-use residential as defined in the Statute.

3.7 Approval. The City must approve qualified projects for proposed affordable housing developments administratively if they satisfy all other land development regulations for multiple-family developments in areas zoned for such use and otherwise are consistent with the adopted Comprehensive Plan. No public hearings may be required.

3.8 Rent Control. The City may not adopt or maintain in effect an ordinance or a rule that has the effect of imposing price controls.

3.9 Exemptions. This policy does not apply to property defined as recreational and commercial working waterfront as defined by statute in any area zoned as industrial.

SECTION 4. PUBLIC PROPERTIES APPROPRIATE FOR AFFORDABLE HOUSING DEVELOPMENTS

By October 1, 2023, and annually thereafter, the City will prepare an inventory list of all real property within the jurisdiction to which the City or any dependent of special district holds fee simple title, which is “appropriate” for use as affordable housing.

4.1 Determination of Appropriateness. The Planning and Development Department will determine what properties are appropriate for affordable housing, and present the inventory to the City Council at a public hearing. Criteria used to determine appropriateness will include site characteristics, existing infrastructure, proximity to transit, school capacity, environmental considerations, and the need of the property for other existing and future government purposes. Lands designated as conservation will not be considered appropriate.

4.2 Inventory List. The inventory list will include the address and legal description of each property and if the property is vacant or improved. The City will review the inventory list at a public hearing before publishing. The approved inventory list will be made available on the City’s website and updated annually by October 1st of each year.

4.3 Process for Using Public Properties. Properties identified as appropriate for use as affordable housing on the list may be used for affordable housing projects through:

1. A long term land lease requiring the development and maintenance of affordable housing;
2. Offered for sale and the proceeds used to purchase land for the development of affordable housing;
3. Sold with a restriction that requires the development of the property as permanent affordable housing; or
4. Donated to a nonprofit housing organization for the construction of permanent affordable housing.

SECTION 5

SECTION 5. PROCESS

The City has outlined the following process for submission, review and approval of proposed affordable housing developments pursuant to the Live Local Act.

5.1 Pre-application meeting. Developers proposing affordable housing developments pursuant to the Live Local Act must meet with the Planning and Development Department prior to the submittal of any development plans. Pre-application meetings will be held in accordance with the provisions of the Land Development Code.

5.2 Development Plan Application. Applicants are required to submit for development plan review pursuant to Article VI, Division 5 of the adopted Land Development Code prior to submitting for a building permit. Review will be conducted pursuant to the provisions of the Land Development Code.

5.3 Eligibility. Applicants must provide proof of eligibility of affordable housing development as conducted or provided by a third-party evaluation.

5.4 Building Permit Application. Building permits will be processed pursuant to Florida Statute Section 553.792.

5.5 Expedited Permitting. All applications for proposed affordable housing developments will be processed through an expedited permitting process as established by the Planning and Development Department.

5.5 Land Use Restriction Agreement (LURA). Applicants must provide to the City a land use restriction agreement which clearly states how many of the units will be affordable, the process for determining household eligibility, and a monitoring plan. The LURA must be recorded with the County Clerk.

5.6 Noncompliance penalties. The City may develop penalties for project noncompliance. Properties will be evaluated annually for compliance. Applicants are required to submit a report to the City demonstrating compliance.

SECTION 6. PROCESS FOR REQUESTING SURPLUS LAND

The City may develop and adopt a process for requesting surplus land in compliance with applicable municipal polices and state statutes.

SECTION 7. INNOVATIVE SOLUTIONS TO AFFORDABLE HOUSING

The City will consider and implement innovative solutions to housing issues, when and where appropriate, including the following:

- Utilizing publicly owned lands to develop affordable housing pursuant to the restrictions in the Statute.
- Implementing community-led planning initiatives that focus on creative solutions to the provision of affordable housing
- Encouraging projects that maximize efficiency in land and resource use for affordable housing.
- Encouraging mixed-use and mixed income residential projects that would provide affordable housing.
- Considering modern housing concepts such as manufactured homes, tiny homes and accessory dwelling units for the provision of affordable housing projects.
- Considering transit oriented developments and allowing multiple-family in single family areas.
- Considering the development of overlay districts in commercial and industrial areas that would provide incentives for affordable housing projects.
- Considering the utilization of House Bill 1339 as a land use tool to guide the development of additional affordable housing projects.



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director of Planning and Development
DATE:	10/23/2023
SUBJECT:	Resolution No. 2162-2023 Comprehensive Plan Text Amendment to add a Marina Mixed Use Future Land Use Category

BACKGROUND

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 at the beach's 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.

The 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.

The Planning Commission reviewed and considered the application at their regular meeting held on November 13, 2023, and recommended **approval** of the amendment. 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.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Adopt/Deny Resolution No. 2162-2023 to tentatively approve and transmit to the State for review a Comprehensive Plan Text Amendment to add a Marina Mixed Use Future Land Use Category to the Adopted 2030 Comprehensive Plan

ATTACHMENTS

1. Resolution 2162-2023 Marina Mixed-Use Land Use Transmittal



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

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

Introduced by: _____
Adopted: _____

RESOLUTION NO. 2162-2023

A RESOLUTION OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, TENTATIVELY APPROVING AMENDMENTS TO THE JACKSONVILLE BEACH ADOPTED 2030 COMPREHENSIVE PLAN FOR THE PURPOSE OF ADDING A NEW FUTURE LAND USE, MARINA MIXED-USE TO THE FUTURE LAND USE ELEMENT; AUTHORIZING TRANSMITTAL OF SAID AMENDED ELEMENT TO THE FLORIDA DEPARTMENT OF COMMERCE, DIVISION OF COMMUNITY PLANNING; PROVIDING FOR ADOPTION OF RECITALS, REPEAL OF PRIOR INCONSISTENT RESOLUTIONS AND COUNCIL DECISIONS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville Beach ("City") City Council adopted a Comprehensive Plan for the City by Ordinance No. 7474; and

WHEREAS, the City has the authority to amend its Comprehensive Plan pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the City has initiated an amendment to the adopted 2030 Comprehensive Plan in order to incorporate a new Future Land Use Category of Marina Mixed-Use and related policies to the Future Land Use Element; and

WHEREAS, Section 163.3184, Florida Statutes, provides that a local government shall, following an advertised public hearing, transmit by affirmative vote of not less than a majority of the members of the governing body present at the hearing, proposed comprehensive plan amendments to the applicable reviewing agencies and local governments; and

WHEREAS, at an advertised public hearing on November 13, 2023, the City Planning Commission, acting as the Local Planning Agency for the City, unanimously recommended transmittal of the amendments to the Florida Department of Commerce.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. Adoption of Recitals. The foregoing recitals are deemed true and material parts of this resolution and are fully incorporated herein by reference.

SECTION 2. Proposed Amendments. That the proposed amendments to the adopted 2030 Comprehensive Plan, as set forth in "Exhibit A" attached to this resolution, are hereby tentatively approved. Such approval is subject to the review by and receipt of any objections, recommendations, and comments from the Florida Department of Commerce, Division of Community Development.

SECTION 3. Transmittal to Florida Division of Community Planning. That the Planning and Development Director is hereby authorized to transmit said proposed amendments and any supporting documents that may be required to the Florida Division of Community Development, for their review and consideration.

SECTION 4. Repeal of Prior Inconsistent Resolutions and Council Decisions. All prior resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

SECTION 5. Severability. If any section, sentence, clause, or phrase of this resolution should be held invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force, or effect of any other section, sentence, phrase, or portion of this resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 6. Effective Date. This resolution shall become effective immediately upon passage and adoption by City Council and publication as required by law.

AUTHENTICATED this _____ day of _____, 2023.

Christine H. Hoffman, MAYOR

Sheri Gosselin, CITY CLERK



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.



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director of Planning and Development
DATE:	11/28/2023
SUBJECT:	Ordinance No. 2023-8206 Amending Ordinance No. 6950 to Provide for Two Alternate Community Redevelopment Agency Members

BACKGROUND

Pursuant to Ordinance No. 6950 Establishing a Community Redevelopment Agency (CRA), the agency consists of five members. Each of the City's other public review and recommendation boards, the Planning Commission and Board of Adjustment, consist of five regular members, and two alternate members. The benefit of having alternates on these appointed boards has the benefits of: 1) ensuring there is most likely always a quorum so that the group can conduct business; and 2) allowing members to serve in an alternate capacity before serving as a regular member.

Staff discussed with the CRA the possibility of adding two alternate positions to the Agency for the reasons stated above and to be more consistent with the City's other boards. Since the City Council plans to fill a soon-to-be vacant seat on the CRA, staff felt that this was the appropriate time to amend Ordinance No. 6950 to allow alternates so that the City Council could make all the new appointments at one time.

In addition to amending Ordinance No. 6950 to provide for two alternate members, Staff has prepared amended Bylaws to add the two alternate positions to the CRA and has also made other minor changes to the Bylaws, which will come before the City Council under separate cover. Staff desires to review the Bylaws in more detail and potentially propose more changes to improve the efficiency of the CRA, if deemed necessary, sometime in the future.

Ordinance No. 2023-8206 was approved by the City Council on its first reading held on November 20, 2023.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Adopt/Deny Ordinance No. 2023-8206 on the second reading amending Ordinance No. 6950 to provide for two alternate Community Redevelopment Agency members

ATTACHMENTS

1. Ordinance 2023-8206 Amending Ordinance 6950
2. Bylaws 2023 Amendment CRA

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2023-8206

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING ORDINANCE NO. 6950 ESTABLISHING A COMMUNITY REDEVELOPMENT AGENCY TO PROVIDE FOR TWO ALTERNATE MEMBERS; PROVIDING FOR LEGISLATIVE FINDINGS, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, on March 20, 1978, the City Council adopted Ordinance No. 6950 establishing a Community Redevelopment Agency ("CRA"); and

WHEREAS, pursuant to Ordinance No. 6950, the CRA consists of five members; and

WHEREAS, each of the City's other public review and recommendation boards, the Planning Commission and Board of Adjustment, consist of five regular members and two alternate members; and

WHEREAS, adding two alternate members will ensure there is most likely always a quorum so the group can conduct business and will allow members to serve in an alternate capacity before serving as a regular member; and

WHEREAS, the City Council hereby finds that this Ordinance serves a legitimate government purpose, it is a permissible exercise of the City's powers and authority, and benefits the public health, safety, and welfare of the citizens, residents, and guests of the City of Jacksonville Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, THAT:

SECTION 1. RECITALS AND LEGISLATIVE FINDINGS. The above recitals and legislative findings are ratified, correct and made a part of this ordinance.

SECTION 2. SECTION 2 OF ORDINANCE NO. 6950 IS HEREBY AMENDED AS FOLLOWS¹:

The Board of said agency shall consist of five commissioners and two alternate commissioners. The terms of office of the commissioners shall be for four years, except that ~~three of the members first appointed shall be designated to serve terms one, two and three years, respectively, from the date of appointments and two shall be designated to serve for terms of four years from their appointment~~ one alternate appointment shall serve a three-year initial term. Vacancies occurring during a term shall be filled by the City Council for the unexpired term.

¹ Strikethrough text indicates deletions, underline text indicates additions.

The City Council may remove a commissioner at any time for inefficiency or neglect of duty or misconduct in office.

However, prior to any final action on the removal of a commissioner, the City Council shall have a hearing on the proposed removal and shall furnish the commissioner with a copy of the charges at least ten days prior to such hearing. The commissioner shall have the right to be heard in person or by counsel at said hearing.

All other provisions of Ordinance No. 6950 not specifically amended herein shall remain unchanged and in full force and effect.

SECTION 3. CONFLICTING ORDINANCES. All ordinances previously adopted by the City in conflict with this Ordinance, or parts thereof, are repealed to the extent inconsistent herewith.

SECTION 4. SEVERABILITY. If any section, subsection, clause, or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance.

SECTION 5. SCRIVENER'S ERRORS. The City Attorney may correct scrivener's errors found in this ordinance by filing a corrected copy of this ordinance with the City Clerk.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect and be enforceable in all aspects immediately upon final reading and approval by the City Council for the City of Jacksonville Beach as authenticated herein.

AUTHENTICATED THIS ____ DAY OF _____, A.D., 2023.

Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk

**BYLAWS
OF JACKSONVILLE BEACH
COMMUNITY REDEVELOPMENT AGENCY**

ARTICLE I

Name

The name of this agency shall be the Jacksonville Beach Community Redevelopment Agency.

ARTICLE II

Creation and Objectives

Section 1.

Creation. The City Council determined on September 19, 1977, that the area from First Avenue North to the middle block between Fifth and Sixth Avenue North and from the Oceanfront to the west side of Second Street in the City was a “slum or blighted area” and qualified as an eligible project under the Community Redevelopment Act. On March 20, 1978 the City Council enacted the Enabling Ordinances Creating the Agency. On July 16, 1979 the City Council expanded such area to cover the present Project Area, which is the area from Thirteenth Avenue South to Ninth Avenue North and the Oceanfront to the east side of Third Street. On November 4, 1985 the City Council added the Southend Redevelopment District, which is the area described in the 1986 Southend Redevelopment Plan.

Section 2.

Purposes.

The goal of the Agency is to encourage development of the Project Area in a manner compatible with the oceanfront environment and with the aspirations of the citizens of Jacksonville Beach and to accomplish that goal by creating the Agency to redevelop the Project Area and to finance such redevelopment through tax increment financing in accordance with the Community Redevelopment Act.

Section 3.

Status.

The Agency shall be constituted as a public instrumentality and the exercise by the Agency of the powers conferred by law shall be deemed and held to be the performance of an essential public function.

Section 4.

Powers.

The Agency shall have and exercise all authority and powers conferred on it by applicable law, including the Community Redevelopment Act, the Enabling Ordinance and other ordinances enacted by the City Council, and shall have and possess all powers necessary and proper to redevelop the Project Area and finance such redevelopment by tax increment financing, including, without limitation, the power to enter into and execute such contracts, documents, and agreements as shall be necessary or incidental to the performance of its duties.

ARTICLE III
Commissioners

Section 1.

Authority: Number.

The powers of the Agency shall be exercised by the business and affairs of the agency shall be managed under the direction of a Board of Commissions consisting of five (5) regular members, and two alternate members. Alternate members shall vote in place of absent regular members.

Section 2.

Term.

The terms of office of each Commissioner shall be four (4) years, except that, three (3) of the Commissioners first appointed shall be designated to serve terms of one (1), two (2) and three (3) years, respectively, from the date of their appointments and two (2) Commissioners shall be designated to serve for terms of four (4) years from the date of their appointments. Each Commissioner shall hold office until ~~his~~their successor has been appointed and has qualified. The terms of office of each alternate shall be four years, beginning on December 31, 2023, except that the initial terms shall be three (3) and four (4) years respectively, from the date of their appointments and they shall hold office until a successor has been appointed and qualified.

Section 3.

Appointment.

The City Council shall appoint and reappoint all Commissioners. A certificate of the appointment or reappointment of a Commissioner shall be filed with the City Clerk and such certificate shall be conclusive evidence of the due and proper appointment of a Commissioner.

Section 4.

Removal.

The City Council may remove a Commissioner at any time for inefficiency, neglect of duty or misconduct in office. Prior to any final action respecting the removal of a Commissioner, the City Council shall have a hearing on the proposed removal and shall furnish the Commissioner with a copy of the charge at least to (10) days prior to such hearing. The Commissioner shall have the right to be heard in person by council at said hearing.

Section 5.

Vacancies.

A vacancy occurring during the term of a Commissioner shall be filled by the City Council for the unexpired term of that Commissioner.

Section 6.

Qualification.

Any person may be appointed as Commissioner if ~~he~~ they reside or is engaged in business,

which shall mean owning a business, practicing a profession, or performing a service for compensation, or serving as an officer or director of a corporation or other business or entity so engaged within the area of operation of the Agency, which shall be coterminous with the area of the operation of the City. No Commissioner or other officer of the Agency shall hold any other public office under the City of Jacksonville or the City, other than ~~his~~their Commissionership or office with respect of the Agency.

Section 7.

Compensation.

A commissioner shall receive no compensation for ~~his~~their services but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of ~~his~~their duties.

ARTICLE IV

Meetings

Section 1.

Regular Meetings.

Regular meetings of the Board shall be held at some time and place as shall be designated by the Board.

Section 2.

Special Meetings.

Special meetings of the Board shall be held upon call of the Chairman.

Section 3.

Place.

Meetings of the Board shall be held in the Chambers of the City Council, ~~101 North Second Street~~11 North Third Street, Jacksonville Beach, Florida or such other place within the City as the Chairman shall direct.

Section 4.

Notice.

Written notice of the time and place of all meetings of the Board shall be given to each Commissioner by either personal delivery, or mail, ~~telephone or telegraph~~ at least two (2) days prior to the meeting and copies thereof shall be furnished to members of the City Council. The business to be transacted at and the purpose of any regular or special meeting may be specific in such notice.

Section 5.

Public Notice.

Reasonable notice shall be given to the public of all meetings of the Board.

Section 6.

Quorum.

A majority of the Board shall constitute a quorum for the transaction of any business to

come before it. The act of a majority of the Commissioners present at a meeting at which a quorum is present shall be the act of the Board.

Section 7.

Open Meetings.

All meetings of the Agency shall be open to the public.

ARTICLE V

Officers

Section 1.

Principal Officers.

The Officers of the Agency shall consist of a Chairman, a Vice-Chairman, an Executive Director, a Secretary and such other officers and agents as the Board shall determine.

Section 2.

Election.

The City Council shall designate and appoint the Chairman and the Vice-Chairman from among the members of the Board. All other officers of the Agency shall be appointed by the Board.

Section 3.

Duties.

The officers of the Agency shall have the following duties:

(a) Chairman. The Chairman shall preside at all meetings of the Board, shall have

general supervision of the operation of the Agency and shall have such other and further powers as may from time to time be prescribed by the Board.

(b) Vice-Chairman. In the absence of the Chairman or in the event of ~~his~~their death, inability or refusal to act, the Vice-Chairman shall perform the duties of the Chairman and when so acting shall have all the powers of and be subject to all of the restrictions of the Chairman.

(c) Executive Director. The Executive Director shall perform all administrative functions for and on behalf of the Agency and shall carry out such other and further duties as may be prescribed by the Board.

(d) Secretary. The Secretary shall have custody of and maintain all records pertaining to the Agency and shall record the minutes of all meetings, send out notices of meetings, and perform such other duties as may be prescribed of the Board.

(e) Other Officers. The Board may employ technical experts and such other agents and employees, permanent and temporary, as it may require and determine their qualifications, duties and compensation. For such legal service as it may require, the Agency may employ or retain its own counsel and legal staff.

Section 4.

Vacancies.

Any vacancy occurring in the office of Chairman or Vice-Chairman shall be filled by the City Council. Any vacancy occurring in any other office shall be filled by the Board.

Section 5.

Removal.

Any officer appointed by the Board may be removed by the Board whenever in its judgement the best interests of the Agency would be served thereby. The Chairman or Vice-Chairman may be removed only by the City Council in Compliance with the provisions of Article III, Section 4 of these Bylaws.

Section 6.

Compensation.

Officers, agents, employees and other appointees of the Agency, other than the Chairman and Vice-Chairman, shall receive such compensation for their services as the Board shall determine.

ARTICLE VI

Fiscal Year

The Fiscal Year of the Agency shall commence on October 1 and shall terminate on September 30.

ARTICLE.VII

Books and Records

Section 1.

Responsibility.

The City shall keep such records for the Agency as are called for by Section 2 of Article

XII hereof. All other books, records of accounts and minutes of all proceedings of the Board shall be kept by the Executive Director. Such books and records shall be kept at the registered office of the Agency.

Section 2.

Annual Report.

The Agency shall file with the City Council and with the Auditor General of the State of Florida, on or before March 31 of each year, a report of its activities for the preceding calendar year, which report shall include a complete financial statement setting forth its assets, liabilities, income and operating expense as of the end of such calendar year. At the time of filing the report, the Agency shall publish in a newspaper of general circulation in the City a notice to the effect that such report has been filed with the City and that the report is available for inspection during business hours in the office of the Clerk of the City and in the office of the Agency.

Section 3.

Access.

All financial records and minutes of meetings of the Board and all other books, records, documents, and instruments under the control and supervision of the Agency shall be open for inspection and for making audits, examinations, excerpts and transcriptions by

the City Council, the City (or any of its constituent departments or agencies) the Auditor General and any constituent departments or agencies of the State of Florida and the United State of America or any of their duly authorized representatives, and shall be available and accessible to the general public.

ARTICLE VIII

Conflicts of Interest

Section 1.

Interest in Project.

No Commissioner or employee of the Agency shall voluntarily or involuntarily acquire any personal interest, direct or indirect, in any Redevelopment Project, in any property included or planned to be included in any Redevelopment Project or in any contract or proposed contract in connection with such Redevelopment Project. In the event of involuntary acquisition, the interest acquired shall be immediately disclosed in writing to the City Council and such disclosure shall be entered upon the minutes of the City Council.

Section 2.

Ownership of Property.

If any Commissioner or employee owns or controls or acquires ownership or control of any interest, direct or indirect, of any property which he knows is included or is to be

included in a Redevelopment project, ~~he~~they shall immediately disclose such fact in writing to the City Council and such disclosure shall be entered upon the minutes of the City Council and any such commissioner or employee shall not participate in any action by the City Council or agency affecting such property. Any disclosure required to be made by this section to the City Council shall concurrently be made to the Agency.

ARTICLE IX

Seal

The Board shall provide a seal which shall be circular in form and shall have inscribed thereon the following: “Jacksonville Beach Community Redevelopment Agency – 1978 – Florida”.

ARTICLE X

Amendment

These Bylaws may be repealed or amended and new bylaws may be adopted by the Board; provided, however that the Board shall not amend or repeal any bylaw provision if such amendment or repeal would violate, or result in the violation of, any provision of the Community Redevelopment Act of any ordinance of the City or any other applicable law, rule or regulation.

ARTICLE XI

Indemnification

To the extent permitted by applicable law or ordinance of the City, the Agency shall indemnify each member of the Board and each officer, employee and agent of the Agency

and the estate, personal representatives and devisees of any such person against all judgements, including interest, fines, amounts paid or agreed upon in settlement, reasonable cost and expenses, including attorney's fees, and any other liability that may be incurred as a result of any claim, action, suit or proceeding, prosecuted or threatened to be prosecuted for or on account of any act performed or omitted or obligation entered into, if done or omitted in good faith without intended fraud and within what ~~he~~they reasonably believed to be the scope of ~~his~~their employment and authority and for a purpose which ~~he~~they reasonably believed to be in the best interest of and in connection with the administration, management, conduct or affairs of the Agency, and, with respect to any criminal actions or proceedings, in addition, the person seeking indemnification shall have been acquitted of the charge forming the subject matter of such criminal action or proceeding.

ARTICLE XII

Relationships With City

Section 1.

Approval by City Council.

All actions proposed to be taken by the Agency which are or may be subject to the primary jurisdiction of the City by reason of FS 163.358 of The Community Redevelopment Act shall be taken only after prior action by or approval of the City Council.

Section 2.

Services Performed by City.

The City shall provide the following services to the Agency:

- (a) full payroll services;
- (b) all accounting services;
- (c) all purchasing services through the City's Purchasing Department;
- (d) all reproduction, printing and copying services at cost; and
- (e) the opportunity for all employees of the Agency to participate in City health, dental, life insurance and other benefits.

Section 3.

Duties of Agency.

The Agency shall:

- (a) abide by the personnel rules of the City;
- (b) adhere to the fiscal policies established by the City Clerk as prescribed by Chapter VII 14 of the City Charter;
- (c) adhere to all City purchasing guidelines and State mandated purchasing requirements for municipalities; and
- (d) require all of its employees, if eligible, to participate in the City retirement system.

ARTICLE XIII

Commencement and Termination

The Agency shall be deemed to have commenced business as of March 20, 1978 and its existence shall terminate up action by the City Council or the legislature of the State of Florida.

ARTICLE XIV

Definitions

Section 1.

Defined Terms.

As used in these By-Laws, the following words shall have the meanings set opposite each:

- (a) Agency – “Agency shall mean the Jacksonville Beach Community Redevelopment Agency, as created under and in accordance with the Community Redevelopment Act and the Enabling Ordinance.
- (b) Board – “Board” shall mean the Board of Commissioners of the Agency, appointment in accordance with the Community Redevelopment Act and the enabling Ordinance.
- (c) City – “City” shall mean the City of Jacksonville Beach and shall include the geographical area presently encompassed by the City of Jacksonville Beach.
- (d) City Council – “City Council” shall mean the Jacksonville Beach City Council as the same is constituted from time to time.
- (e) Commissioners – “Commissioners” shall mean the members of the Board duly appointed by the City Council and holding office pursuant to such appointment and under the terms of these Bylaws.
- (f) Community Redevelopment Act – “Community Redevelopment Act” shall mean Part III of Chapter 163, known as the “Community Redevelopment Act of 1969, as set forth in Section 163.330 through 163.450, Florida Statutes, 1979, as the same shall be amended from time to time.
- (g) Enabling ordinance – “Enabling Ordinance” shall mean Ordinance No. 6950 enacted by the City Council on March 20, 1978 establishment the Agency.

(h) Project Area – “Project Area” shall mean the area of land in the City lying within the following boundaries: the area from Thirteenth Avenue South to Ninth Avenue North and the Oceanfront to the east side of Third Street. On November 4, 1985 the City Council added the Southend Redevelopment District, which is the area described in the 1986 Southend Redevelopment Plan.

Section 2.

Other Meanings.

Anything herein to the contrary notwithstanding, any word or phrase used in these Bylaws which is defined or used in the Community Redevelopment Act shall have the same meaning set forth in the Community Redevelopment Act.



CITY COUNCIL AGENDA ITEM	
TO:	Mayor and City Council
FROM:	Michael J. Staffopoulos, City Manager
DATE:	11/17/2023
SUBJECT:	Ordinance No. 2023-8207 Amending Ch. 6, Art. III, Sec. 6-57, City Code of Ordinances

BACKGROUND

After receiving word from the City's Police Department of an increase in the numbers of persons jumping from the Pier into the Atlantic Ocean, on June 20, 2023, via Ordinance No. 2023-8198, the City Council amended City Code of Ordinances Sec. 6-45 instituting a prohibition against jumping off of the Pier into the Atlantic Ocean Beach. At that time, the City Council voiced concern over the penalties associated with violations of Chapter 6; specifically, that the fine stated in Sec. 6-57 is not adequate enough to deter individuals from engaging in prohibited acts.

At the City Council Briefing on November 13, 2023, the City Attorney presented the City Council with three options for discussion and consideration of pier penalties. It was the consensus of the City Council to increase the \$50 maximum penalty in Sec. 6-57 to up to \$500, and after discussion with the appropriate representative of the City of Jacksonville, consider a stand-alone ordinance formalizing additional penalties.

FINANCIAL IMPACT

The financial impact of this chapter revision cannot be determined at this time due to the indeterminate number of fines that may arise from enforcement actions. Staff will monitor all financial transactions to ascertain any emerging trends.

REQUESTED ACTION

Approve/Disapprove Ordinance No. 2023-8207 on the first reading amending Chapter 6 "Beaches and Bulkheads", Article III "Use of Atlantic Ocean Beach", Section 6-57 "Enforcement; citation form; hearing; penalties", and schedule a second reading for December 18, 2023

ATTACHMENTS

1. Ordinance No. 2023-8207

Introduced by: _____
First Reading: _____
Second Reading: _____

ORDINANCE NO. 2023-8207

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING CHAPTER 6 “BEACHES AND BULKHEADS,” ARTICLE III “USE OF ATLANTIC OCEAN BEACH,” SECTION 6-57 “ENFORCEMENT; CITATION FORM; HEARING; PENALTIES,” TO INCREASE PENALTIES FOR VIOLATING CHAPTER 6; PROVIDING FOR LEGISLATIVE FINDINGS, REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, SCRIVENER’S ERRORS, CODIFICATION, AND AN EFFECTIVE DATE.

WHEREAS, it is the desire of the City Council of Jacksonville Beach to maintain a safe environment for the public while visiting to or on those portions of the Atlantic Ocean Beach located within the City of Jacksonville Beach (the “City”); and

WHEREAS, the City’s Police Department has noted an increase in the number of persons jumping from the Jacksonville Beach Pier (the “Pier”) into the Atlantic Ocean, thereby creating unsafe physical conditions for the jumper, as well as bystanders who may be lawfully swimming, playing, or standing in the waters of the Atlantic Beach in the vicinity of the Pier; and

WHEREAS, on June 20, 2023, via Ordinance No. 2023-8198, the City Council amended the City Code of Ordinances Sec. 6-45, “Prohibited activities and items on Atlantic Ocean Beach,” to include a prohibition against jumping off of the Pier into the Atlantic Ocean; and

WHEREAS, it is the consensus of the City Council that the current penalties associated with violations of Chapter 6 are not adequate enough to deter individuals from engaging in the often dangerous activities included in the chapter’s prohibited acts; and

WHEREAS, the City Council further finds that the restrictions created by this Ordinance are necessary for the health, safety, and welfare of City residents and the public at large, and is in the general best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. RECITALS AND LEGISLATIVE FINDINGS. The above recitals and legislative findings are ratified and made a part of this Ordinance.

SECTION 2. CHAPTER 6 “BEACHES AND BULKHEADS,” ARTICLE III “USE OF ATLANTIC OCEAN BEACH,” SECTION 6-57 “ENFORCEMENT; CITATION FORM; HEARING; PENALTIES” IS HEREBY AMENDED AS FOLLOWS¹:

¹ ~~Strikethrough~~ text indicates deletions, underline text indicates additions.

(a) *Enforcement.* Any City of Jacksonville Beach law enforcement officer is authorized to issue a civil citation to any violator of this chapter. The citation shall indicate the penalty established herein for violation of this chapter. A person cited for a violation of this chapter shall sign and accept a citation indicating his/her receipt of a copy of the citation. Citations issued for violation of any provision of this chapter shall be enforced in proceedings under the Special Magistrate hearing procedures of chapter 2, article VI of the City Code of Ordinances and are solely within the power, authority, and jurisdiction of the city's special magistrate. The city's special magistrate shall have jurisdiction and authority to hold hearings for contests to citations, receive and evaluate evidence, to make a determination based upon the preponderance of the evidence as to whether the violations(s) listed in the citation were committed, and impose fines and fees against the violator consistent with this chapter. The decision of the special magistrate shall be the final action by the city. Formal rules of evidence shall not apply at the hearing and any relevant evidence may be admitted as deemed by the special magistrate. The hearing shall be conducted in a manner to ensure that procedural and substantive due process is afforded to both parties.

(b) *Citation form.* The citation form shall contain language providing notice of the following:

- (1) Name of person alleged to have violated this section.
- (2) Description of the alleged violation.
- (3) Date, time and place of the alleged violation.
- (4) Witnesses, if any.
- (5) Name of officer charging the violation.
- (6) The date, time and location of the scheduled special magistrate hearing on the offense charged.

The citation shall also contain a space where the alleged violator of this section may sign to indicate that he/she received a copy of the citation and shall also indicate the penalty established herein for violation of this section.

(c) *Penalties.* Any person found guilty of violating a section of this chapter shall be guilty of a misdemeanor and may be punishedable by charged a fine not to exceed \$500.00. Any person who willfully refuses to accept and sign a citation shall be assessed an additional \$200.00 fine. Any person charged with violation of this chapter may:

- (1) Pay the penalty set forth in the citation, either by mail or in person, within ten (10) days of the date of receiving the citation, made payable to City of Jacksonville Beach, and paid at the City of Jacksonville Beach Police Department or utility billing office on the first floor of the City of Jacksonville Beach City Hall; or
- (2) Appear at the scheduled special magistrate hearing to contest the charge.

If the person cited elects to pay the penalty set forth in subsection (a) above, he/she shall be deemed to have admitted the violation and to have waived his/her right to a hearing on the issue of violation of this section. Each day any violation of any provision of this section occurs shall constitute a separate offense that may be fined. Violation fees must be paid at the City of Jacksonville Beach Police Department or at the utility billing office on the first floor of the City of Jacksonville Beach City Hall.

(d) *Hearing.* If the alleged violator elects to not pay the citation fine and opts to request a hearing before the special magistrate, then the violator must provide written notification of such request to the City of Jacksonville Beach Police Department and the city attorney, no later than thirty (30) days from the date of the citation. Failure to timely submit the written request shall constitute waiver of the hearing option by the alleged violator and the city may proceed with enforcement and collection of the penalty. Upon receipt of the request for a hearing, the city clerk's office shall issue a notice of hearing date to the person that requested the hearing. Any person who requests a hearing and does not appear in accordance with the notice shall be sent notice by the police department to pay within ten (10) days the doubled fine plus ten dollars (\$10.00) for the cost of administrative services. After the requested hearing, the special magistrate shall make a determination as to whether a violation has been committed and may impose a fine in accordance with this section and Florida law, plus court costs. An election to request a hearing constitutes a waiver of the right to pay the penalty indicated on the citation, and the special magistrate, after the hearing and upon making a determination that a violation has been committed, may impose a fine, plus court costs for each violation.

SECTION 3. CONFLICTING ORDINANCES. That all ordinances, resolutions previously adopted by the City in conflict with this Ordinance, or parts thereof, are repealed to the extent inconsistent herewith.

SECTION 4. SEVERABILITY. If any section, subsection, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 5. SCRIVENER'S ERRORS. The City Attorney may correct scrivener's errors found in this Ordinance by filing a corrected copy of this Ordinance with the City Clerk.

SECTION 6. CODIFICATION. The City Council intends that this Ordinance will be made a part of the City of Jacksonville Beach Code of Ordinances.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect and be enforceable in all aspects immediately upon final reading and approval by the City Council for the City of Jacksonville Beach as authenticated herein.

AUTHENTICATED THIS _____ DAY OF _____, A.D., 2023.

Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk



CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Director of Planning and Development
DATE:	10/23/2023
SUBJECT:	Ordinance No. 2023-8203 Small Scale Future Land Use Amendment for Properties Owned by Windward Marina

BACKGROUND

The City of Jacksonville Beach received a Comprehensive Plan Amendment application from Windward Jacksonville Beach Owner, LLC, the owner of the Windward 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 re-alignment 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 Development Code:

(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 (BEER). BEER 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 recommended **approval** of the request. The Planning Commission reviewed and considered the application at their regular November 13, 2023 meeting and also recommended **approval**.

Ordinance No. 2023-8203 and the proposed policy have been reviewed by outside legal counsel and approved as to form and legal sufficiency.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Approve/Disapprove Ordinance No. 2023-8203 on the first reading for a Small Scale Future Land Use Amendment for properties owned by Windward Marina, and schedule a second reading for a date to be determined

ATTACHMENTS

1. Ordinance No. 2023-8203 Small Scale Land Use Amendment
2. Comprehensive Plan Small Scale Land Use Amendment Windward Marina

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2023-8203

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, AMENDING THE 2030 COMPREHENSIVE PLAN FUTURE LAND USE MAP, PROVIDING FOR A CHANGE OF FUTURE LAND USE DESIGNATIONS ON APPROXIMATELY 31.78 ACRES OF LAND LOCATED NORTH OF BEACH BOULEVARD BETWEEN NINETEENTH STREET NORTH AND THE INTRACOASTAL WATERWAY, FROM COMMUNITY COMMERCIAL (CC), RECREATION OPEN SPACE (ROS), CONSERVATION (CON) AND LOW DENSITY RESIDENTIAL (LDR) TO MARINA MIXED-USE (MMU), RECREATION OPEN SPACE (ROS) AND CONSERVATION (CON); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the owner of that property, more particularly described in “**Exhibit A**” attached hereto (“Property”), has voluntarily petitioned the City of Jacksonville Beach, Florida, to change the future land use designation on the Property and the future land use map of the City of Jacksonville Beach Comprehensive Plan, from Community Commercial (CC), Low Density Residential (LDR), Conservation (CON) and Recreation Open Space (ROS), to Marina Mixed-Use (MMU), Recreation Open Space (ROS), and Conservation (CON); and

WHEREAS, the Property consists of less than fifty (50) acres and is considered a small-scale future land use amendment in accordance with Florida law; and

WHEREAS, the City of Jacksonville Beach has advertised as required by law and held two (2) public hearings prior to adopting this Ordinance; and

WHEREAS, Marina Mixed-Use, Recreation Open Space and Conservation Future Land Use designations are compatible with surrounding existing land uses and such designations are compatible with surrounding future land use designations; and

WHEREAS, the City of Jacksonville Beach Planning Commission, serving as the City’s Local Planning Agency, and City Council held duly noticed public hearings providing the opportunity for individuals to hear and be heard regarding the proposed future land use designation changes and map amendments; and

WHEREAS, the City Council has reviewed and considered all relevant evidence, information and testimony presented by expert witnesses, the public, and City staff; and

WHEREAS, the City Council finds this future land use change and map amendment in compliance with Chapter 163, Florida Statutes, and the City of Jacksonville Beach Comprehensive Plan; and

WHEREAS, the adoption of this Ordinance is in the best interest of the health, safety, and general welfare of the citizens of the City of Jacksonville Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. Future Land Use Amendment

The future land use designation on the Property and the future land use map of the City of Jacksonville Beach Comprehensive Plan are hereby amended to reflect a re-designation from Community Commercial (CC), Low Density Residential (LDR), Conservation (CON) and Recreation Open Space (ROS), to Marina Mixed-Use (MMU), Recreation Open Space (ROS), and Conservation (CON).

SECTION 2. Severability and Conflicts

A. It is the intention of the City Council of the City of Jacksonville Beach that if any section, subsection, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

B. All ordinances or parts of ordinances in conflict herewith be and the same are, to the extent the same may be in conflict, hereby repealed.

SECTION 3. Transmittal

The City Council of the City of Jacksonville Beach hereby authorizes and directs the Planning and Development Department by and through the City Manager to transmit the Comprehensive Plan amendments adopted herein to the Florida Bureau of Comprehensive Planning, the Northeast Florida Regional Council, the St. Johns River Water Management District, the Department of Environmental Protection, the Florida Department of Transportation, and any other governmental agency in the State of Florida that has filed a written request with the City Council for a copy of the same within ten (10) working days of the adoption of this Ordinance as specified in the State Land Planning Agency's procedural rules.

SECTION 4. Effective Date

This Ordinance shall be effective immediately upon adoption; however, pursuant to Florida Statutes, Section 163.3187, the subject small-scale Future Land Use Map amendment shall become effective 31 days after adoption of this Ordinance by the City, unless otherwise

challenged within 30 days after said adoption. In the event of a timely challenge, the subject small-scale Future Land Use Map amendment shall become effective once the Florida Bureau of Comprehensive Planning or the Administration Commission issues a final order determining that the adopted small-scale Future Land Use Map amendment is in compliance with the Plan. No development orders, development permits, or zoning dependent on this amendment may be issued or commence before this Ordinance becomes effective.

AUTHENTICATED this ____ day of _____, 2023.

Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk



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

RECEIVED

AUG 9 2023

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.

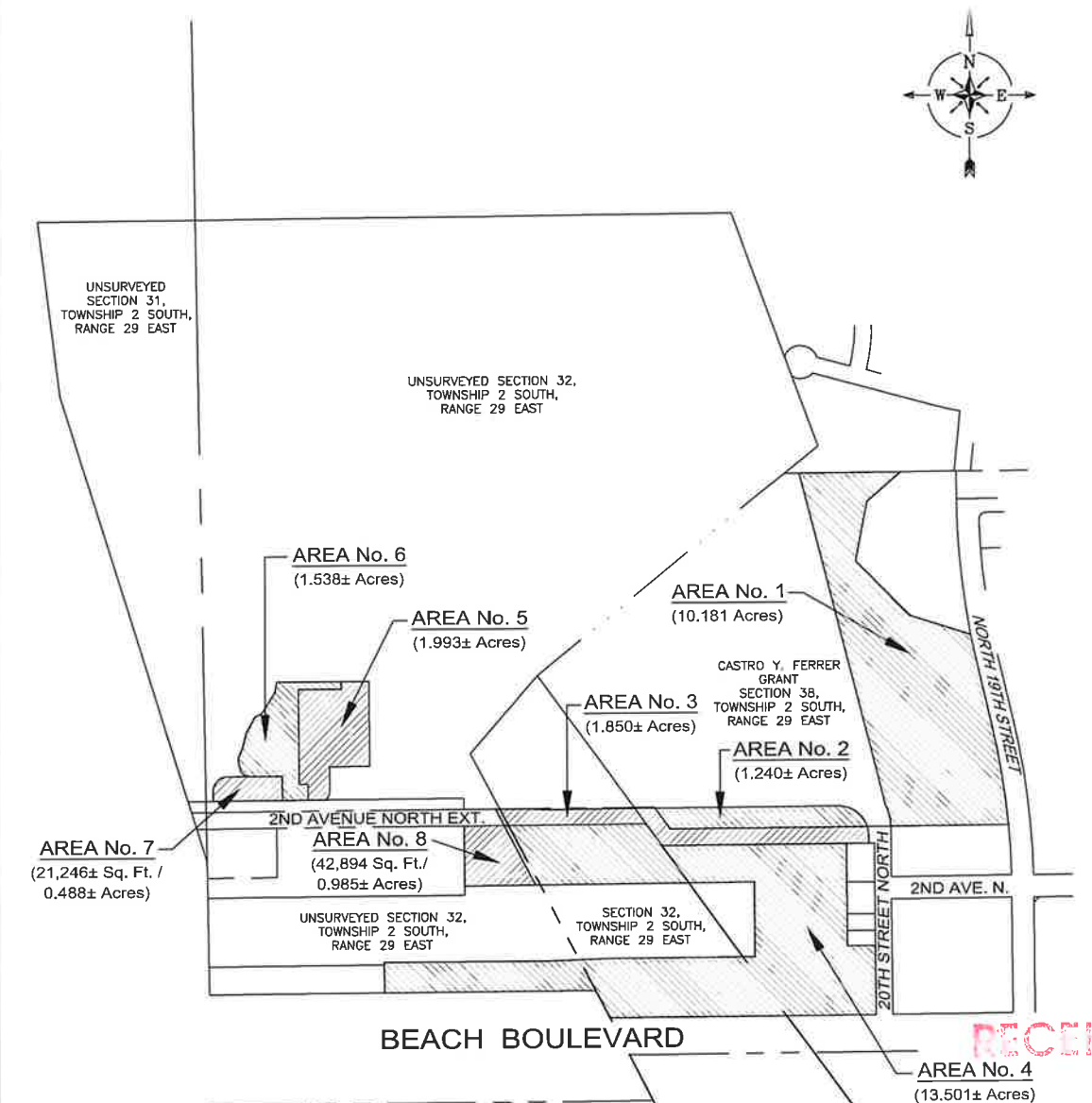
EXHIBIT LIST

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.

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

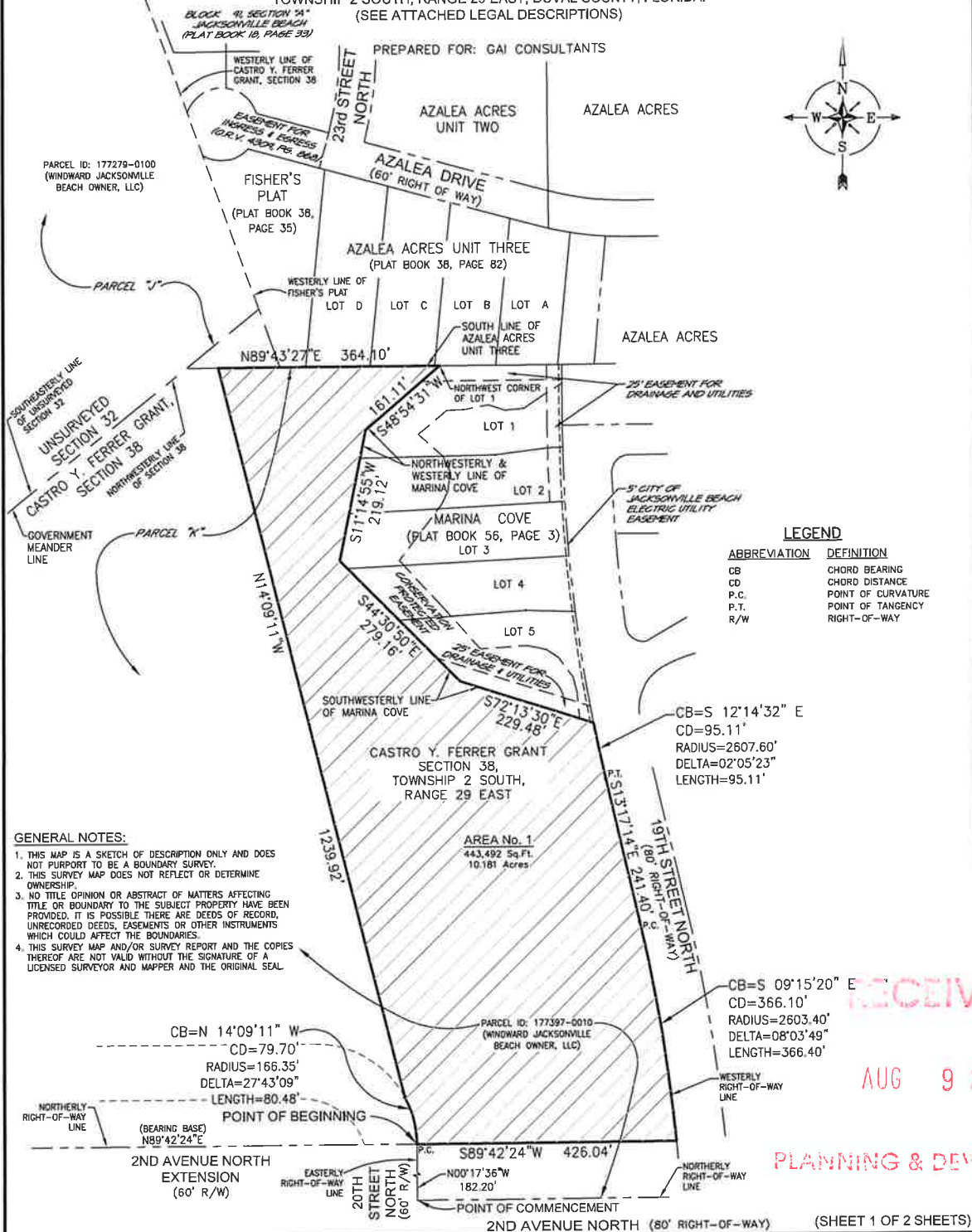
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FILE NO.: S-6134-ZKEY

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)



CHARLES BASSETT & ASSOC., INC.

SURVEYORS - MAPPERS - LAND PLANNERS

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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 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

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)

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

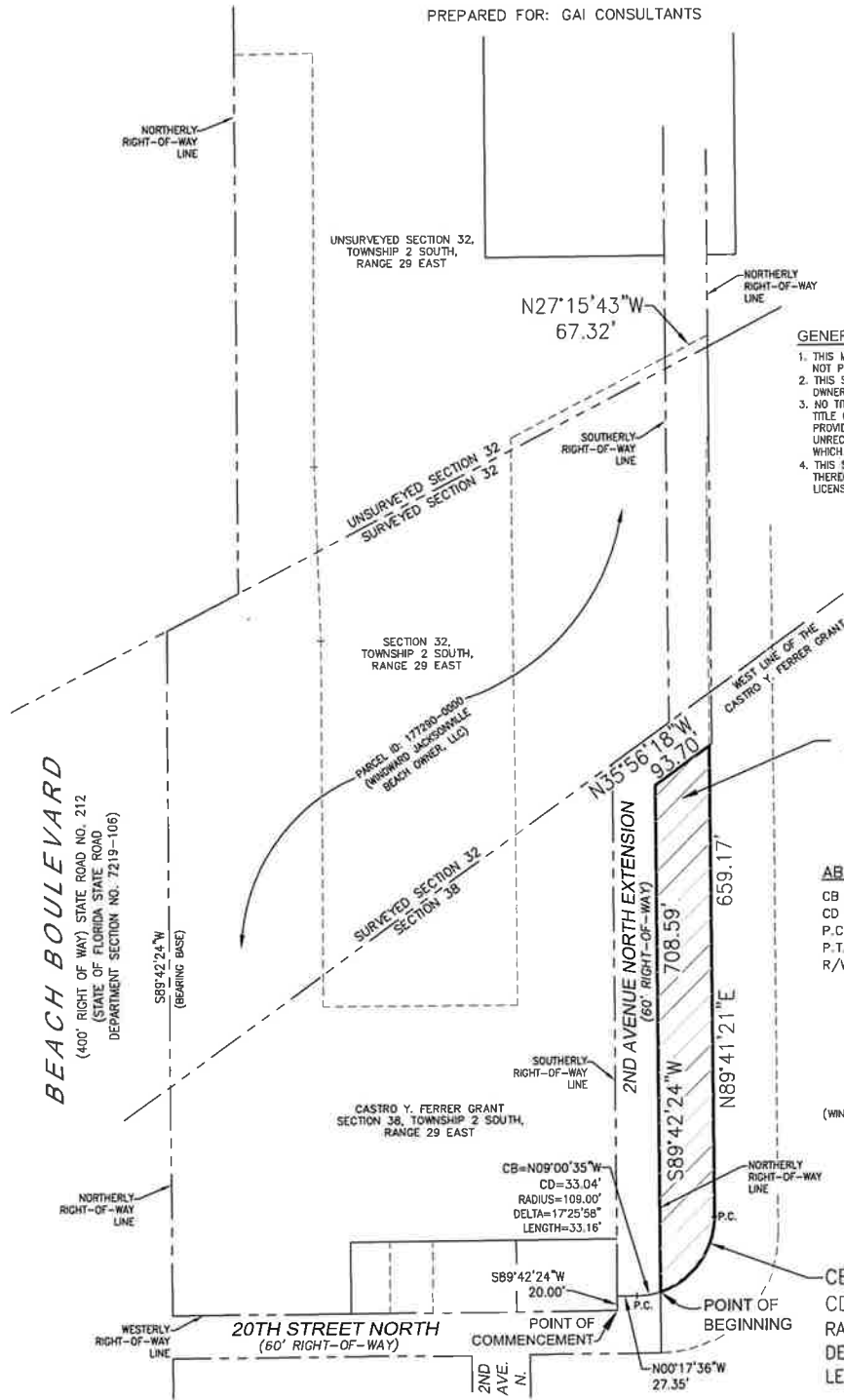
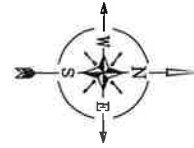
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COMPUTER FILE: _____	MAP AREA 1	SCALE: 1" = N/A	FILE NO.: S-6134

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)

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.)

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

MAP SHOWING SKETCH OF DESCRIPTION

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

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.

(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 2

SCALE: 1" = N/A

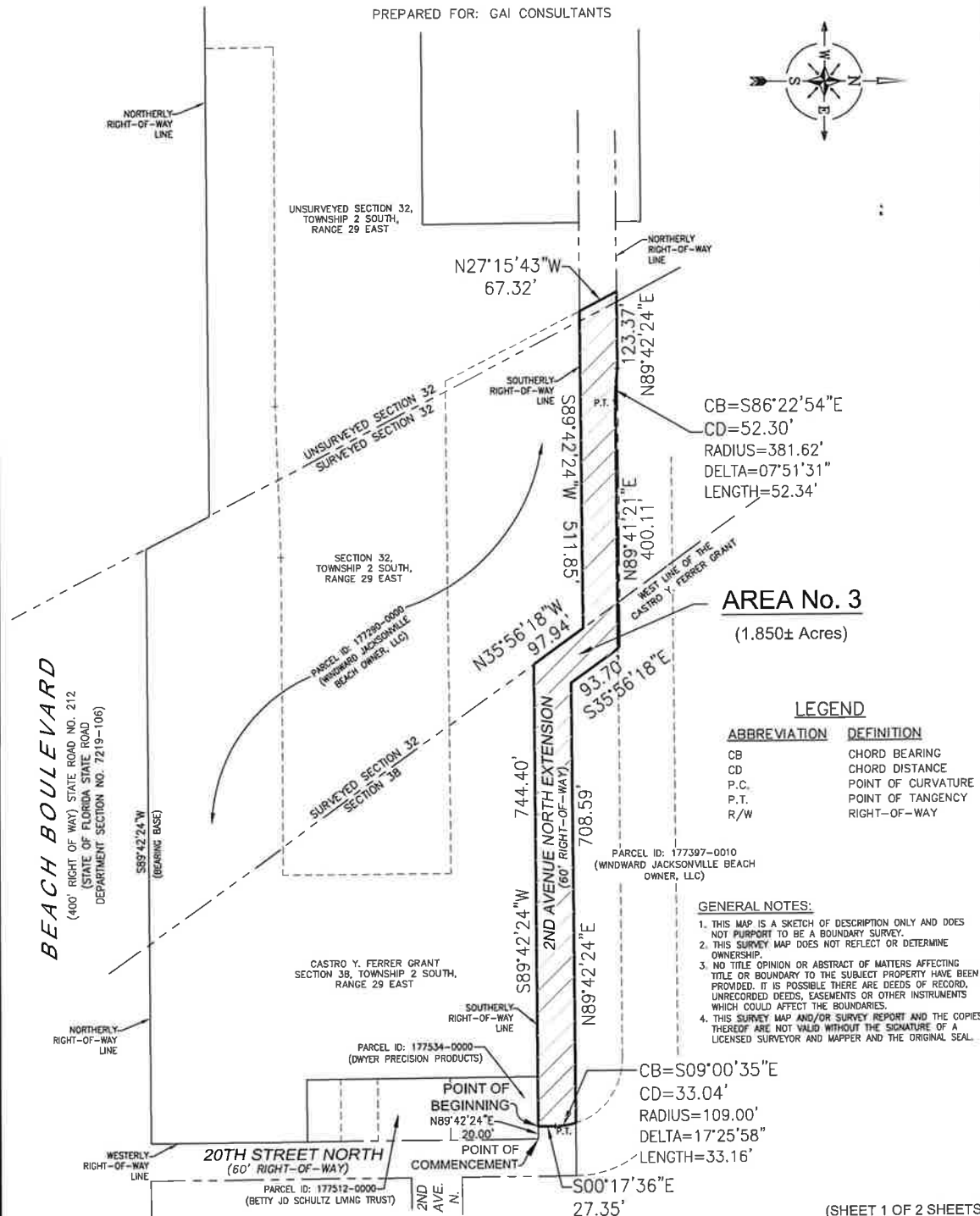
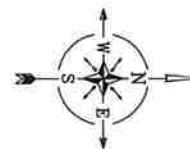
FILE NO.: S-6134-Z2

MAP SHOWING SKETCH OF DESCRIPTION

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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



(SHEET 1 OF 2 SHEETS)

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 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	

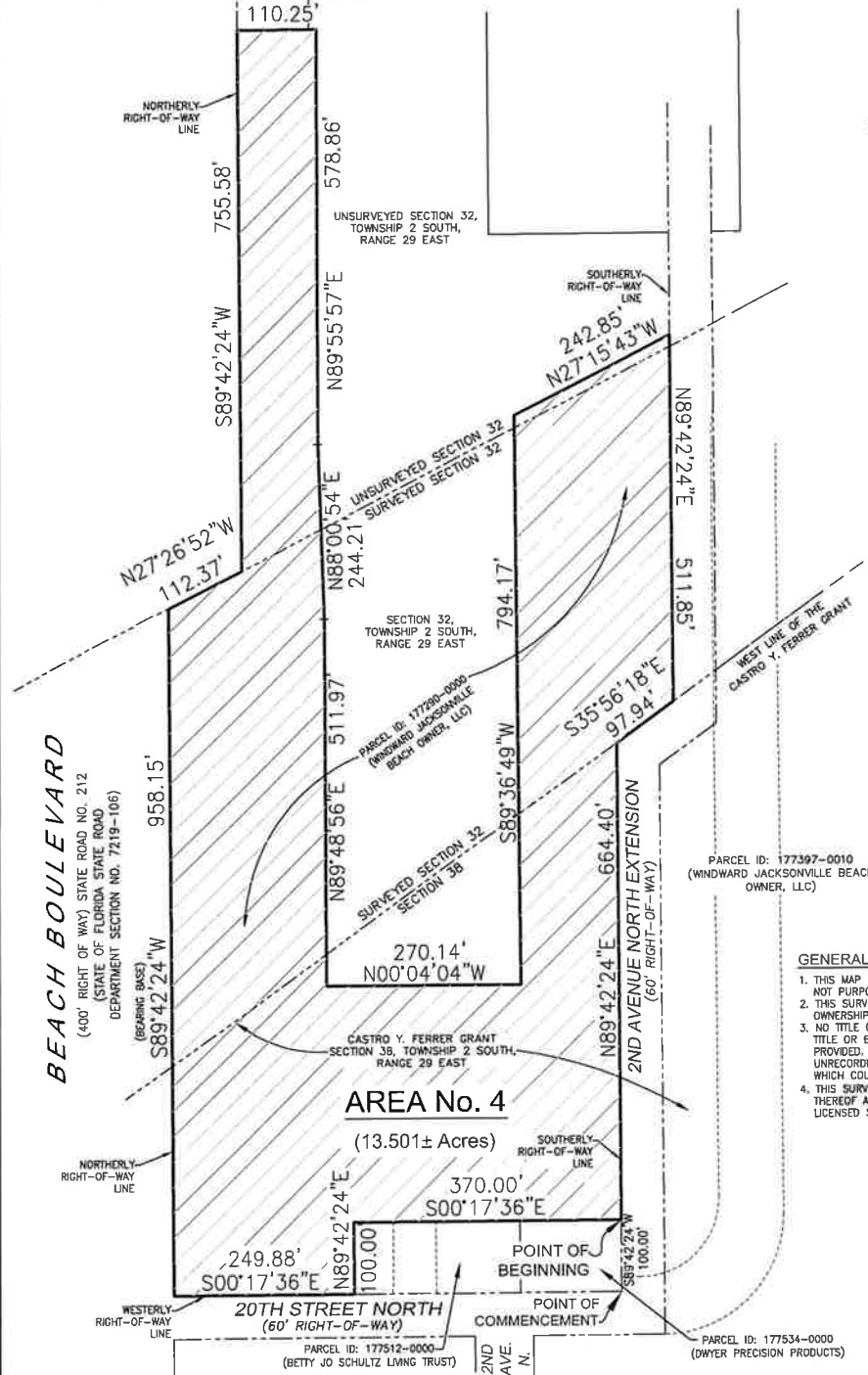
MAP SHOWING SKETCH OF DESCRIPTION

(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

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 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.

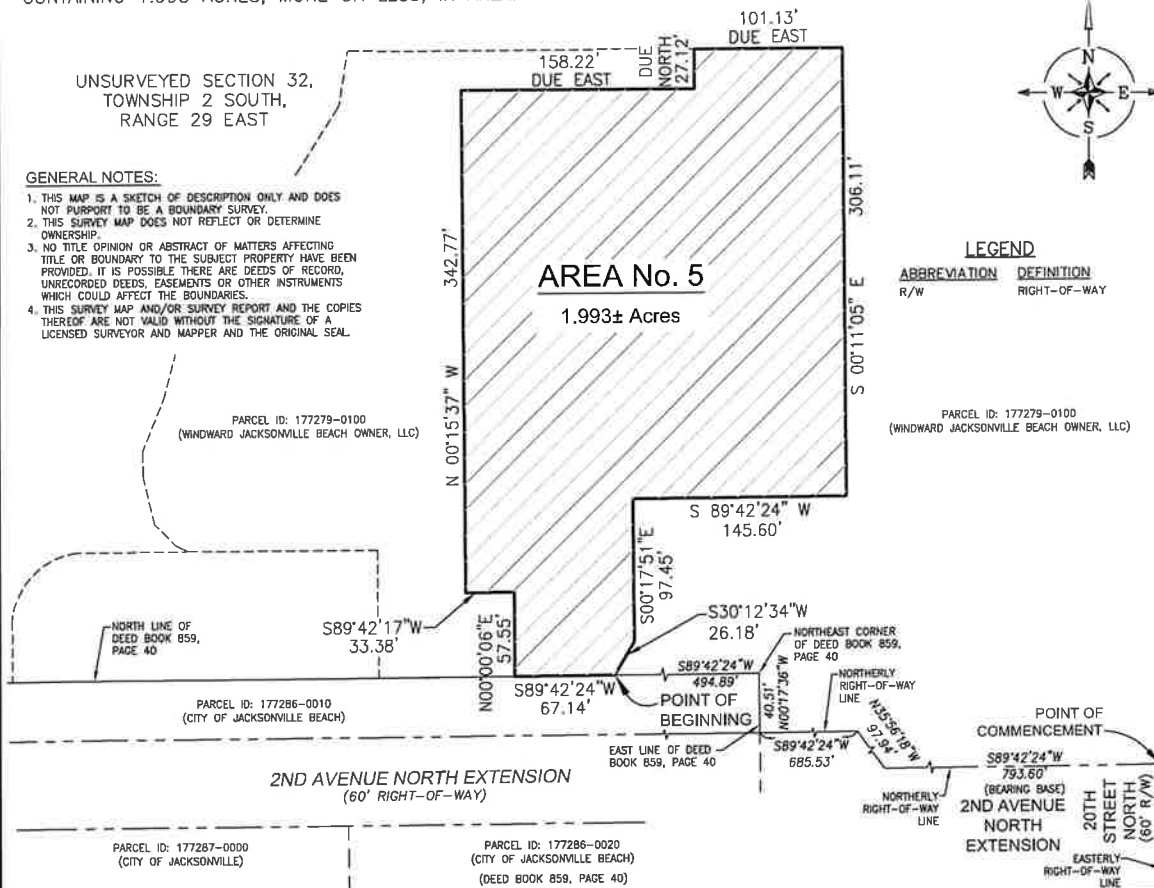
PREPARED FOR: GAI CONSULTANTS

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.)

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

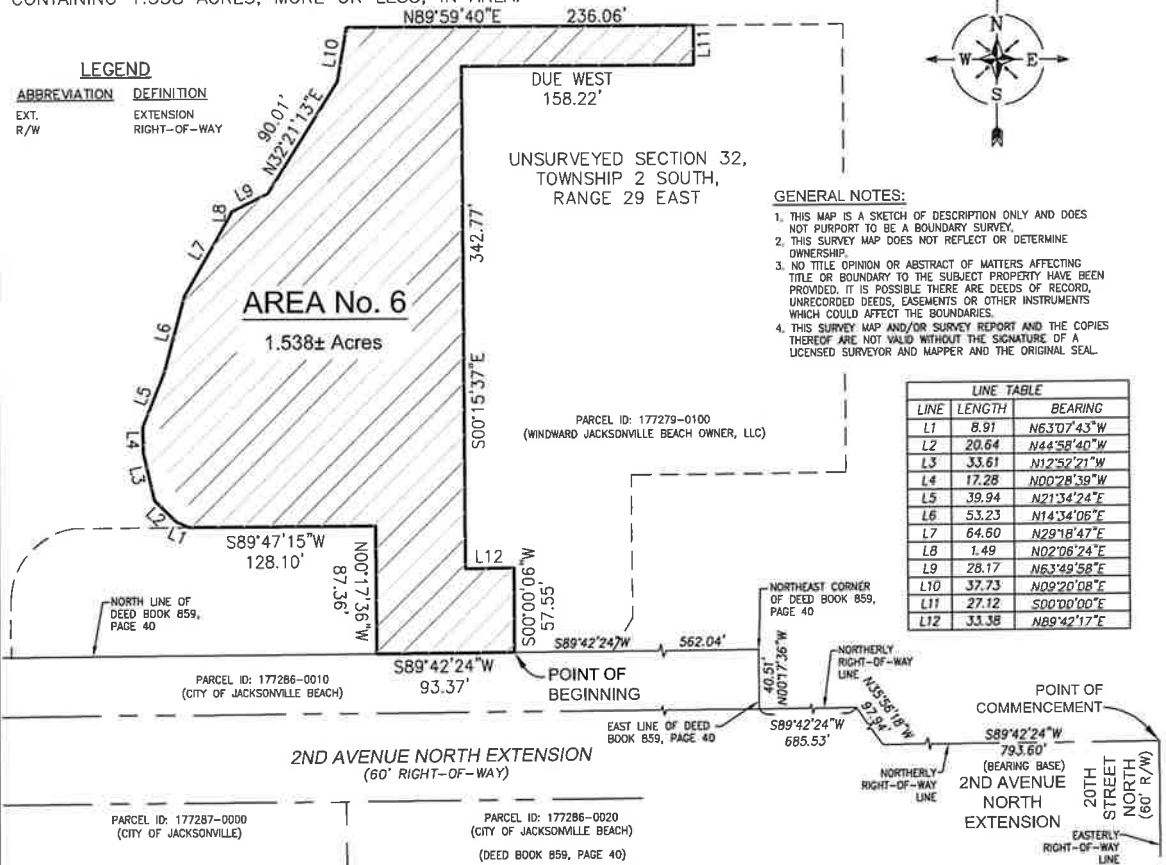
PREPARED FOR: GAI CONSULTANTS

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@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 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.

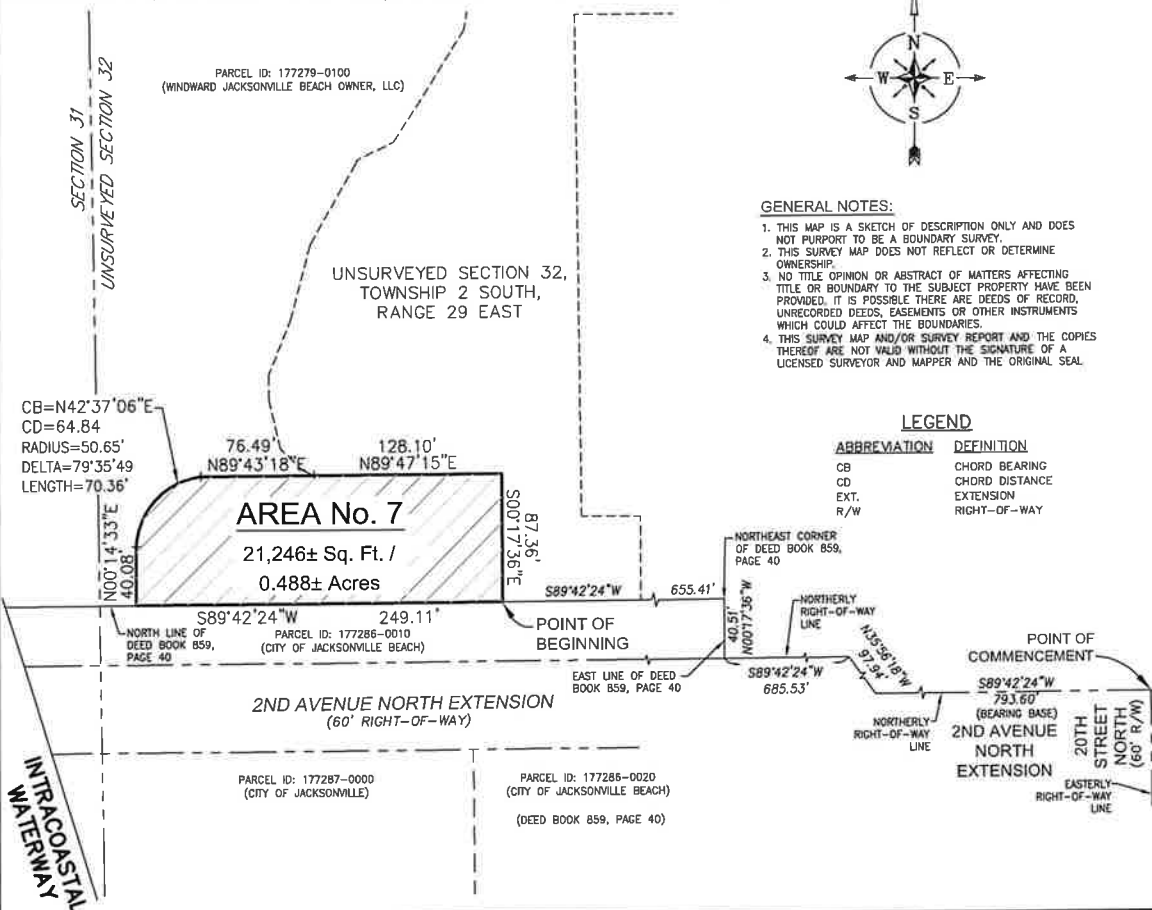
PREPARED FOR: GAI CONSULTANTS

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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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

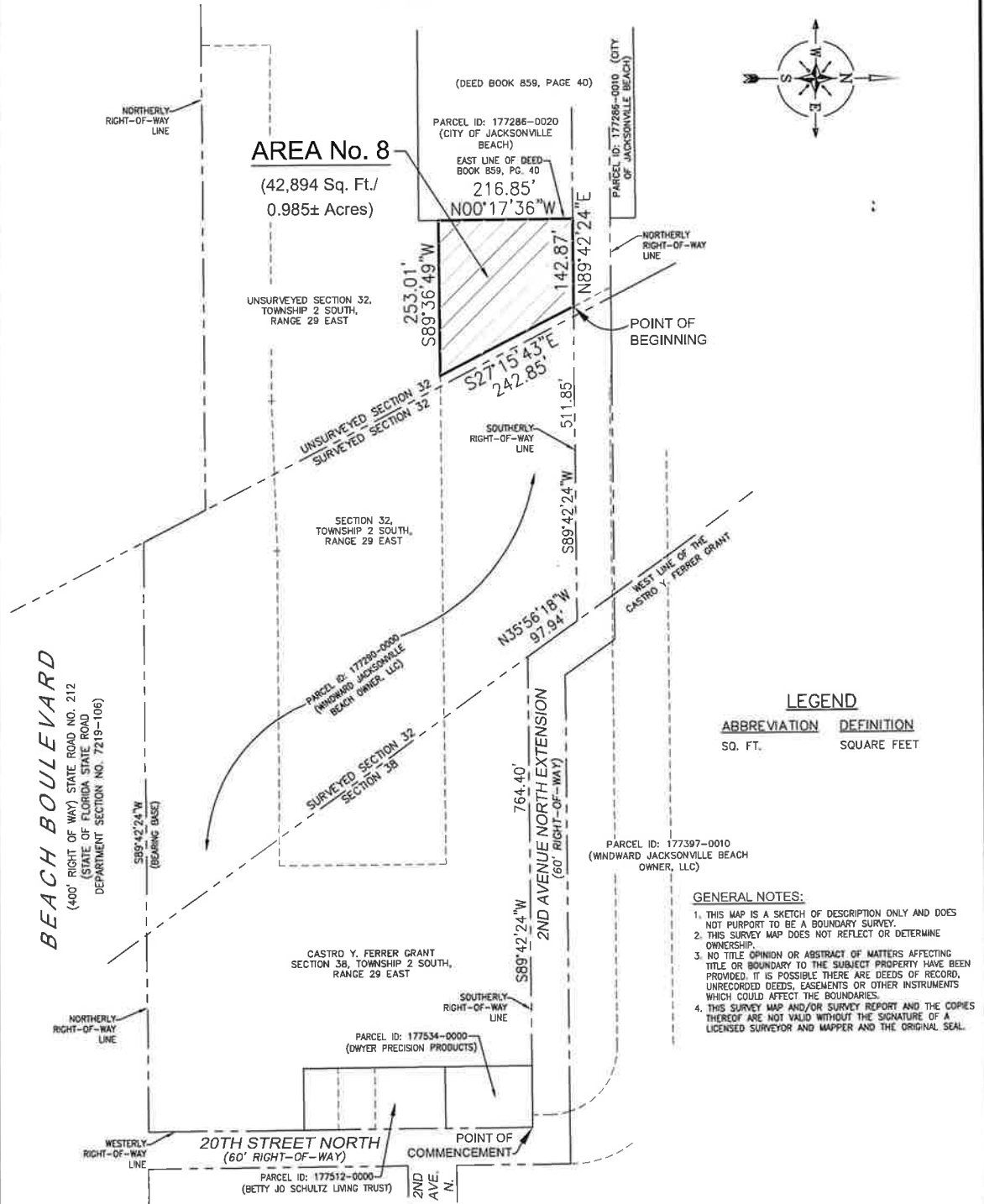
BEARING DATUM BASED ON NORTH R/W 2nd AVE N. EXT. (AS SHOWN) FL STATE PLANE COORDINATE SYSTEM, EAST ZONE

FIELD BOOK NO.: - PAGE: - LEGAL: N/A ORDER NO.: 10-03-04
COMPUTER FILE: MAP AREA 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

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 5J-17, F.L.A. 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 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

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 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

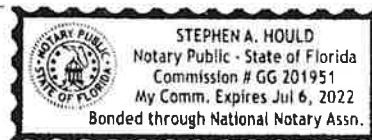
By: *[Signature]*
Kendall B. Taylor, President

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.)

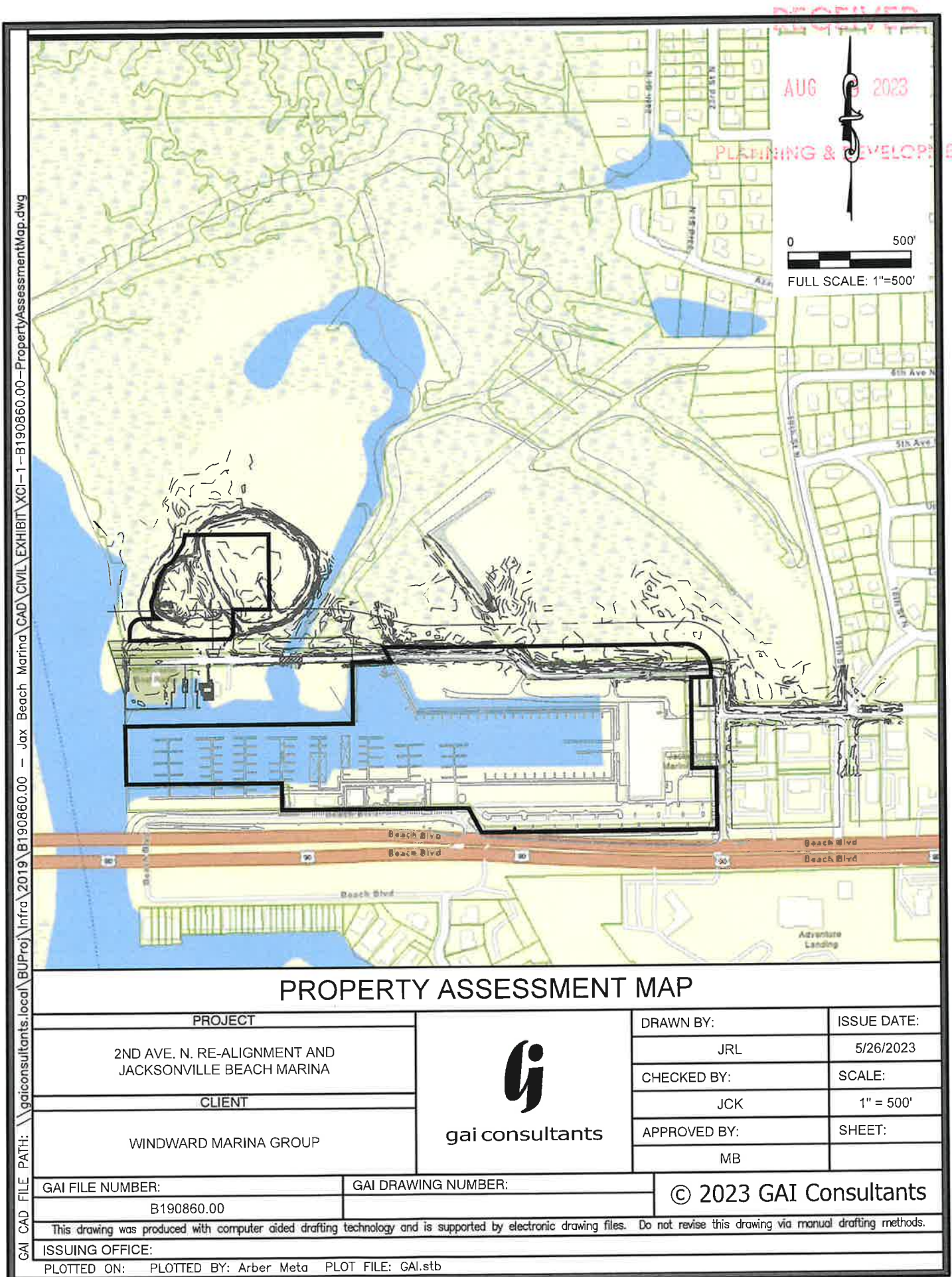
TOGETHER WITH ALL OF GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE EASEMENTS RESERVED IN DEED BOOK 1353, PAGE 131, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA (TO THE EXTENT SUCH RIGHTS MAY NOT HAVE ALREADY VESTED IN GRANTEE BY MERGER OF TITLE OR THROUGH THE CONVEYANCE OF ALL OF GRANTOR'S RIGHT,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

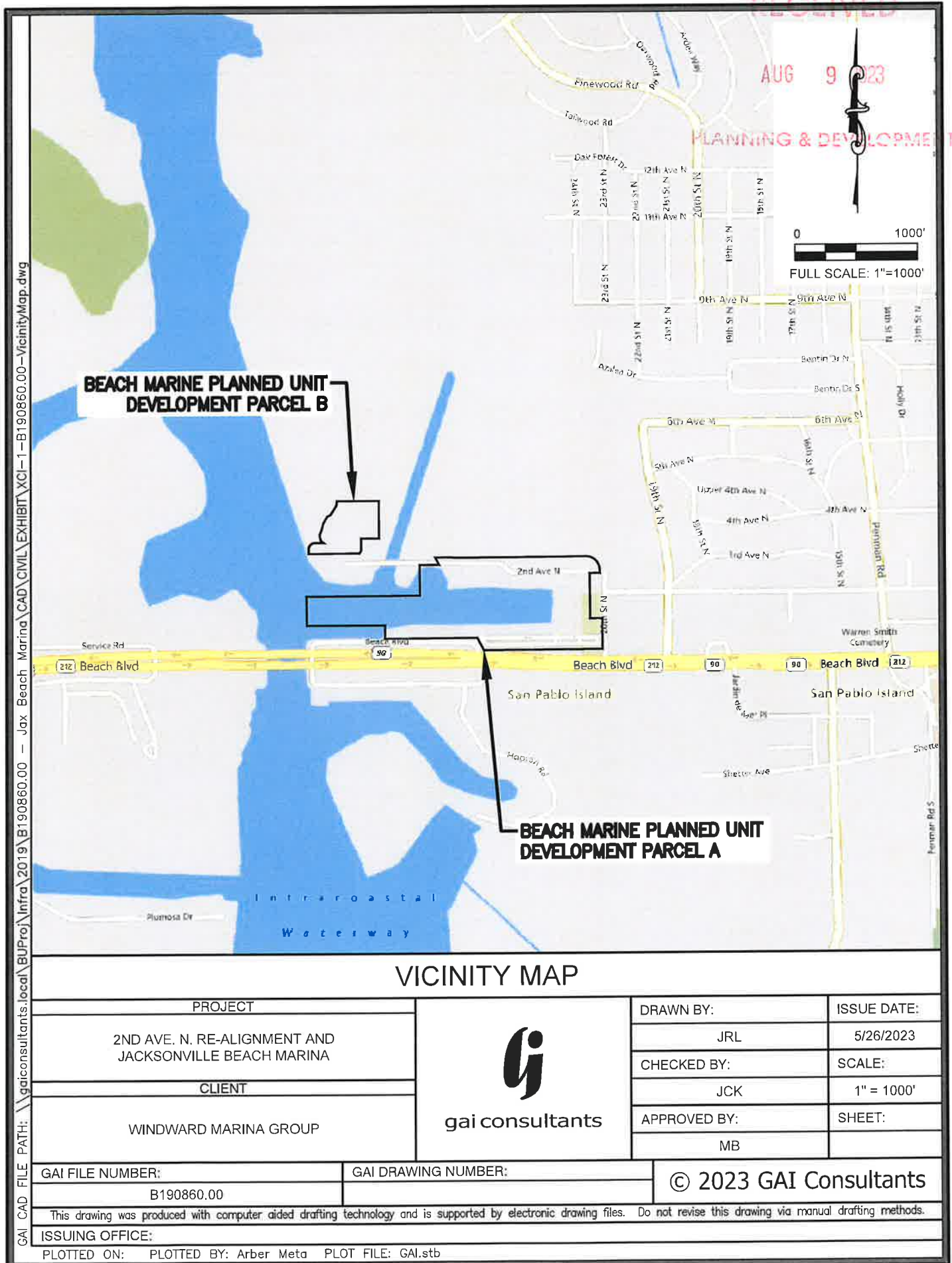
LEASEHOLD PARCEL:

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



**BEACH MARINE PLANNED UNIT
DEVELOPMENT PARCEL B**

**BEACH MARINE PLANNED UNIT
DEVELOPMENT PARCEL A**

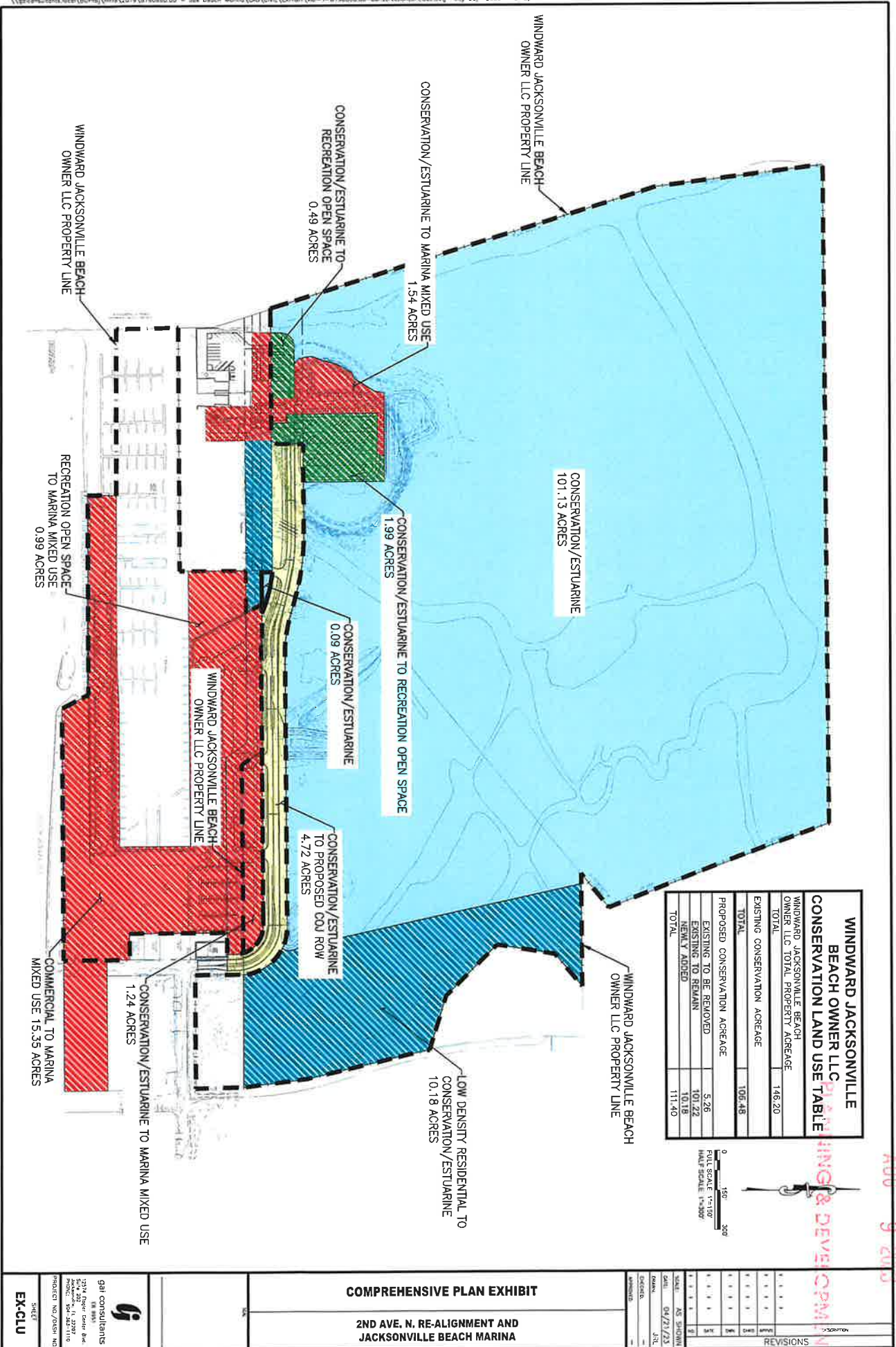
AERIAL MAP

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



RECEIVED

Aug 9 2023

PLANNING & DEVELOPMENT

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

EX-CLU

gci consultants
 1274 Jacksonville Beach
 Jacksonville, FL 32217
 PHONE: 904-242-1116
 PROJECT NO./DRAW NO.



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

CITY COUNCIL AGENDA ITEM	
TO:	Michael J. Staffopoulos, City Manager
FROM:	Heather Ireland, Planning and Development
DATE:	10/23/2023
SUBJECT:	Ordinance No. 2023-8204 Rezoning Property owned by Windward Marina

BACKGROUND

The City of Jacksonville Beach received a Rezoning Application from Windward Jacksonville Beach Owner, LLC, the owner of the Windward 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 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 recommended **approval** of the request. The Planning Commission met to review and consider the rezoning application at their regular meeting held on November 13, 2023 and also recommended **approval** of the application with a 3-2 vote, moving the recommendation forward with the following staff recommended conditions:

1. Require that there is proper signage for the existing restaurant's designated parking spaces adjacent to the establishment to ensure parking for the restaurant is exclusive to the restaurant.
2. Require that all development north of the realigned and reconstructed Second Avenue North is completed in one phase.

Ordinance No. 2023-8204 has been reviewed by outside legal counsel and approved as to form and legal sufficiency.

FINANCIAL IMPACT

None.

REQUESTED ACTION

Approve/Disapprove Ordinance No. 2023-8204 on the first reading to Rezone property owned by Windward Marina and schedule a second reading for a date to be determined

ATTACHMENTS

1. Ordinance No. 2023-8204 Planned Unit Development PUD Rezoning Marina
2. Rezoning Application Windward Marina PUD

Introduced by: _____
1st Reading: _____
2nd Reading: _____

ORDINANCE NO. 2023-8204

AN ORDINANCE OF THE CITY OF JACKSONVILLE BEACH, FLORIDA, ESTABLISHING A PLANNED UNIT DEVELOPMENT: PUD ZONING DISTRICT WITHIN THE CITY OF JACKSONVILLE BEACH, FLORIDA, AS PROVIDED UNDER CHAPTER 34 OF THE CODE OF ORDINANCES OF SAID CITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Jacksonville Beach, Florida, heretofore enacted and established a Land Development Code and Zoning Atlas for said City; and

WHEREAS, the owners of certain lands in the City, more particularly described herein, have applied to the City Council for the rezoning of those lands from Commercial, general: C-2, Residential, Single-family: RS-1, and Planned Unit Development (PUD), to Planned Unit Development: PUD; and

WHEREAS, the City Council has considered the application, project narrative, all relevant support materials, the staff report, the recommendation of the Planning Commission, and public testimony given at the public hearings; and

WHEREAS, all future development actions on the lands described herein shall be in accordance herewith, the City's Comprehensive Plan and Land Development Code, as applicable.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF JACKSONVILLE BEACH, FLORIDA:

SECTION 1. That the City Council has considered the adoption of this Ordinance based on one or more of the factors listed in Section 34-211(c) of the Land Development Code and hereby finds that this rezoning will not result in an adverse change in the community in which it is located.

SECTION 2. That the City Council has considered the adoption of this Ordinance based on the standards listed in Section 34-348(j)(3) of the Land Development Code and hereby finds that the preliminary development plan for the PUD complies with the standards therein.

SECTION 3. That the Land Development Code and Zoning Atlas previously adopted by the City Council of the City of Jacksonville Beach, Florida, be and the same is hereby amended and, as amended, shall henceforth read as follows:

That all of the certain land in the City of Jacksonville Beach, Florida, described in the "Legal Description of Applicant's Property" attached hereto as **Exhibit "A"**, that is heretofore zoned as C-2, RS-1, and PUD be and the same is hereby designated as Planned Unit Development: PUD, so that henceforth the same shall be classified and construed to be embraced within the meaning and subject of the general provisions of the Planned Unit Development: PUD zoning category as

provided in Article VII, Section 34-348 of the Jacksonville Beach Land Development Code (Chapter 34 of the Code of Ordinances of the City of Jacksonville Beach, Florida), subject to the following additional limitations:

- A. The rezoning application dated August 9, 2023, attached hereto as **Exhibit “B”** (including project narrative description dated November 2, 2023, and Preliminary PUD Development Plan titled “Site Plan” dated April 21, 2023, attached thereto), which have been submitted to the City of Jacksonville Beach Planning and Development Department, are hereby adopted and incorporated as part of this amendment to the Jacksonville Beach Land Development Code and Zoning Atlas.
- B. The project shall be generally carried out in accordance with the presentments of the rezoning application, the project narrative, and the preliminary site development plan, and the following conditions:
 - 1. Proper signage shall be required for the existing restaurant’s designated parking spaces adjacent to the establishment to ensure parking for the restaurant is exclusive to the restaurant.
 - 2. All development north of the realigned and reconstructed Second Avenue North is completed in one Phase.

SECTION 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. It is the intention of the City Council of the City of Jacksonville Beach that if any section, subsection, clause, or provision of this Ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this Ordinance.

SECTION 6. This Ordinance shall take effect upon its adoption and recordation with the Clerk of Circuit Court, Duval County, Florida.

AUTHENTICATED this ____ day of _____, 2023.

Christine H. Hoffman, Mayor

Sheri Gosselin, City Clerk



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

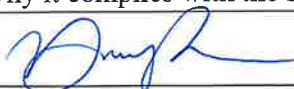
Street address of property and/or Real Estate Number: See attached Written Description.

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

Exhibit "A"

RECEIVED

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

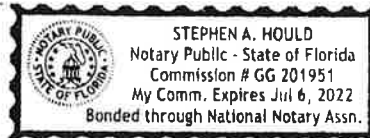
ROSE & KEN, INC.,
a Florida corporation

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°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 ~~1646~~ IN OFFICIAL RECORDS BOOK ~~1080~~ 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

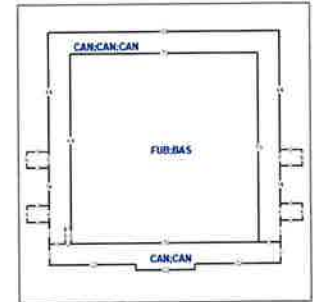
Building 1 Site Address
2315 BEACH BLVD Unit
Jacksonville Beach FL 32250

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](#)

- 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 #	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

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)	\$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)

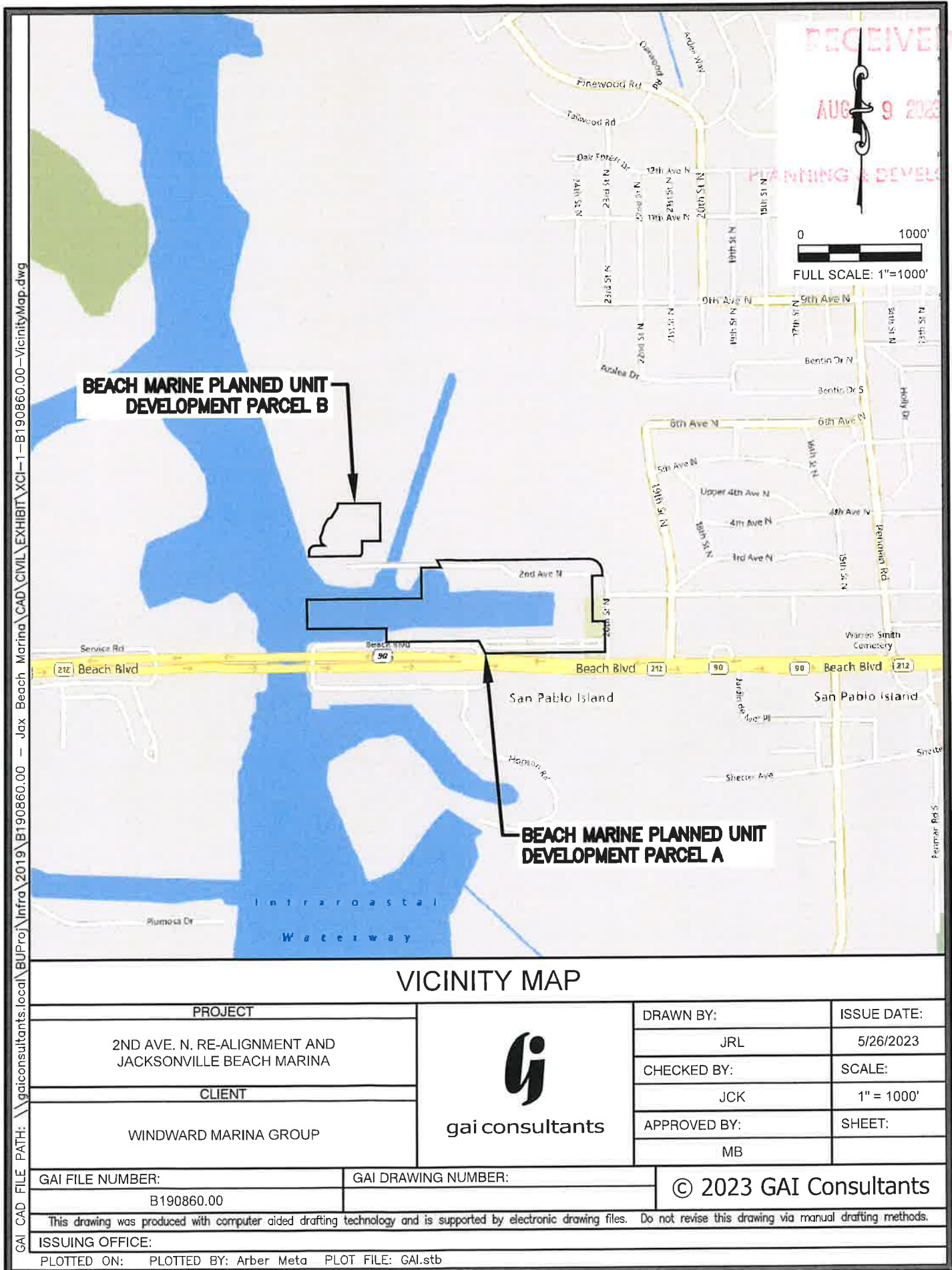
The PRC accessed below reflects property details and values at the time of Tax Roll Certification in October of the year listed.

[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'

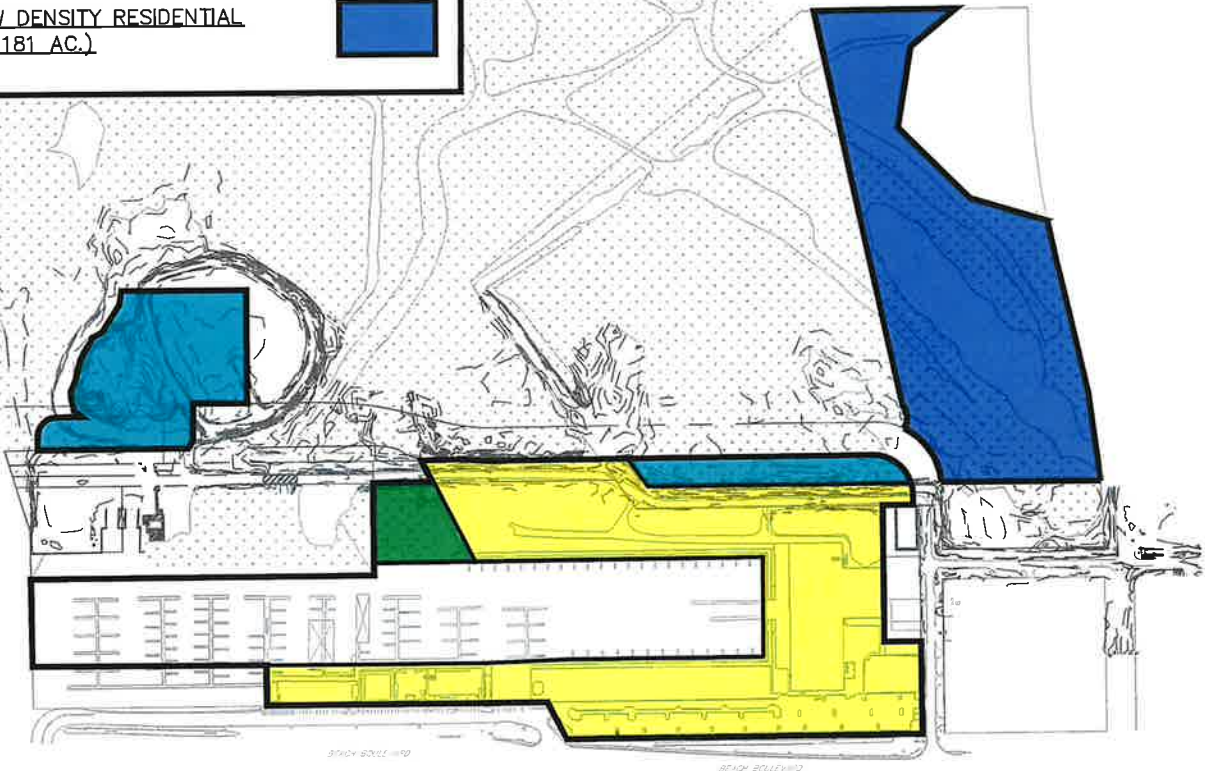
LEGEND

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\XC1-1-B190860.00-Exhibits\FandF1.dwg

Exhibit "F1"

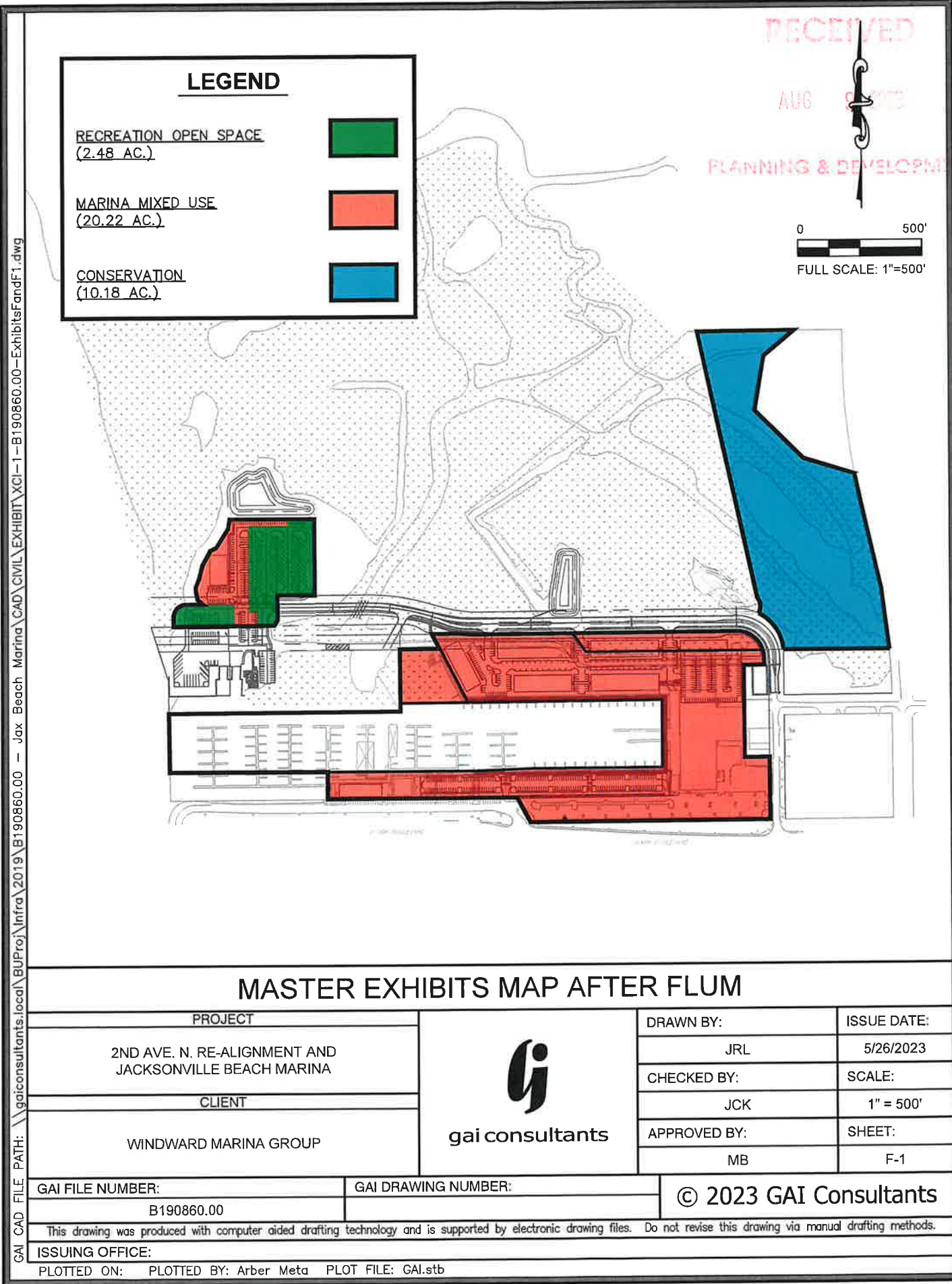


Exhibit "G"

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

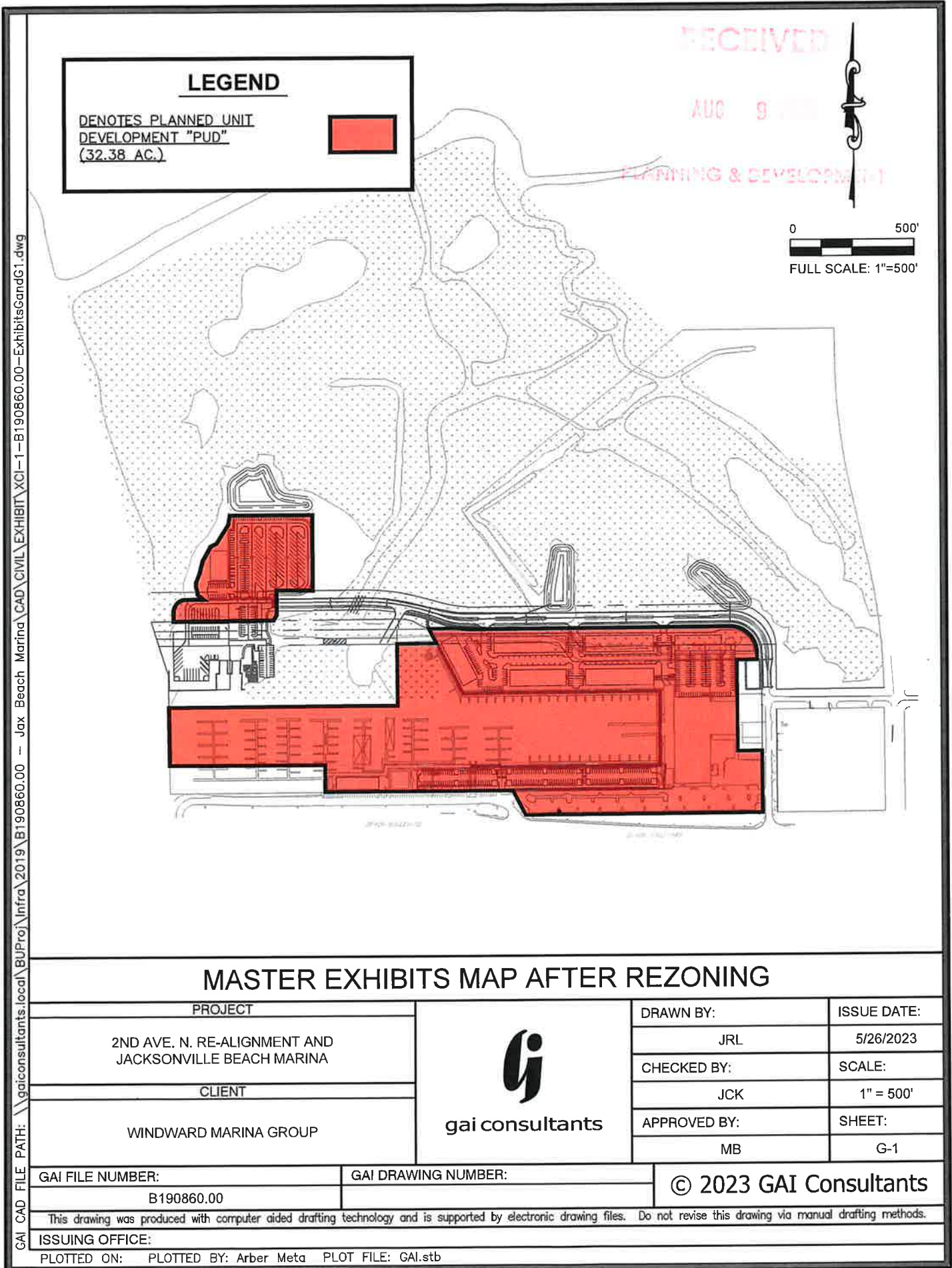
This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

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"

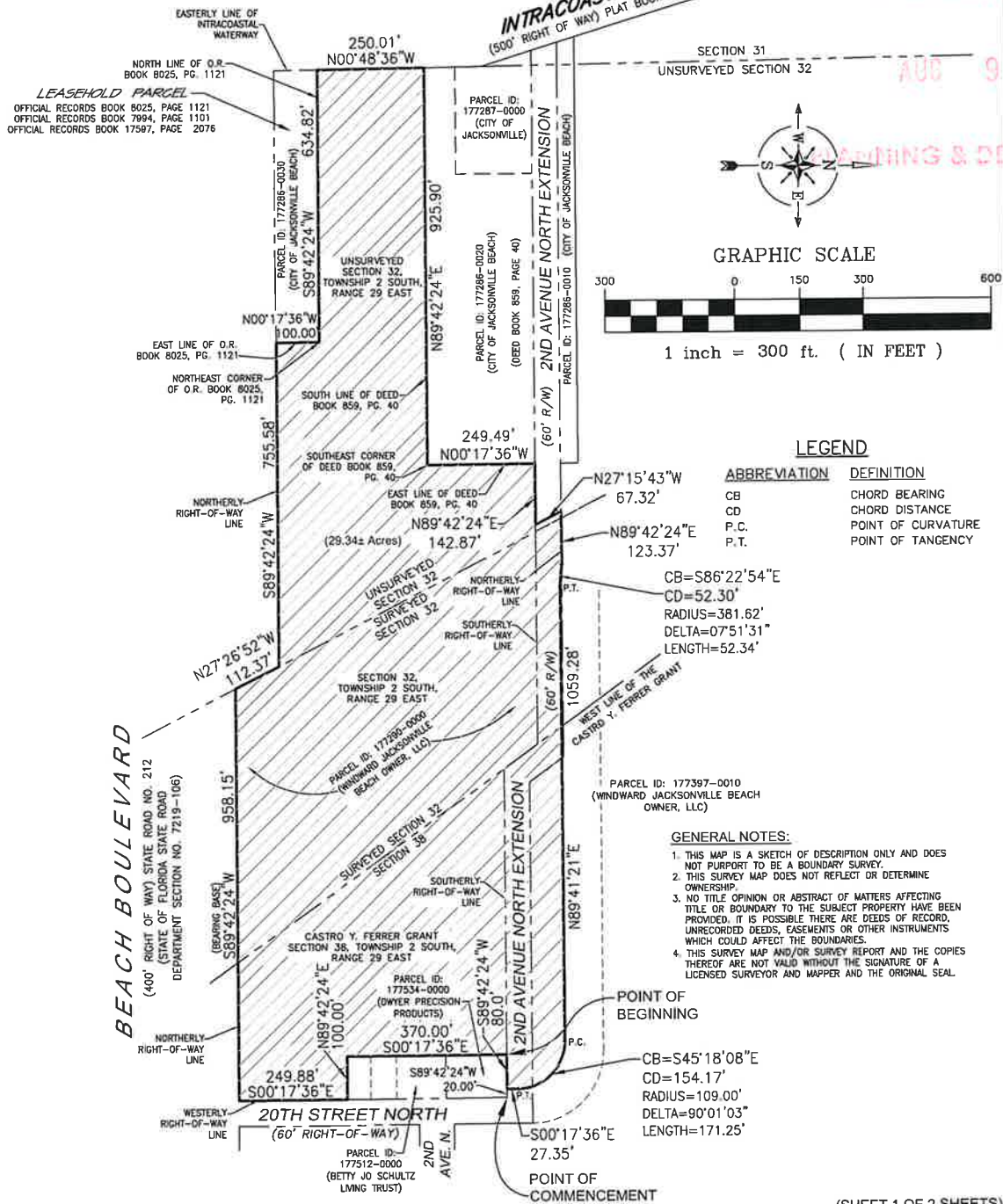


MAP SHOWING SKETCH OF DESCRIPTION

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)

PREPARED FOR: GAI CONSULTANTS

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



(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 July 13, 2023

CHARLES R. BASSETT, JR., REGISTERED LAND SURVEYOR FLA. NO. 4591
LICENSED BUSINESS NUMBER 6628
rbossett@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.: 10-03-04

COMPUTER FILE: MAP PUD PARCEL A

SCALE: 1" = N/A

FILE NO.: S-6134-PUDA

MAP SHOWING SKETCH OF DESCRIPTION

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

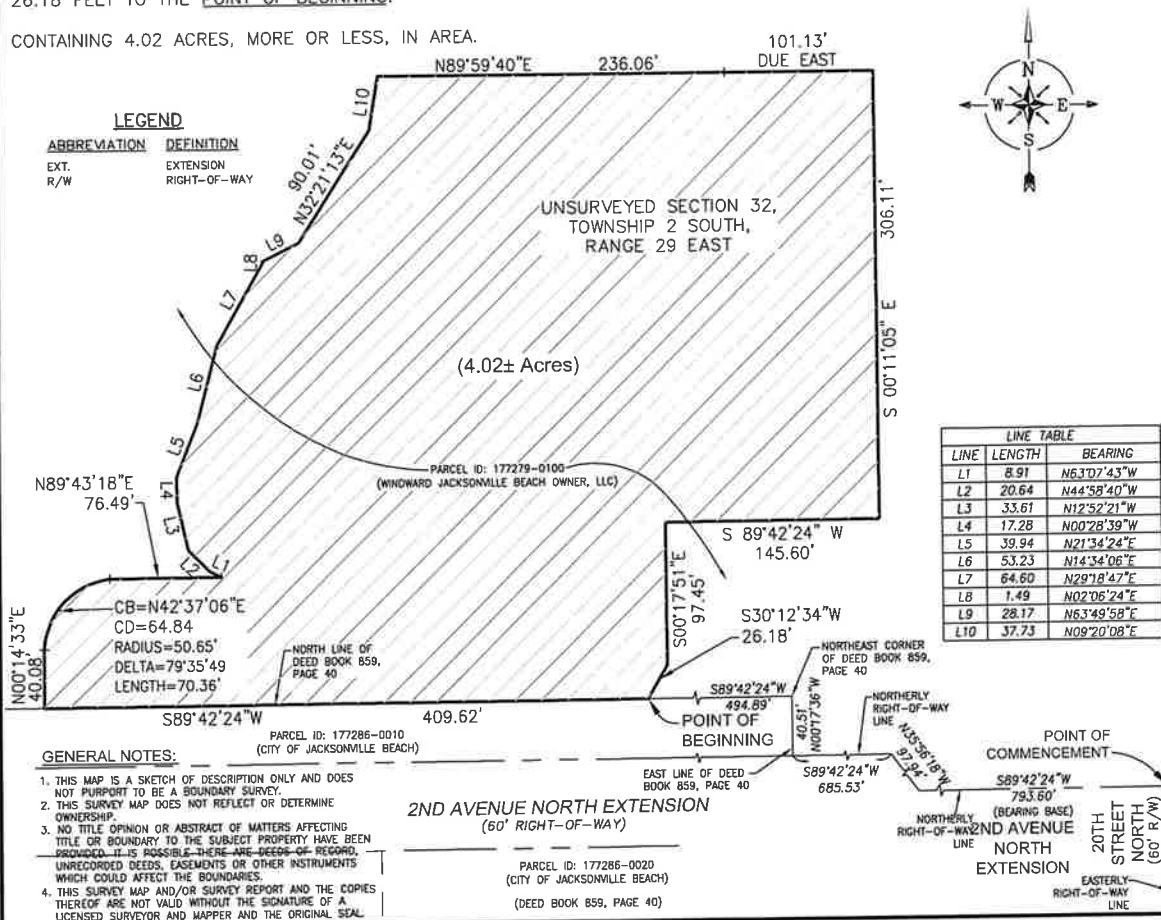
PREPARED FOR: GAI CONSULTANTS

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

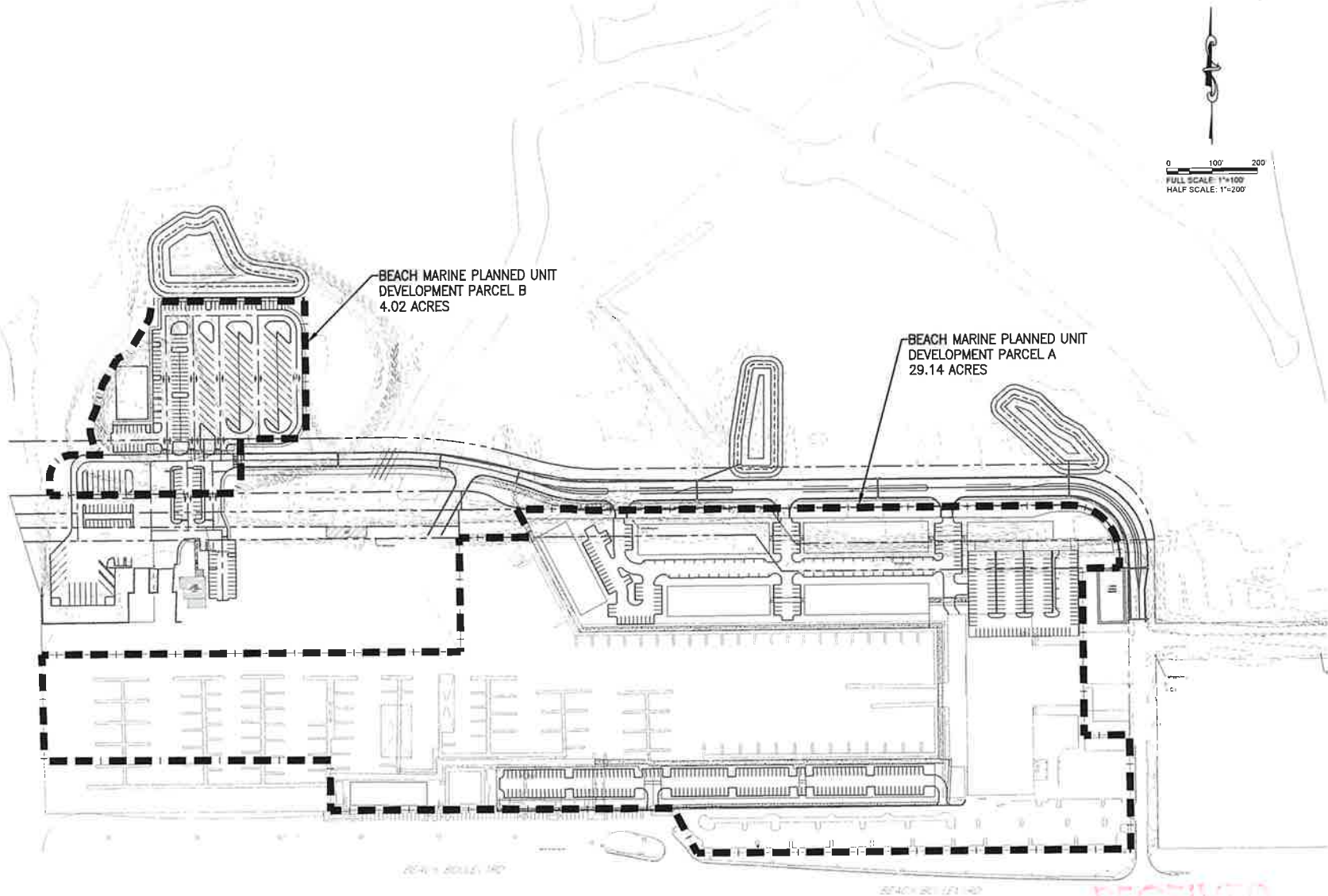
ORDER NO: 10-03-04

COMPUTER FILE: MAP PUD PARCEL B.dwg

SCALE: 1"=100'

FILE NO: S-6134-PUDB

Exhibit "I"



RECEIVED
AUG 9 2023

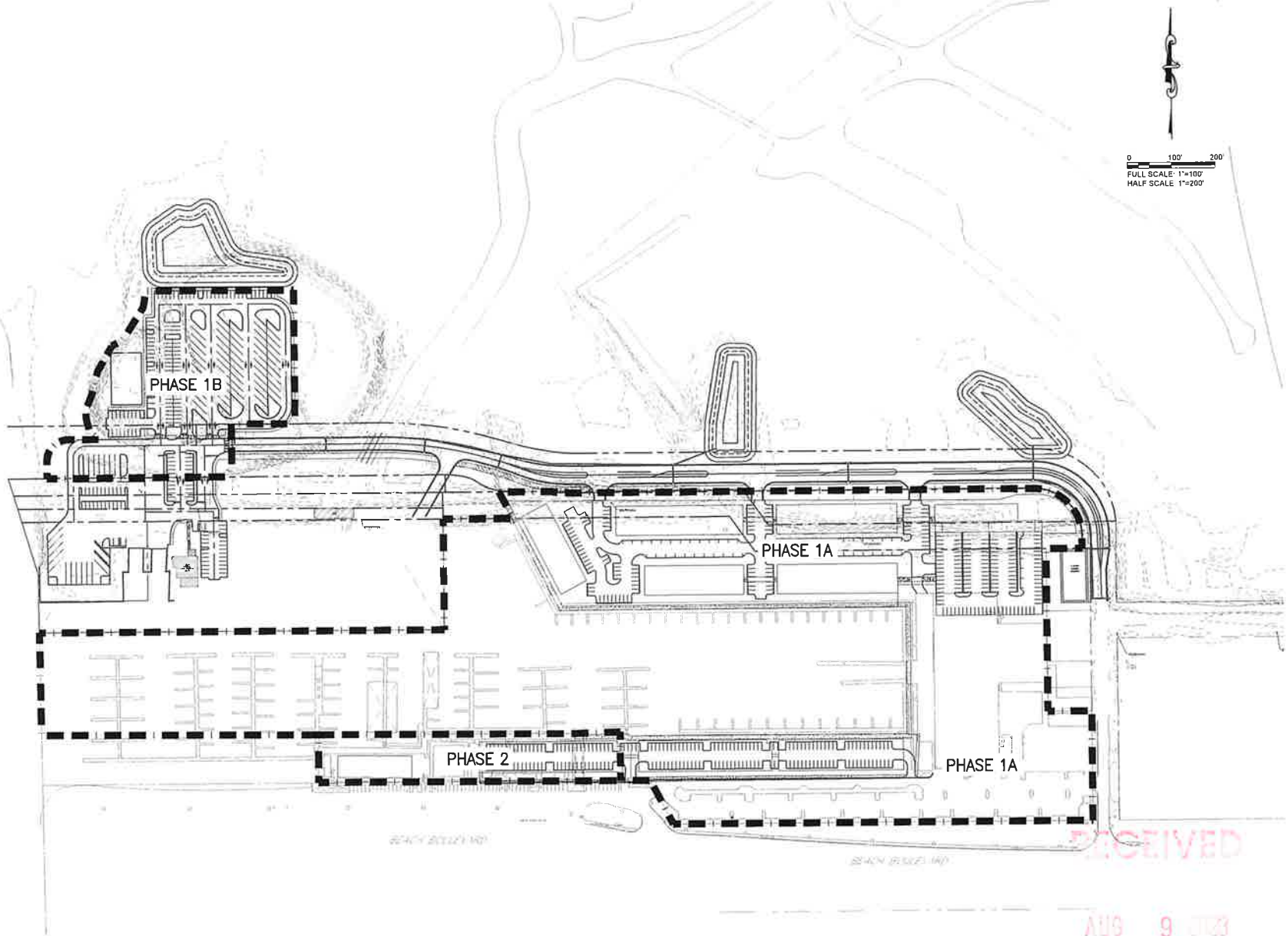
PLANNING & DEVELOPMENT

PUD PARCEL EXHIBIT		2ND AVE. N. REALIGNMENT AND JACKSONVILLE BEACH MARINA	
SCALE: AS SHOWN		DATE: 04/21/23	
CHECKED: JPL		APPROVED: JPL	
PROJECT NO./DASH NO.		SHEET	
EX-PUD		EX-PUD	

gai consultants
12574 Flagler Center Blvd
Suite 202
Jacksonville, FL 32207
PHONE: 904-362-1110

\\gaiconsultants\local\judy\2019\810862.dwg - jll - Recd. 04/21/23 - Conservation\jll.dwg May 30, 2023 - 3:48pm

Exhibit "j"



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

REVISIONS	
NO.	DESCRIPTION

SCALE: AS SHOWN
DATE: 04/21/23
DRAWN: JPL
CHECKED: JPL
APPROVED: JPL

PHASING EXHIBIT

2ND AVE. N. REALIGNMENT AND JACKSONVILLE BEACH MARINA

gai consultants
12574 Poplar Center Blvd
Suite 202
Jacksonville, FL 32207
PHONE: 904-363-1110

PROJECT NO./DASH NO.

SHEET
EX-PHASE

PLANNING & DEVELOPMENT



			Existing	Required	Proposed w/ lease
Dockside Seafood Restaurant (Existing)	4000 SF	Standard Spaces	56	40	57
		ADA Spaces	2	2	2
City of Jacksonville Trail Parking (NEW)		Standard Spaces	--	4	4
		ADA Spaces	--	1	1
Boat Ramp (Existing)		Standard Spaces	8	--	11
		ADA Spaces	1	--	1
		Trailer	36	--	36
		Trailer - Overflow		--	56
		Trailer - ADA	2	--	2
Marine Mixed-Use (NEW)	16,800 SF	Standard Spaces	--	68	99
8,400 SF PER FLOOR		ADA Spaces	--	3	5

PHASE 1B:

NOTES

1. THIS PROJECT IS GOVERNED BY PUD 2016-8072
2. THIS IS A PRELIMINARY SITE PLAN. IT IS SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND PERMITTING BY ALL APPLICABLE LOCAL, STATE AND FEDERAL AGENCIES

PUD SITE PLAN 2



gai consultants
 EB 9951
 74 Flagler Center Blvd.
 e 202
 Jacksonville, FL 32207
 ONE: 904-363-1110

SHEET
PUD-2

SUBJECT NO./DASH NO.

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

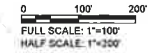
- Full size hard copy of overall site plan and electrical drawings.
- Addresses for all units requiring service.

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



BEACH MARINE PLANNED UNIT
DEVELOPMENT PARCEL A
29.14 ACRES

[illegible]