City of Jacksonville Beach

11 North Third Street
Jacksonville Beach, Florida

Agenda

Planning Commission

Monday, December 13, 2021 **7:00 PM** **Council Chambers**

MEMORANDUM TO:

Members of the Planning Commission
City of Jacksonville Beach, Florida

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

CALL TO ORDER

ROLL CALL

A. Greg Sutton (Chair), Dave Dahl (Vice-Chair), Britton Sanders, Margo Moehring, Colleen White
Alternate: Justin Lerman

APPROVAL OF MINUTES

CORRESPONDENCE

OLD BUSINESS

NEW BUSINESS

A. **PC#12-21**
1944 Beach Boulevard (Adventure Landing)
Comprehensive Plan Amendment Application - Small Scale Land Use Map Amendment Application to allow a 427 unit multiple-family residential development.

B. **PC#13-21**
1944 Beach Boulevard (Adventure Landing)
Planned Unit Development: PUD Rezoning Application - to allow a 427 unit multiple-family residential development.

C. **PC#14-21**
Comprehensive Plan Amendment Application - to adopt a required Property Rights Element into the City's 2030 Comprehensive Plan

PLANNING DEPARTMENT REPORT

A. The next meeting is tentatively scheduled for January 10th, 2022.

ADJOURNMENT

NOTICE

Information concerning the hearing process is available online at www.jacksonvillebeach.org/publichearinginfo and a copy is also posted in the City Hall first floor display case. In accordance with Section 286.0114, Florida Statutes, any member of the public can attend the public hearing and can be heard on any matter presented before the Commission. Anyone who wishes to provide live public comment should complete a "Speaker

Request Card" and submit it to the recording secretary prior to the beginning of the meeting. These forms are available at the entrance of the City Council Chambers for your convenience. Speakers will be called to address the Commission when specified items are under consideration and will be limited to a maximum of three minutes or less, at the discretion of the presiding officer.

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

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

In accordance with Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the commission with respect to any matter considered at such meeting, he or she will need a record of the proceedings. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Heather Ireland, Director Planning and Development Department
DATE:	11/10/2021
SUBJECT:	December 13, 2021 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, December 13, 2021 Planning Commission Meeting.

NEW BUSINESS:

PC#12-21 - Comprehensive Plan Amendment Application

OWNER: JB Fair Park MF, LLC and Beaches Preserve, LLC
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

APPLICANT: JB Fair Park MF, LLC and Beaches Preserve, LLC
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

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

LOCATION: 1944 Beach Boulevard
(Real Estate #: 177494-0100 and 177298-0000)

REQUEST: **Comprehensive Plan Amendment Approval** - Small Scale Future Land Use Map Amendment to accommodate a proposed 427 unit multiple-family residential development.

COMMENTS: <u>BACKGROUND</u>
In October of 2021, the City of Jacksonville Beach received a sufficient application for a small scale (< 50 acres) land use amendment to the 2030 Comprehensive Plan for the “Adventure Landing” property that is located at 1944 Beach Boulevard. The City has also received a companion PUD

AGENDA ITEM:	A.
MEETING DATE:	December 13, 2021

Rezoning application (PC#13-21) for the property. The main property consists of just over 22 acres of land located on the south side of Beach Boulevard just east of the Beach Boulevard bridge. The property has existed as a theme park since the mid 1990's. The Adventure Landing theme park, scheduled to close in December of 2021, is under new ownership and was sold in February of 2021 to a development group that requests to build a 427 unit multiple-family residential project on the portion of the property with access from Beach Boulevard.

In anticipation of the application being submitted, an in-person City Council public workshop was held on June 28, 2021 regarding the Adventure Landing property. Staff provided information on the background of the subject property, in addition to what is being proposed by the applicant. The applicant then provided a brief summary of their proposed project and the land use and zoning changes that would be requested. Council members were able to ask questions of staff and the applicant at the workshop.

On August 18, 2021, staff hosted a public Open House with the City Council and the Planning Commission. During the open house, representatives for the developer provided a presentation on the proposed project and entertained several questions and comments from the public in attendance. Concerns included the potential filling of wetlands, conservation of environmentally sensitive land, increased traffic, increased population density, a lack of a commercial component to the proposed project, benefits to the community, public amenities, and the loss of a local recreation amenity.

Representatives for the developer stated at the August 18th Open House that the property is contemplated to be multiple-family residential use, but would consider including publicly accessible recreation amenities, and that the developer is open to recreation uses and connectivity to the rest of the city. During subsequent conversations with the applicant's representatives, staff recommended that the developer consider entering into a Development Agreement with the City of Jacksonville Beach pursuant to Florida Statutes, which would aid in developing potential publically accessible recreation amenities. The developer at this time is not interested in entering into a Development Agreement with the City of Jacksonville Beach.

Prior to June 2021, the proposed land use changes, which involve just over 32 acres collectively, would have been considered a large scale land use amendment (>10 acres) that would have required review by the State

of Florida. Pursuant to House Bill 487 signed by the Florida Governor and effective on July 1, 2021, the maximum acreage of small scale land use amendments to Comprehensive Plans was increased from 10 acres to 50 acres, resulting in the City's Code now being superseded by Florida Statutes. Therefore, this application is to be treated as a small scale land use amendment.

Proposed Land Use Change Summary

The Adventure Landing property consists of an assemblage of several parcels. Parcel 1 is 7.98 acres currently designated as Community Commercial on the City's 2030 Future Land Use Map in the Comprehensive Plan. Under this land use designation, commercial uses are permitted to meet the retail and services needs of the City's residents. This could include uses such as office, retail, hotels, and entertainment venues and other commercial uses as permitted by the Land Development Code. Multiple-family residential use is also permitted at a maximum density of 40 units per acre, since the property is located along Beach Boulevard, and is therefore located within one block of a designated mass transit route. Parcel 1 on its own could support a maximum density of 319 multiple-family dwelling units. Since the developer does not plan to provide commercial uses at the project site, they are requesting to change the Future Land Use designation from Community Commercial to High Density Residential, which would also permit up to 40 dwelling units per acre.

The proposed residential use of the property is for 427 multiple-family dwelling units. In order to obtain the density necessary for this number of units, the applicant is proposing to change the designation of Parcel 2, which is currently 5.08 acres of Recreation/Open Space land use, to High Density Residential land use. This additional parcel, currently being used as unpaved seasonal parking for the theme park, provides the additional density the developer needs to get the proposed 427 dwelling units. This 5.08 acres, prior to 1996, was designated as High Density and Low Density Residential, and was changed to Recreation/Open Space to accommodate the seasonal parking for the Adventure Landing theme park. Approximately 1.9 acres would remain designated as Recreation/Open Space (Parcels 4 and 5).

To offset the additional density created by changing the land use designation of Parcel 2, the developer is proposing to change 0.31 acres (Parcel 7) from High Density Residential to Recreation/Open Space, and 18.8 acres (Parcels 8A-1 and 8A-2) from Low Density Residential to Conservation land use. These Parcels, along with Parcel 6, are currently

not developable due to existing conservation easements, held by the St. Johns River Water Management District (SJRWMD) governing the parcels that prohibit any development of any kind. The conservation easement governing the entirety of Parcel 8, which is already partially designated as Conservation future land use, prohibits access by the general public to any part of the conservation easement. Representatives for the applicant have advised staff that they are currently working with the (SJRWMD) to request an amendment to the existing conservation easement(s) to provide some sort of low-impact private and/or public recreation amenity such as trails/boardwalks, kayak access, and viewing platforms, etc. The outcome of discussions between the applicant and the SJRWMD are unknown at this time.

Analysis

Pursuant to Section 34-182(b) of the Jacksonville Beach Land Development Code, the Planning Commission shall make a recommendation on, and City Council shall consider adoption of an ordinance amending the Comprehensive Plan based on one or more of the following factors, as long as the Comprehensive Plan maintains its internal consistency:

> (1) Changed projections (e.g., regarding public service needs) in the comprehensive plan that affect boundaries of the future land use map;
>
> *Staff agrees with the applicant's assessment that this is not applicable.*
>
> (2) Changed assumptions (e.g., regarding demographic trends or land availability) in the comprehensive plan, including but not limited to the fact that growth in the area, in terms of the development of vacant land, new development, and the availability of public services has altered the character such that the proposed amendment is now reasonable and consistent with the land use characteristics;
>
> *The 2030 Comprehensive Plan, updated in 2011, data and analysis showed that there was an almost 10% increase in population from 2000 to 2010, but projected only a 1.4% increase in population from 2010 – 2015. The actual population increase from 2010 - 2020 was approximately 11%, indicating a higher demand for housing stock than projected by the Comprehensive*

Plan. The actual 2020 population is between what was projected for 2015 and 2030. Pursuant to the 2030 Comprehensive Plan, the estimated build-out capacity of the City is 32,634. Housing units were projected to be 12,591 in 2030 and have exceeded that number by 192 units in 2020 (U.S. Census).

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

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

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

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

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

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

(6) Data updates.

Population has increased in the last decade by a greater amount than was projected in the 2030 Comprehensive Plan, as adopted in 2011.

Consistency with Comprehensive Plan

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

- Future Land Use Element Goal LU 1.
- Future Land Use Element Policy LU 1.3.2.
- Future Land Use Element Policy LU 1.4.3.
- Future Land Use Element Policy LU 1.4.15.
- Transportation Element Objective TE 1.7.
- Transportation Element Objective TE 1.9.
- Housing Element Goal O 1.HO 1.
- Housing Element Objective O 1.HO 1.1.

- Housing Policy HO.1.1.1.
- Conservation Goal CO.1.
- Conservation Objective CO 1.4.
- Conservation Policy CO 1.4.2
- Conservation Policy CO 1.5.3
- Recreation Open Space Policy RO 1.4.1
- Recreation Open Space Policy RO 1.5.3

Staff finds that the proposed use of multiple-family residential on a portion of the subject property is consistent with some components of the Comprehensive Plan. However, the future land use amendment to expand the area permitted for multiple-family residential development appears to be inconsistent with specific goals, objectives and policies, as identified during staff review and outlined below.

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

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

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

The proposed use of multiple-family residential is consistent with Future Land Use Element Policy LU.1.4.15 that promotes multiple-family residential density of up to 40 units per acre within one block of

designated transit routes on Beach Boulevard. The proposed project is between 21 and 40 dwelling units per acre (~ 33 units per acres proposed).

The proposed use of multiple-family residential is consistent with Transportation Element Policy TE.1.6.1 that requires development applications to assess the operating conditions of a road facility impacted by the proposed development. The applicant has provided a recent level of service report for the portion of Beach Boulevard adjacent to the proposed project showing that the level of service is expected to be maintained through at least 2045 with a peak max service volume of 5,390. The projected peak hour volume generated by the proposed project is between 142 and 178 vehicles per hour. The 2020 peak volume on Beach Boulevard was 3,779. Any new development would be subject to the requirements of the City's Transportation Mobility Fee Program.

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

The proposed use of multiple-family residential is consistent with the Public Facilities Element and Sub-elements. The applicant has provided an analysis of adequate public facilities with the assessment that there is adequate potable water capacity, sanitary sewer capacity, park capacity, and public school capacity. Storm water management will be addressed during permitting. Additionally, the applicant has provided documentation that adequate gas, energy service, and communications service exist to support the site. Utility availability is subject to connecting to existing city infrastructure as determined and required by applicable City Departments. Based on the preliminary site plan submitted with the application, the provisions for solid waste collection on-site is inadequate.

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

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

The proposed development is consistent with Conservation Element Objective CO.1.4 that states that wetlands shall be protected from physical alteration. The proposed project does not appear to propose any direct impact to existing wetlands for the proposed residential development. However, indirect impacts could be caused by an increase in intensity of development and the loss of adequate natural buffers. Additional property is proposed to be designated as conservation, enhancing the protection of property that is under an existing conservation easement.

The proposed development is consistent with Conservation Element Policy CO.1.5.3 that states that all new development will preserve 30% open space in the form of existing native vegetation on site. The project proposes protecting over 40 acres in total as Conservation in a natural state.

Staff finds that the proposed multiple-family residential use of the subject property **DOES NOT FULLY ADDRESS** the following relevant policies:

The proposed use of multiple-family residential does not fully address Recreation/Open Space Policy 1.4.1, which states that no conversion of Recreation/Open Space area is permitted except where the public interest overrides the conservation of these lands, and then only after demonstration that the converted area will be replaced by recreation or open space land of a similar size, location and type of uses. The currently seasonal grass parking areas for the theme park that are designated as Recreation/Open Space future land use are proposed to be partially converted into High Density Residential to gain the density needed for the proposed development. To offset the proposed land use change, 18.8 acres of land immediately adjacent to the proposed project are requested to be converted to Conservation land use from Residential land uses, which the applicant asserts will further protect the property which exists under an existing conservation easement from any future development. The applicant, however, has failed to address the public interest in converting the Recreation/Open Space property to High Density Residential.

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

Staff finds that the proposed future land use amendment for a multiple-family residential use is **INCONSISTENT** with the following relevant policies:

The proposed future land use map amendment is inconsistent with Future Land Use Element Policy LU.1.4.11, which states that no development will be permitted in areas designated as *conservation-protected or located within 50 feet of an area so designated. The proposed site plan appears to show the most southeasterly residential building and the most westerly residential building within 50 feet of property designated as conservation-protected that includes estuarine and freshwater wetlands. Additionally, the proposed site plan shows the proposed parking garage located within 50 feet of property that is proposed to be designated as Conservation by way of this land use amendment application that also contains wetlands. Without a detailed wetland delineation survey, staff were unable to determine the exact location of the wetlands, type of wetlands, and the distance of the proposed buildings to the existing wetlands. Staff utilized the U.S. Fish and Wildlife Service National Wetlands Inventory interactive mapping tool for this analysis.

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

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

residential uses. Based on staff's analysis of the proposed site plan, using the relevant FEMA 2018 adopted Flood Insurance Rate Map (FIRM), it appears that all of the proposed multiple-family buildings, including the proposed parking garage are at least partially located within the AE flood zone. The most southeasterly residential building is located almost entirely within the AE flood zone. An accurate to-scale boundary survey showing the exact location of designated flood zones in relation to the proposed residential buildings was not provided for a detailed analysis. The subject property is surrounded on the west, east, and south by both estuarine and palustrine wetlands.

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

The proposed future land use map amendment is inconsistent with Coastal Management Element Policy CM.3.1.9, which states that undeveloped upland areas adjacent to the estuarine marshes shall be designated for conservation or low density residential use to provide an adequate buffer bordering the marsh and to reduce the extent of development in flood prone areas. The proposed development includes encroaching into areas currently designated for Recreation/Open Space that are upland areas adjacent to existing wetlands and converting this property for High Density Residential land use.

RECOMMENDATION

Staff recommends **disapproval** of the proposed land use map amendments after a full and comprehensive review of the application and support materials provided, and a review of relevant goals, objectives and policies of the Comprehensive Plan. The current future land use designation of Community Commercial supports multiple-family residential development. The proposed conversion of property from Recreation/Open Space to High Density Residential would increase the number of dwelling units permitted for the proposed project, and allow the proposed development to be expanded to the south of where it currently would be permitted. While the proposed multiple-family residential use of property fronting Beach Boulevard is consistent with several relevant policies in the Comprehensive Plan, the proposed future land use map amendment to increase the area of multiple-family residential use is inconsistent with other relevant policies. Staff's assessment is that the proposed changes would result in the loss of internal consistency of the adopted

Comprehensive Plan. Multiple family-residential development is being proposed for lands that are designated as conservation-protected, conservation-restricted, and/or upland from estuarine marshes, which is in conflict with the adopted Comprehensive Plan as detailed in staff's analysis.

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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC No. 12-21

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

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

APPLICANT INFORMATION

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

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

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

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

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

COMPREHENSIVE PLAN AMENDMENT DATA

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

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

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

COMPREHENSIVE PLAN AMENDMENT APPLICATION

PC No. 12-21

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

Applicant Signature: _____ Date: 10-12-21

11 NORTH 3RD STREET, JACKSONVILLE BEACH, FL 32250 PHONE (904) 247-6231 FAX (904) 247-6107

COMPREHENSIVE PLAN AMENDMENT APPLICATION
Beach Boulevard Multi-Family
October 12, 2021

Applicant Information Continued

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

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

Comprehensive Plan Amendment Data Continued

Note: Governor DeSantis signed HB 487 on June 30, 2021, which increases the maximum acreage of a small-scale comprehensive plan amendment from ten (10) acres to fifty (50) acres. This legislation took effect on July 1 and supersedes the acreage limitation reflected in Section 34-176.

Legal Descriptions

Parcel 1 (CC to HDR)

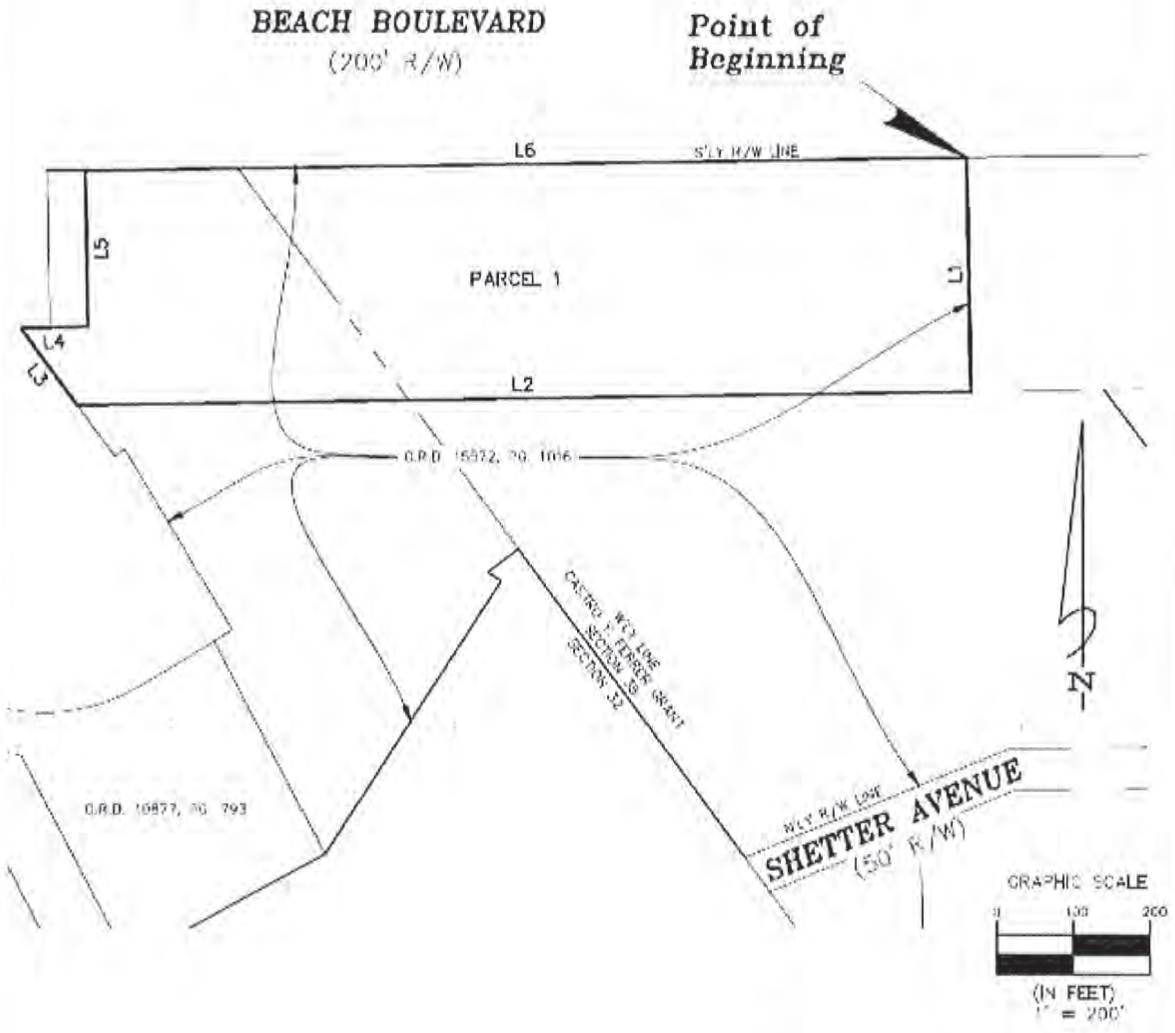
A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°54'56" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 299.91 FEET; THENCE SOUTH 89°08'00" WEST, 1156.83 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTHWESTERLY, EASTERLY, AND NORTHERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 36°26'15" WEST, 123.04 FEET; COURSE NO. 2: NORTH 89°08'00" EAST, 87.30 FEET; COURSE NO. 3: NORTH 00°52'42" WEST, 199.92 FEET, TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°08'16" EAST, ALONG LAST SAID LINE, 1140.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.98 ACRES, MORE OR LESS.

MAP SHOWING

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



PARCEL 1
SHEET 2 OF 3

05/10/21 REVISED NAME W0# 2021-352 (EJC)

JOB NO. 2021-351

DRAFTER EJC

DATE 04/27/21

SCALE 1"=200'

CHECKED BY:

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

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

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

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

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3620 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

Parcel 2 (ROS to HDR)

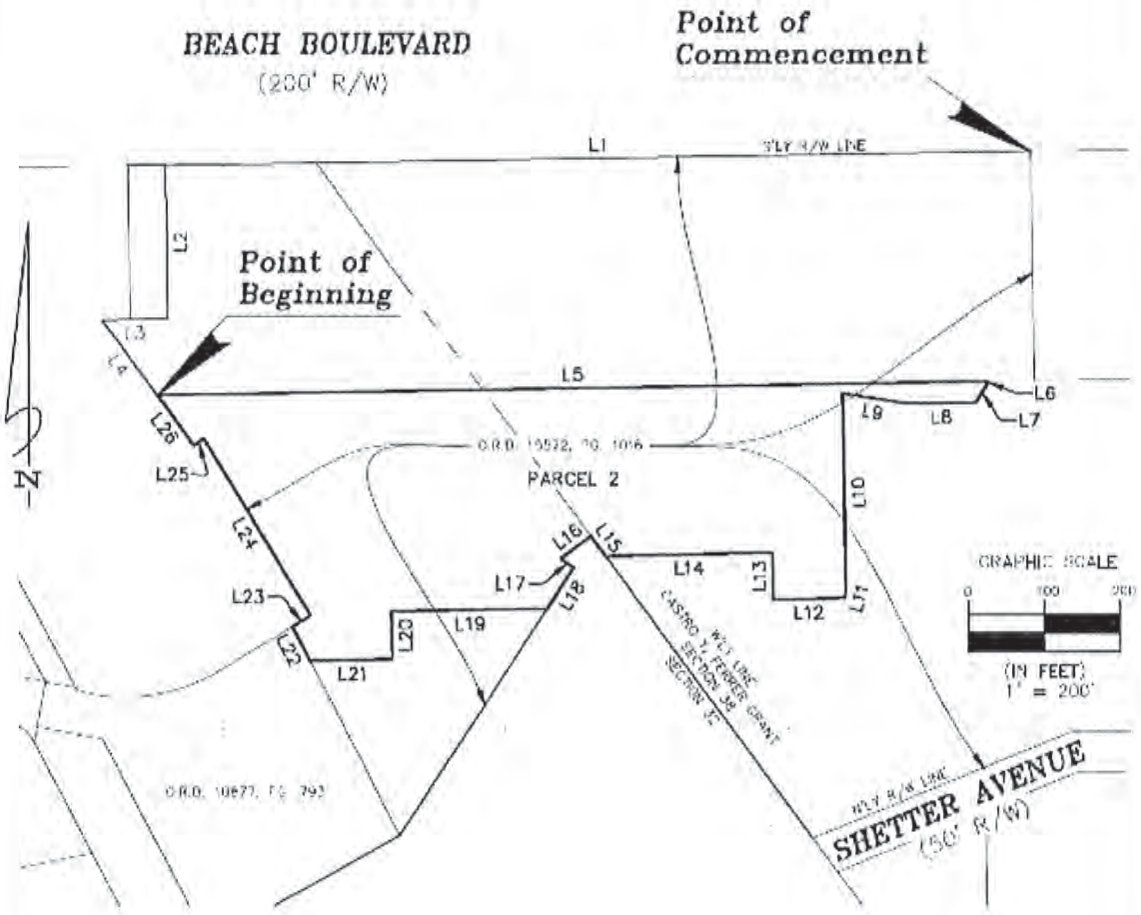
A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: THENCE SOUTH 00°52'42" EAST, 199.92 FEET; COURSE NO. 2: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 3: SOUTH 36°26'15" EAST, 123.04 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°08'00" EAST, 1096.35 FEET; THENCE SOUTH 01°16'34" EAST, 2.00 FEET; THENCE SOUTH 31°22'25" WEST, 30.33 FEET; THENCE SOUTH 89°17'26" WEST, 91.77 FEET; THENCE NORTH 80°51'18" WEST, 86.03 FEET; THENCE SOUTH 00°52'00" EAST, 260.35 FEET; THENCE SOUTH 16°51'55" WEST, 7.34 FEET; THENCE SOUTH 88°33'14" WEST, 93.76 FEET; THENCE NORTH 00°08'52" EAST, 61.83 FEET; THENCE SOUTH 88°48'17" WEST, 221.56 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 36°29'03" WEST, 32.84 FEET; COURSE NO. 2: SOUTH 53°27'45" WEST, 49.51 FEET; COURSE NO. 3: SOUTH 56°11'25" EAST, 20.83 FEET; COURSE NO. 4: SOUTH 33°11'23" WEST, 64.24 FEET; THENCE SOUTH 89°03'02" WEST, 203.88 FEET; THENCE SOUTH 00°31'16" EAST, 62.48 FEET; THENCE SOUTH 88°55'40" WEST, 109.74 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTHERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 27°33'46" WEST, 50.35 FEET; COURSE NO. 2: NORTH 58°48'05" EAST, 28.03 FEET; COURSE NO. 3: NORTH 31°09'02" WEST, 271.18 FEET; COURSE NO. 4: SOUTH 53°20'03" WEST, 15.38 FEET; COURSE NO. 5: NORTH 36°26'15" WEST, 81.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5.08 ACRES, MORE OR LESS.

MAP SHOWING

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



PARCEL 2
SHEET 2 OF 3

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

JOB NO. 2021-352

DRAFTER EJC

DATE 04/27/21

SCALE 1"=200'

CHECKED BY:

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

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

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3630 CRUMM POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 268-2705
WWW.CLARYASSOC.COM

Parcel 7 (HDR to ROS)

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

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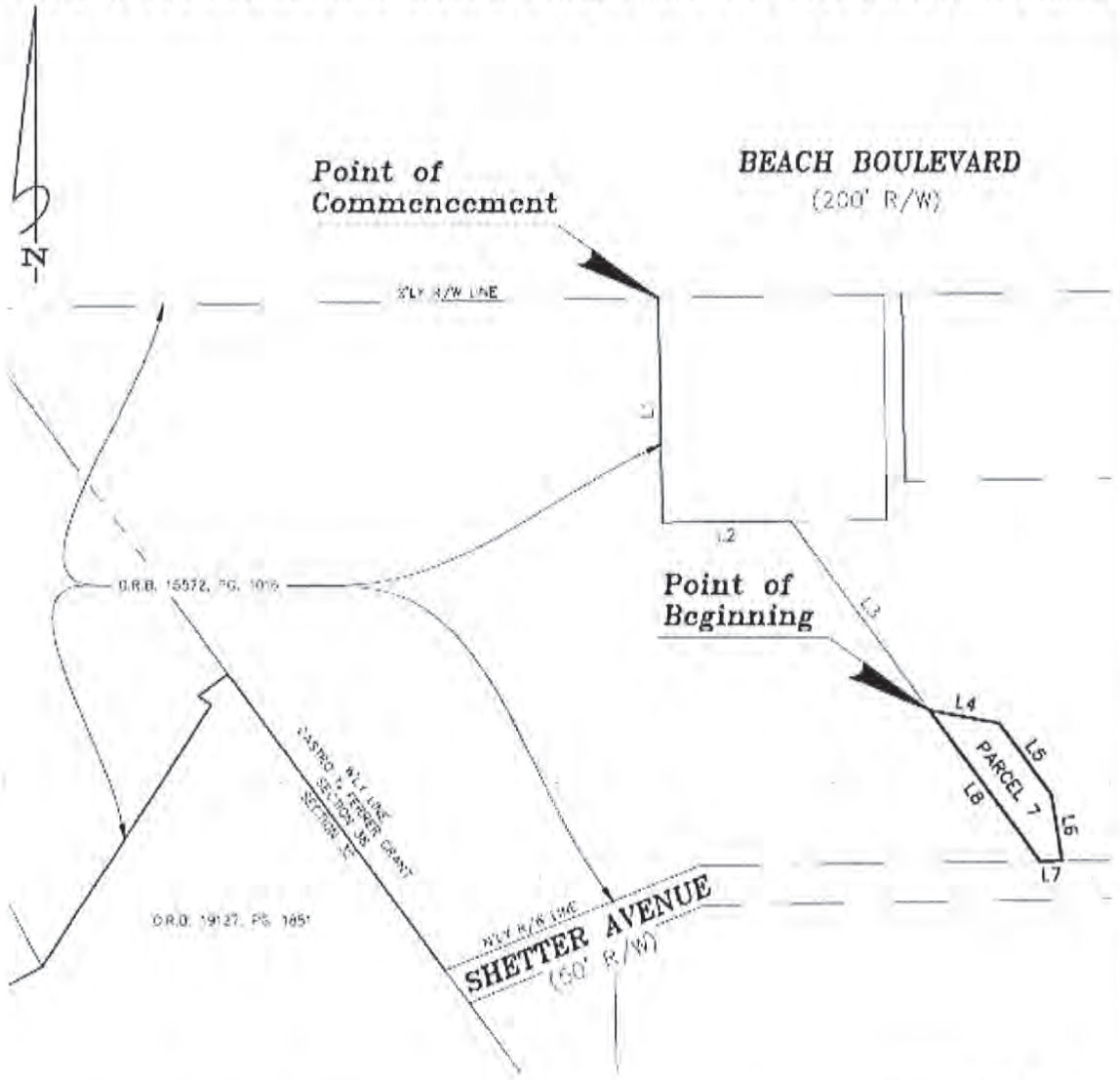
CONTAINING 0.31 ACRES, MORE OR LESS.

MAP SHOWING

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



PARCEL 7
SHEET 2 OF 3

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

JOB NO. 2021-353

DRAFTER EJC

DATE 04/27/21

SCALE 1"=200'

CHECKED BY:

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PARCEL 8A-1 (LDR to CON)

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CONTAINING 14.53 ACRES, MORE OR LESS.

PARCEL 8A-2 (LDR to CON)

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

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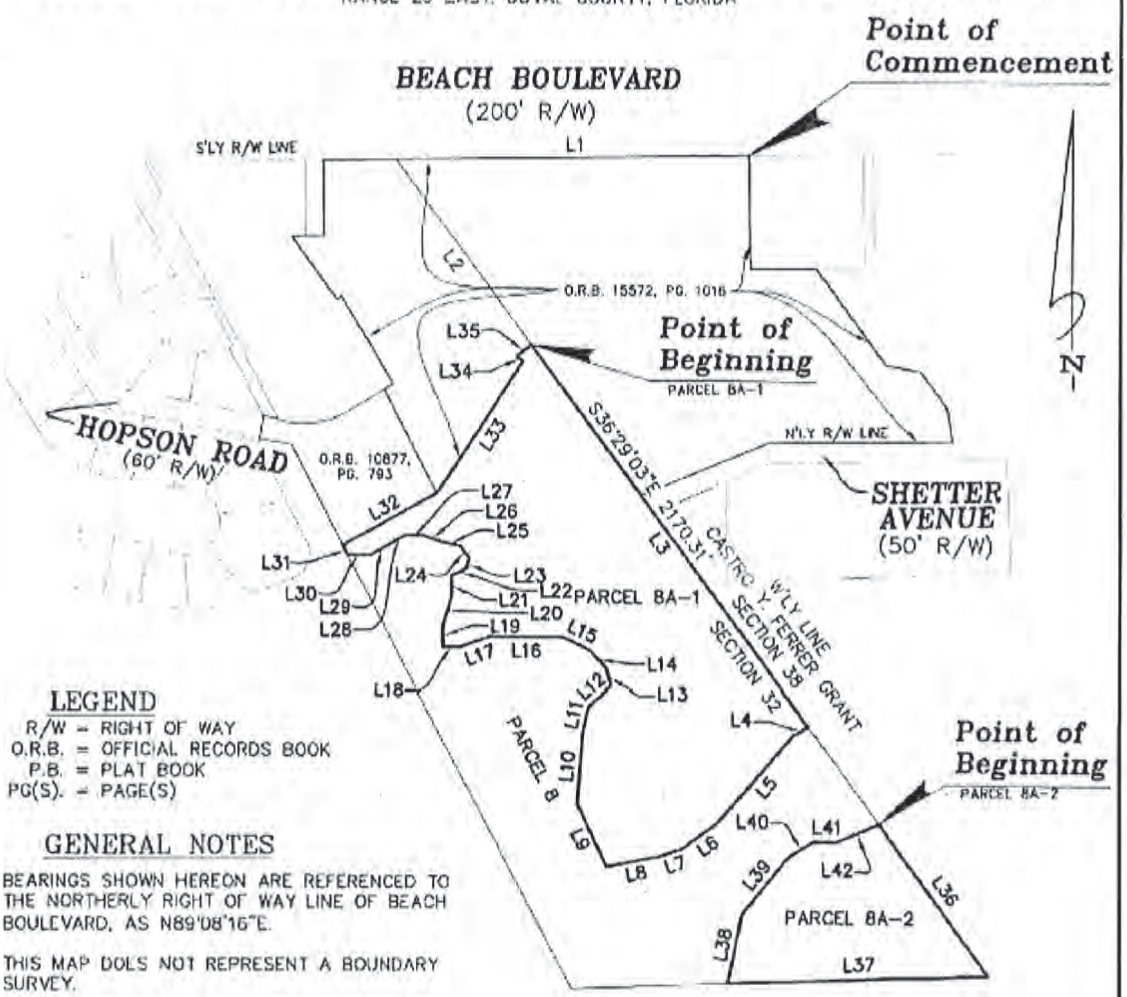
CONTAINING 4.27 ACRES, MORE OR LESS.

MAP SHOWING

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



LEGEND

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

GENERAL NOTES

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

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

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

JOB NO. 2021-545
DRAFTER SPB
DATE 06/18/21
SCALE 1"=400'
CHECKED BY:

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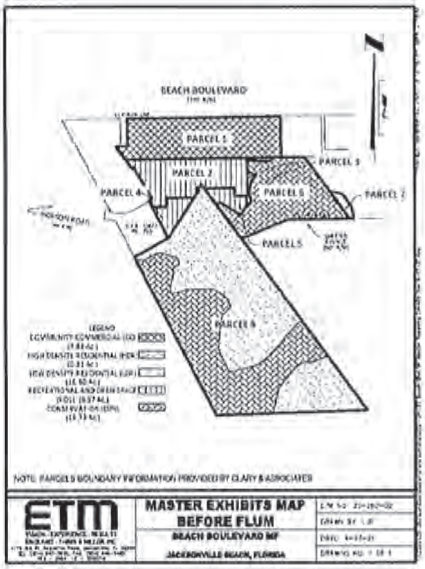
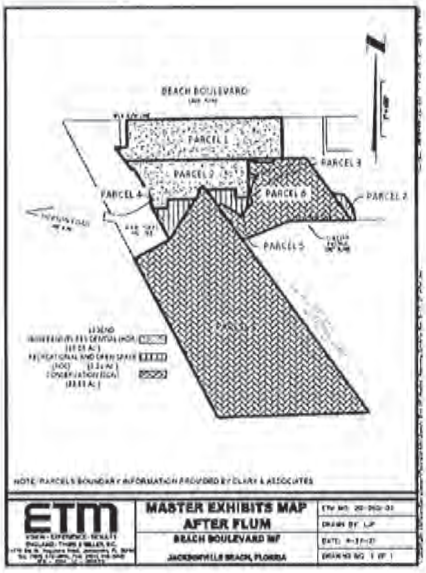
MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

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

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





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

Not applicable.

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

Not applicable.

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

Not applicable.

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

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

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

Not applicable.

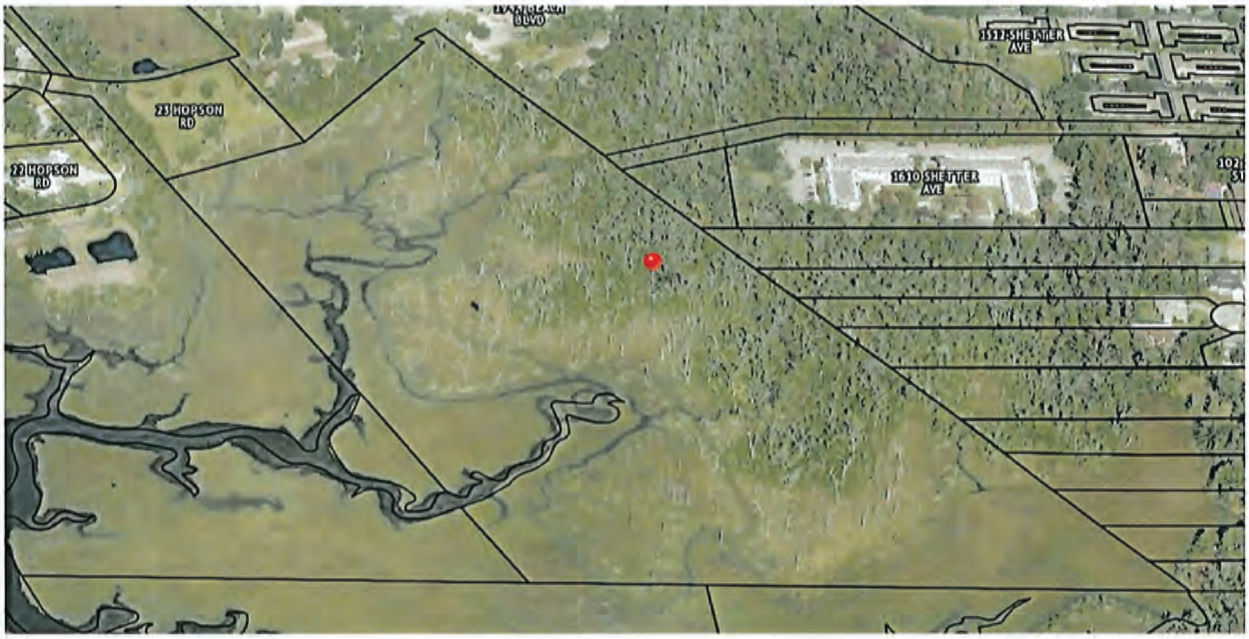
6. Data updates.

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

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

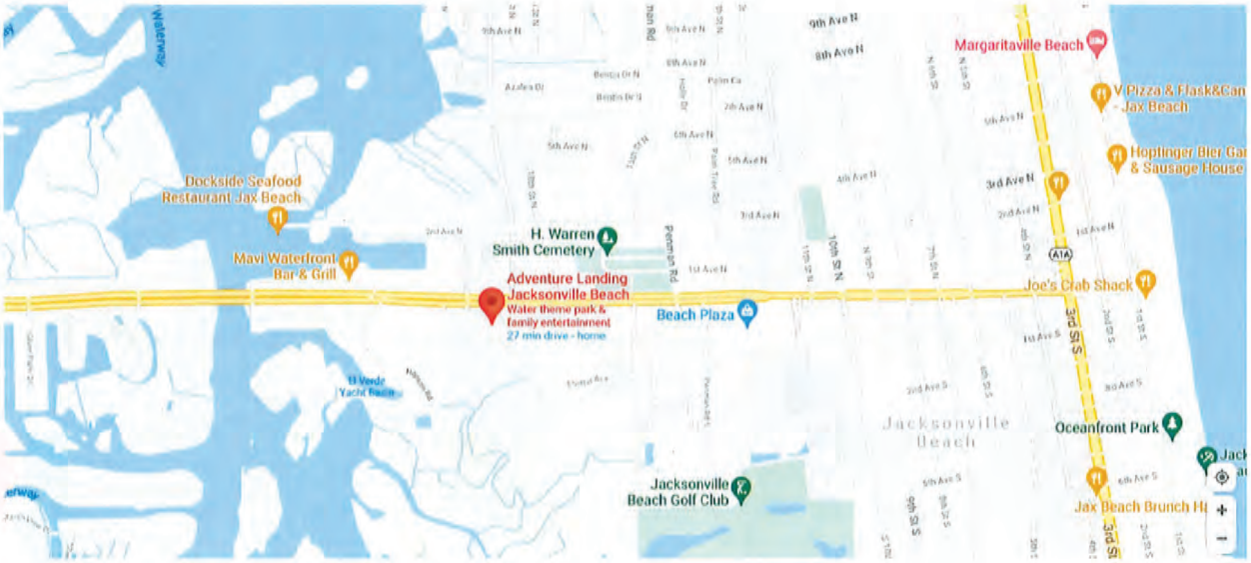
Required Exhibits

1. Duval County Property Assessment Map



Required Exhibits

2. Vicinity Map



Required Exhibits

3. Aerial Photograph

Required Exhibits

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

Applicant proposes to redevelop uplands adjacent to Beach Boulevard on a main public transportation corridor with four hundred twenty-seven (427) multiple family dwelling units on just over thirteen (13) acres of land. To facilitate development, land that presently has Community Commercial (7.98 acres) and Recreation/Open Space (5.07 acres) uses will be converted to High Density Residential use. High Density Residential (0.31 acres) and Low Density Residential (18.80 acres) lands are converted to Recreation/Open Space and Conservation use, respectively, consistent with the existing conservations easements. The remaining Recreation/Open Space land (1.9 acres) will remain unchanged.

The proposed land use conversions will permit a much-needed increase in available housing stock while resulting in fifty percent (50%) less than the maximum development potential as detailed below. Of note, the proposed density of four hundred twenty-seven (427) dwelling units will generate eighteen percent (18%) less traffic than the maximum development potential as detailed in **Table 1** attached.

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

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

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

The proposed development will contribute to quality of life in Jacksonville Beach by using infill development to increase multiple family housing stock with a high-quality product. The proposed land use amendments and companion PUD will allow the City to control the siting of elements such as the primary residential structures, parking and stormwater retention. Moreover, the proposed land use amendment will change the land use of environmentally sensitive land to Conservation which conforms the property with an existing conservation easement.

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 land use amendments will conform the land use on environmentally sensitive areas by converting them to Conservation while ensuring that development will be focused along Beach Boulevard.

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

The proposed land use amendments convert environmentally sensitive lands from the Low Density Residential land use category to Conservation land use in order to conform the acreage with existing conservation easement and require that all vertical development be massed along Beach Boulevard.

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

The proposed land use amendment will provide for integration of residential development into the Beach Boulevard commercial corridor immediately along the JTA First Coast Flyer Red and Beaches Express Lines. Appropriate bicycle parking, storage, sidewalks and other pedestrian amenities will be provided along with a ride share pick-up/drop-off area in accordance with the PUD.

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

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

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

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

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

The proposed land use amendment will allow for high density residential development contributing a multiple family housing alternative at the gateway to Jacksonville Beach. The product will add diversity

to the available housing stock permitting renters who may otherwise not have the opportunity to live in the area the ability to reside in Jacksonville Beach. No limitations on rent based on Area Median Income (AMI) are anticipated.

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

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

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

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

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

The proposed land use amendment furthers the City's goal regarding conservation, protection and management of nature resources by offsetting the conversion of Recreation/Open Space land with the conversion of High Density Residential and Low Density Residential land to Conservation for property currently subject to an existing conservation easement.

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

The proposed land use amendment provides for a net gain in Conservation lands by converting residential use acreage to this protected category.

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

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

The proposed land use amendments will further the City's policy of identifying and preserving wetlands by converting the existing Low Density Residential and High Density Residential lands to Conservation and Recreation/Open Space use while limiting the new High Density Residential use and associated development to the uplands fronting Beach Boulevard.

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

The proposed land use amendments will result in a more than 40 acres of open space, more than 93% of which will consist of contiguous native vegetated land.

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

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

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

The proposed land use amendments are consistent with the City's policy in that the resulting map will provide for High Density Residential use fronting Beach Boulevard with Recreation/Open Space serving as a transition to Conservation south of the property.

Table 1 - Trip Generation Comparison by Land Use

FLUM Land Use	Ite Land Use Code	Description	Quantity	Units	Daily (vpd)	AM Peak Hour (vph)	PM Peak Hour (vph)
Existing Land Uses							
RLD	210	Single Family Residential	42	Units	468	35	44
RHD	221	Mulitfamily Housing (Mid-Rise)	0	Units	0	0	0
CC	820	Shopping Center	79,800	Sq. Ft.	5,157	192	460
				Total =	***5,625***	***227***	***504***
	480	Amusement Park	14.95	Acres	*798*	*3*	*59*
Proposed Land Uses							
RHD	221	Mulitfamily Housing (Mid-Rise)	522	Units	2,843	173	216
	221	Mulitfamily Housing (Mid-Rise)	427	Units	2,325	142	178

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

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

BEGIN AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°54'56" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 299.91 FEET; THENCE SOUTH 89°08'00" WEST, 1156.83 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTHWESTERLY, EASTERLY, AND NORTHERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 36°26'15" WEST, 123.04 FEET; COURSE NO. 2: NORTH 89°08'00" EAST, 87.30 FEET; COURSE NO. 3: NORTH 00°52'42" WEST, 199.92 FEET, TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°08'16" EAST, ALONG LAST SAID LINE, 1140.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.98 ACRES, MORE OR LESS.

PARCEL 2

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

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: THENCE SOUTH 00°52'42" EAST, 199.92 FEET; COURSE NO. 2: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 3: SOUTH 36°26'15" EAST, 123.04 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°08'00" EAST, 1096.35 FEET; THENCE SOUTH 01°16'34" EAST, 2.00 FEET; THENCE SOUTH 31°22'25" WEST, 30.33 FEET; THENCE SOUTH 89°17'26" WEST, 91.77 FEET; THENCE NORTH 80°51'18" WEST, 86.03 FEET; THENCE SOUTH 00°52'00" EAST, 260.35 FEET; THENCE SOUTH 16°51'55" WEST, 7.34 FEET; THENCE SOUTH 88°33'14" WEST, 93.76 FEET; THENCE NORTH 00°08'52" EAST, 61.83 FEET; THENCE SOUTH 88°48'17" WEST, 221.56 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 36°29'03" WEST, 32.84 FEET; COURSE NO. 2: SOUTH 53°27'45" WEST, 49.51 FEET; COURSE NO. 3: SOUTH 56°11'25" EAST, 20.83 FEET; COURSE NO. 4: SOUTH 33°11'23" WEST, 64.24 FEET; THENCE SOUTH 89°03'02" WEST, 203.88 FEET; THENCE SOUTH 00°31'16" EAST, 62.48 FEET; THENCE SOUTH 88°55'40" WEST, 109.74 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTHERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 27°33'46" WEST, 50.35 FEET; COURSE NO. 2: NORTH 58°48'05" EAST, 28.03 FEET; COURSE NO. 3: NORTH 31°09'02" WEST, 271.18 FEET; COURSE NO. 4: SOUTH 53°20'03" WEST, 15.38 FEET; COURSE NO. 5: NORTH 36°26'15" WEST, 81.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5.08 ACRES, MORE OR LESS.

PARCEL 3

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

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

CONTAINING 0.15 ACRES, MORE OR LESS.

PARCEL 4

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

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: THENCE SOUTH 00°52'42" EAST, 199.92 FEET; COURSE NO. 2: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 3: SOUTH 36°26'15" EAST, 204.52 FEET; COURSE NO. 4: NORTH 53°20'03" EAST, 15.38 FEET; COURSE NO. 5: SOUTH 31°09'02" EAST, 271.18 FEET; COURSE NO. 6: SOUTH 58°48'05" WEST, 28.03 FEET; COURSE NO. 7: SOUTH 27°33'46" EAST, 50.35 FEET, TO THE POINT OF BEGINNING; COURSE NO. 8: CONTINUE SOUTH 27°33'46" EAST, 257.61 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 33°11'51" EAST, ALONG LAST SAID LINE, 354.04 FEET; THENCE SOUTH 89°03'02" WEST, 203.88 FEET; THENCE SOUTH 00°31'16" EAST, 62.48 FEET; THENCE SOUTH 88°55'40" WEST, 109.74 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.98 ACRES, MORE OR LESS.

PARCEL 5

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

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°54'56" EAST, 299.91 FEET; COURSE NO. 2: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 3: SOUTH 36°27'25" EAST, 315.59 FEET; COURSE NO. 4: SOUTH 80°04'21" EAST, 94.36 FEET; COURSE NO. 5: SOUTH 36°28'11" EAST, 119.38 FEET; COURSE NO. 6: SOUTH 09°31'58" EAST, 89.44 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°08'47" WEST, ALONG LAST SAID LINE, 491.58 FEET; THENCE SOUTH 67°49'16" WEST, ALONG LAST SAID LINE, 368.36 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 36°29'03" WEST, CONTINUING ALONG LAST SAID LINE, 304.35 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 36°29'03" WEST, ALONG LAST SAID LINE, 155.01 FEET; THENCE NORTH 88°48'17" EAST, 221.56 FEET; THENCE SOUTH 00°08'52" WEST, 61.83 FEET; THENCE NORTH 88°33'14" EAST, 93.76 FEET; THENCE SOUTH 16°51'55" WEST, 12.13 FEET; THENCE SOUTH 00°42'47" EAST, 54.21 FEET; THENCE SOUTH 29°59'01" WEST, 25.74 FEET; THENCE SOUTH 29°59'50" WEST, 60.75 FEET; THENCE NORTH 59°00'50" WEST, 186.73 FEET; THENCE SOUTH 33°37'24" WEST, 30.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.77 ACRES, MORE OR LESS.

PARCEL 6

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

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: THENCE SOUTH 00°54'56" EAST, 299.91 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 3: SOUTH 36°27'25" EAST, 565.40 FEET; COURSE NO. 4: SOUTH 89°08'47" WEST, 461.30 FEET; COURSE NO. 5: SOUTH 67°49'16" WEST, 368.36 FEET; COURSE NO. 6: NORTH 36°29'03" WEST, 304.34 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 33°37'04" EAST, ALONG LAST SAID LINE, 30.27 FEET; THENCE SOUTH 59°00'50" EAST, CONTINUING ALONG LAST SAID LINE, 186.73 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 29°59'50" EAST, ALONG LAST SAID LINE, 60.75 FEET; THENCE NORTH 50°56'18" EAST, 14.15 FEET; THENCE NORTH 43°33'52" EAST, 19.07 FEET; THENCE NORTH 40°36'37" EAST, 20.84 FEET; THENCE NORTH 21°20'13" EAST, 6.03 FEET; THENCE NORTH 00°00'00" EAST, 13.25 FEET; THENCE NORTH 04°12'11" WEST, 15.77 FEET; THENCE NORTH 14°24'37" WEST, 11.36 FEET; THENCE NORTH 23°22'33" WEST, 13.12 FEET; THENCE NORTH 32°15'41" WEST, 15.87 FEET; THENCE NORTH 16°51'55" EAST, 97.80 FEET; THENCE NORTH 41°00'01" EAST, 53.00 FEET; THENCE NORTH 71°20'43" WEST, 65.29 FEET; THENCE NORTH 28°16'09" WEST, 17.89 FEET; THENCE NORTH 00°52'00" WEST, 75.61 FEET; THENCE SOUTH 80°51'18" EAST, 86.03 FEET; THENCE NORTH 89°17'26" EAST, 91.77 FEET; THENCE NORTH 31°22'25" EAST, 30.33 FEET; THENCE NORTH 01°16'34" WEST, 2.00 FEET; THENCE NORTH 89°08'00" EAST, 60.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.03 ACRES, MORE OR LESS.

PARCEL 7

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

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

CONTAINING 0.31 ACRES, MORE OR LESS.

PARCEL 8

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

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

CONTAINING 31.55 ACRES, MORE OR LESS.

EXHIBIT B

Agent Authorization

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

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

Ladies and Gentlemen:

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

JB Fair Park MF LLC, a Delaware limited liability company

By: _____
Matthew S. McAfee, Authorized Representative

Beaches Preserve LLC, a Florida limited liability company

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

_____
Matthew S. McAfee, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

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

_____
(Notary Signature)

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

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

EXHIBIT C

This instrument was prepared
by and should be returned to:

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Name: Maria Kostka

Name: Debra Dabrowski

NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership

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

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

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY SEAL)

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

Notary Public - State of Florida

Printed Name: Maria Kostka
Commission Number: _____
Commission Expires: _____

EXHIBIT "A"

PARCEL 1:

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

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

PARCEL 2:

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

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

PARCEL 5:

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

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

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

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

PARCEL 6:

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

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

Parcel 3:

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

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

Less and except:

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

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

PARCEL 7:

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

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

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

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

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

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

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

RE Number: 177298-0000

QUIT CLAIM DEED

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

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

WITNESSETH:

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

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

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

[Signature on Following Pages]

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

Signed, sealed and delivered
in the presence of:

Print Name: STEVEN DIEDERICH

Print Name: PATRICIA H. TODD

GRANTOR:

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

By: _____
Eduardo Goldstein, Manager

STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

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

[NOTARY SEAL]

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

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

EXHIBIT "A"

Property

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

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

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

EXHIBIT D

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

Primary Site Address
1944 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19604-01233

Tile #
9432

1944 BEACH BLVD

Property Detail

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

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

Value Summary

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

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

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

Extra Features

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

Land & Legal

Land

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

Legal

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

Buildings

Building 1

Building 1 Site Address
1944 BEACH BLVD
Jacksonville Beach FL 32250

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

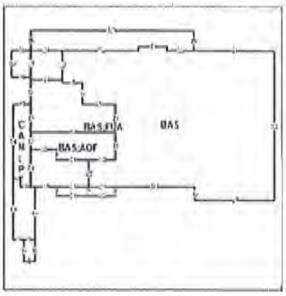
Type	Gross Area	Heated Area	Effective Area

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

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

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

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



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

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

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

2021 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

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

Primary Site Address
0 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19819-00232

Tile #
9432

0 BEACH BLVD

Property Detail

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

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

Value Summary

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

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

Extra Features

No data found for this section

Land & Legal

Land

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

Legal

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

Buildings

No data found for this section

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

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

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

2021 TRIM Property Record Card (PRC)

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

August.

Property Record Card (PRC)
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More Information
ontact Us | Parcel Tax Record | GIS Map | Map this property on Google Maps | City Fees Record

EXHIBIT E

VICINITY MAP

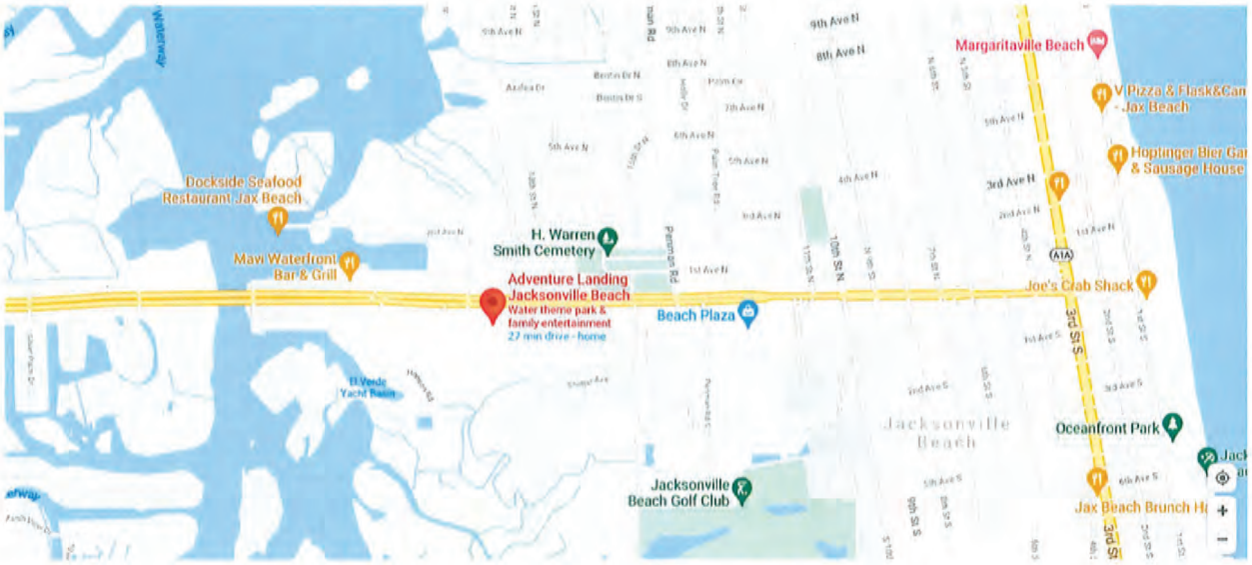
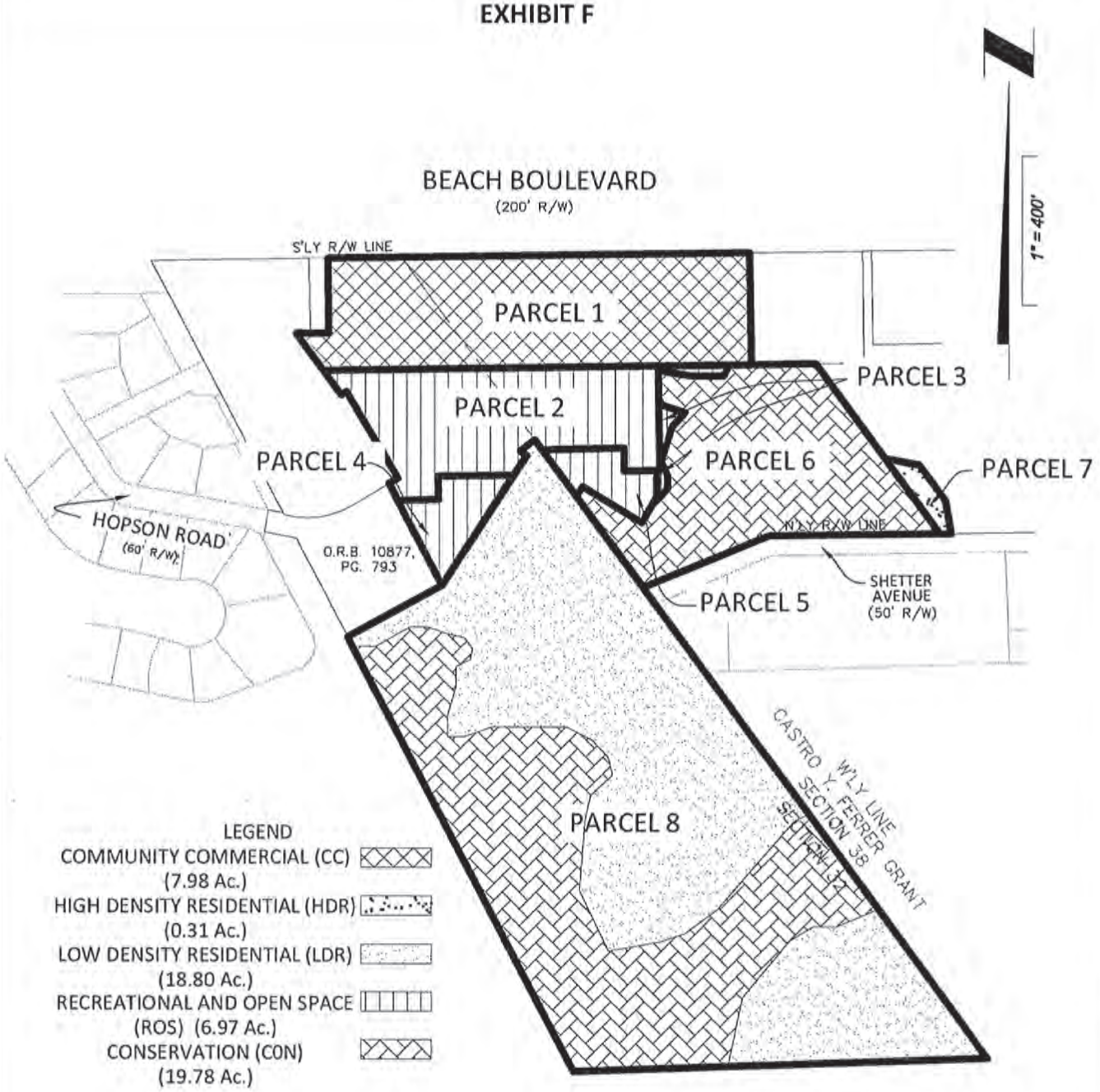


EXHIBIT F



NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

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

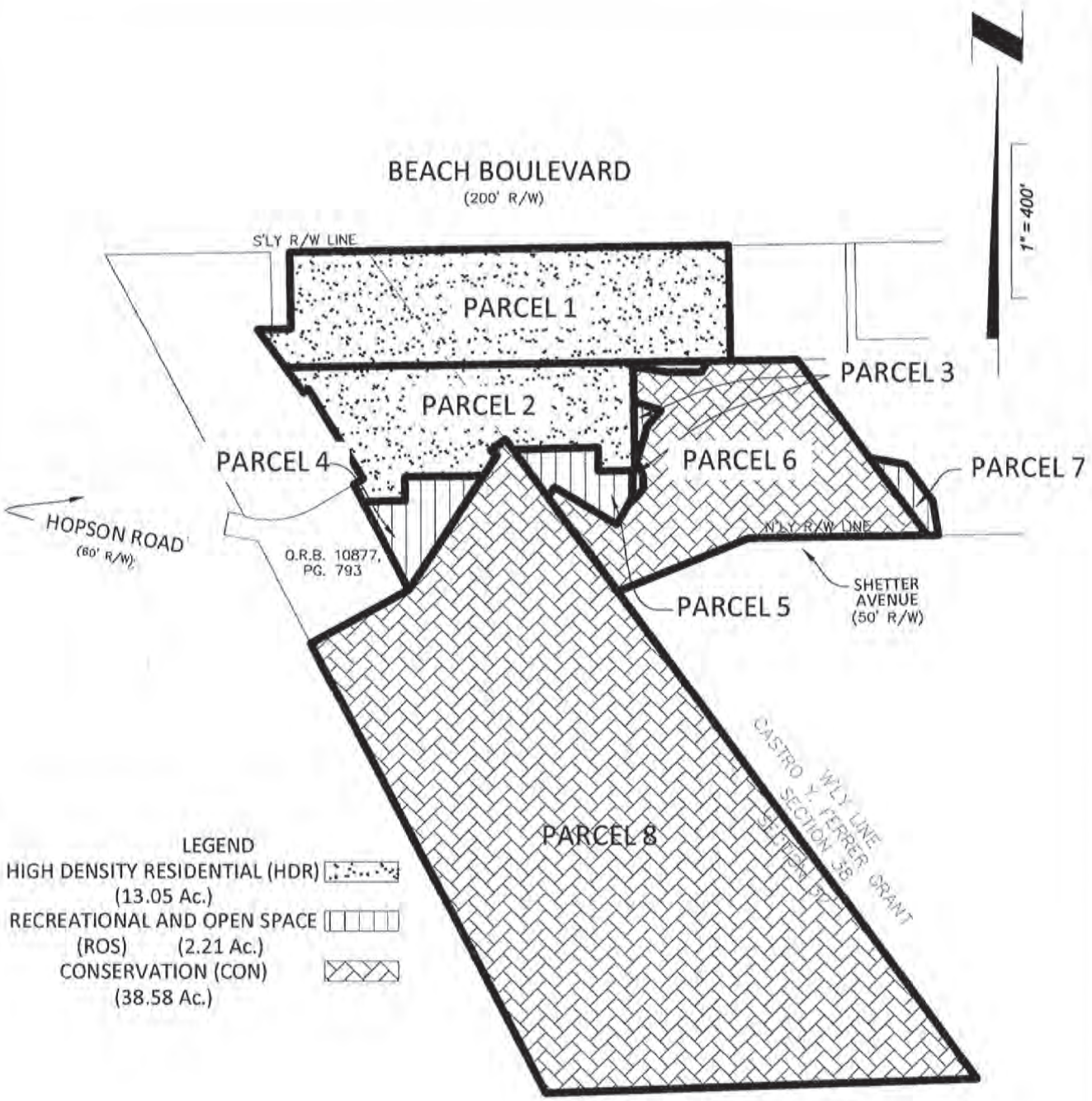
MASTER EXHIBITS MAP BEFORE FLUM

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02
DRAWN BY: LJP
DATE: 4-27-21
DRAWING NO. 1 OF 1

PLOTTED: September 20, 2021 - 8:13 PM, BY: Lionel J. Perez
T:\2020\20-260\LandDev\Design\Plots\Exhibits\2021-04-27 Beach Blvd MF Master Rezoning Exhibits Rev 9-17-21.dwg



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MASTER EXHIBITS MAP AFTER FLUM

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO.	20-260-02
DRAWN BY:	LJP
DATE:	4-27-21
DRAWING NO.	1 OF 1

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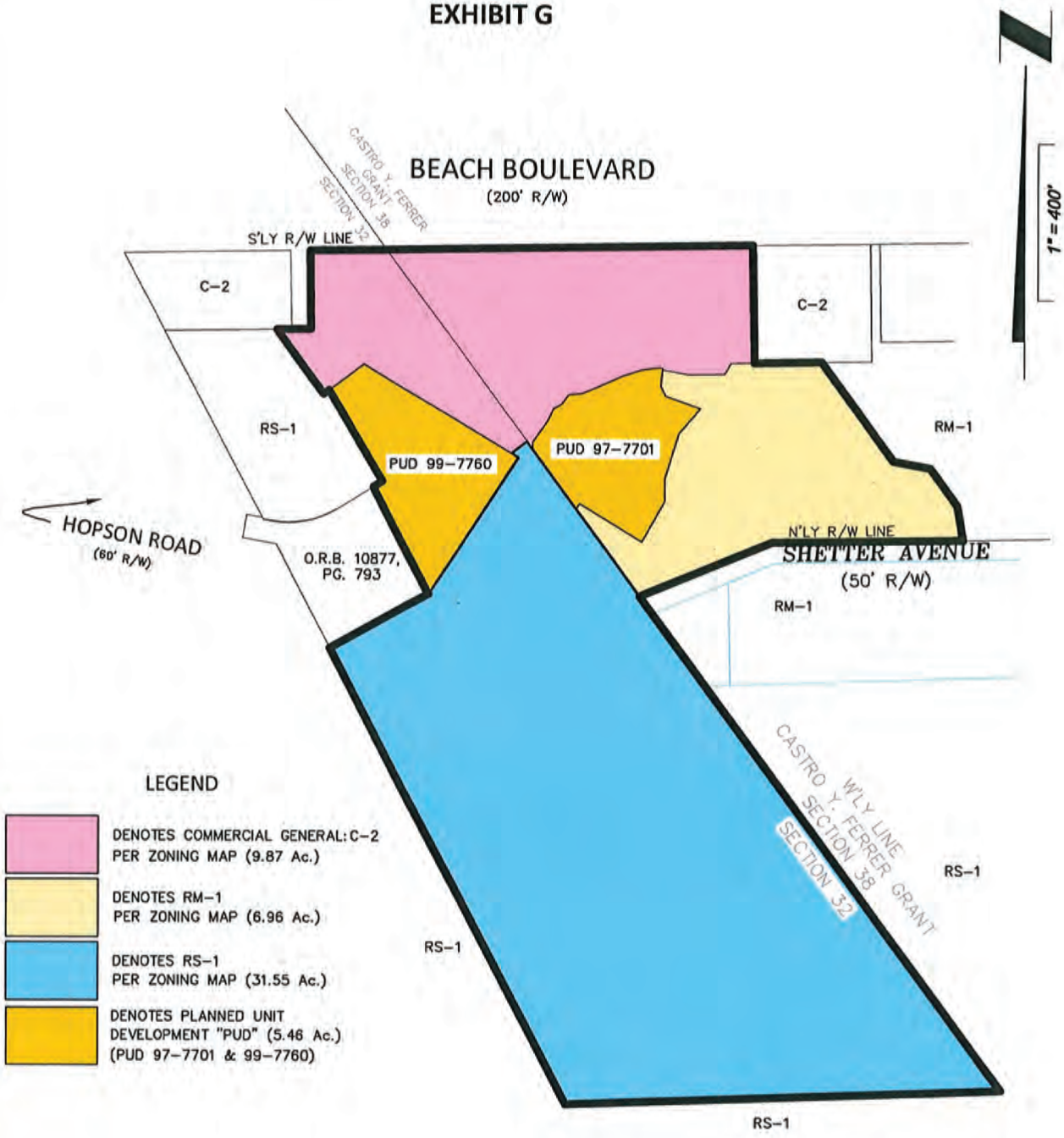
PLOTTED: September 20, 2021 - 8:04 PM, BY: Lionel J. Perez

EXHIBIT G



NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

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

MASTER EXHIBITS MAP BEFORE REZONING

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO.	20-260-02
DRAWN BY:	LJP
DATE:	6-16-21
DRAWING NO.	1 OF 1

T:\2020\20-260\LandDev\Design\Plots\Exhibits\2021-6-16 Beach Blvd MF Master Exhibits Before Rezoning_recover.dwg
PLOTTED: June 23, 2021 - 8:54 AM, BY: Lionel J. Perez

An ALTA/NSPS Land Title Survey
Map Showing a Boundary Survey

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

PARCEL 1:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED), WITH THE EASTERLY LINE OF SAID SECTION 32; THENCE SOUTH 36 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY LINE OF SECTION 32, A DISTANCE OF 4043.7 FEET TO A POINT; THENCE SOUTH 53 DEGREES 48 MINUTES 30 SECONDS WEST, 45.00 FEET TO A POINT; THENCE SOUTH 08 DEGREES 08 MINUTES 30 SECONDS WEST, 440.00 FEET TO A POINT; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST, 105.00 FEET TO A POINT; THENCE NORTH 36 DEGREES 11 MINUTES 30 SECONDS WEST, 257.69 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 89 DEGREES 27 MINUTES 20 SECONDS EAST, ALONG SAID RIGHT OF WAY 36.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE CASTRO Y. FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID CASTRO Y. FERRER GRANT WITH THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NUMBER 212); THENCE RUN NORTH 89 DEGREES 27 MINUTES EAST ALONG SAID SOUTH RIGHT OF WAY OF BEACH BOULEVARD, A DISTANCE OF 941.45 FEET; THENCE RUN SOUTH 00 DEGREES 32 MINUTES EAST, A DISTANCE OF 200 FEET; THENCE NORTH 89 DEGREES 08 MINUTES EAST, A DISTANCE OF 173.36 FEET; THENCE RUN SOUTH 36 DEGREES 27 MINUTES EAST, A DISTANCE OF 965.69 FEET TO THE NORTH RIGHT OF WAY LINE OF SHELTER AVENUE (A 66 FOOT RIGHT OF WAY); THENCE RUN SOUTH 53 DEGREES 58 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY LINE OF SHELTER AVENUE, A DISTANCE OF 1614.44 FEET; THENCE RUN SOUTH 47 DEGREES 48 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY LINE OF SHELTER AVENUE, A DISTANCE OF 318.09 FEET TO AN INTERSECTION WITH AFORESAID WEST LINE OF CASTRO Y. FERRER GRANT; THENCE RUN NORTH 36 DEGREES 27 MINUTES WEST ALONG SAID WEST LINE OF THE CASTRO Y. FERRER GRANT, A DISTANCE OF 1069.16 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, AS SHOWN ON THE PLAT OF WATERWAY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF HORSON ROAD (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID LAST MENTIONED PLAT); THENCE NORTH 79 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.10 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG LAST SAID LINE 9.52 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2140.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, 102.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 19 MINUTES 06 SECONDS EAST, 102.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59 DEGREES 56 MINUTES 46 SECONDS EAST, 141.48 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 00 SECONDS WEST, 271.22 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6927, PAGE 500 OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE AND ITS NORTHEASTERLY PROLONGATION THEREOF, 134.85 FEET TO THE MOST WESTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6582, PAGE 982 (PARCEL A); THENCE SOUTH 36 DEGREES 10 MINUTES 30 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6582, PAGE 982 (PARCEL A) AND ALONG THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6582, PAGE 968 (PARCEL A) AND ALONG THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6582, PAGE 955 (PARCEL B AND C) AND ALONG THE NORTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5565, PAGE 1067 (PARCELS D AND E) AND THEIR SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 1463.76 FEET; THENCE SOUTH 23 DEGREES 24 MINUTES 00 SECONDS WEST 419.28 FEET; THENCE SOUTH 81 DEGREES 30 MINUTES 00 SECONDS WEST, 200.64 FEET; THENCE NORTH 37 DEGREES 40 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32, A DISTANCE OF 266.15 FEET; THENCE NORTH 79 DEGREES 40 MINUTES 40 SECONDS WEST, 87.00 FEET TO THE SOUTHEASTERLY TERMINATION OF SAID HORSON ROAD; THENCE NORTH 10 DEGREES 27 MINUTES 20 SECONDS EAST ALONG LAST SAID LINE, 60.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO HORSON LAND, LLC BY DEED RECORDED IN OFFICIAL RECORDS BOOK 16877 PAGE 1921, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF SAID CASTRO Y FERRER GRANT; THENCE SOUTH 36 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1098.53 FEET TO THE NORTH RIGHT OF WAY LINE OF SHELTER AVENUE (A 80 FOOT RIGHT OF WAY RECORDED IN DEED BOOK 926, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE NORTH 53 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 368.00 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 1610.04 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7906, PAGE 2053, OF THE SAID PUBLIC RECORDS AND THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE NORTH 36 DEGREES 27 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE (THE SAME BEING THE WEST LINE OF THE LAND DESCRIBED AS PARCEL A IN OFFICIAL RECORDS VOLUME 6581, PAGE 1784 OF SAID PUBLIC RECORDS) A DISTANCE OF 2360.65 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 24.54 FEET; THENCE SOUTH 27 DEGREES 27 MINUTES 00 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE SOUTH 09 DEGREES 08 MINUTES 29 SECONDS EAST, A DISTANCE OF 36.83 FEET TO SAID NORTH RIGHT OF WAY LINE OF SHELTER AVENUE; THENCE SOUTH 89 DEGREES 08 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT; THENCE SOUTH 36 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 1098.53 FEET TO THE NORTH RIGHT OF WAY LINE OF SHELTER AVENUE (A 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 53 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 368.00 FEET; THENCE CONTINUE NORTH 89 DEGREES 08 MINUTES 00 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1610.04 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7906, PAGE 2053, OF THE SAID PUBLIC RECORDS AND THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE NORTH 36 DEGREES 27 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE (THE SAME BEING THE WEST LINE OF THE LAND DESCRIBED AS PARCEL A IN OFFICIAL RECORDS VOLUME 6581, PAGE 1784 OF SAID PUBLIC RECORDS) A DISTANCE OF 2360.65 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 00 SECONDS EAST, A DISTANCE OF 24.54 FEET; THENCE SOUTH 27 DEGREES 27 MINUTES 00 SECONDS EAST, A DISTANCE OF 114.31 FEET; THENCE SOUTH 09 DEGREES 08 MINUTES 29 SECONDS EAST, A DISTANCE OF 36.83 FEET TO SAID NORTH RIGHT OF WAY LINE OF SHELTER AVENUE; THENCE SOUTH 89 DEGREES 08 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE, A DISTANCE OF 36.00 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT; SECTION 38 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 36 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 1234.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 20.8 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 216.30 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 290.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 23.20 FEET; THENCE SOUTH 34 DEGREES 29 MINUTES EAST, A DISTANCE OF 324.75 FEET; THENCE NORTH 53 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 36 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 141.30 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 85.00 FEET; THENCE NORTH 36 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 111.00 FEET; THENCE NORTH 53 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 165.00 FEET; THENCE NORTH 36 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 217.00 FEET TO THE POINT OF BEGINNING. BEING THE SAME LANDS SHOWN AND BEING LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, OR UNDESIGNATED PLAT OF MARIATHA MANNOCK, RECORDED BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 2941, PAGE 172, VOLUME 4814, PAGE 78 VOLUME 3705, PAGE 472, VOLUME 2002, PAGE 1004 AND VOLUME 6927, PAGE 500, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

A PART OF GOVERNMENT LOT 1, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (200 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT; SECTION 38 OF SAID TOWNSHIP AND RANGE; THENCE SOUTH 36 DEGREES 27 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 1234.40 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 236.50 FEET TO THE POINT OF BEGINNING FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; LEAVING SAID SOUTH RIGHT OF WAY LINE, THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 88 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 7:

A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

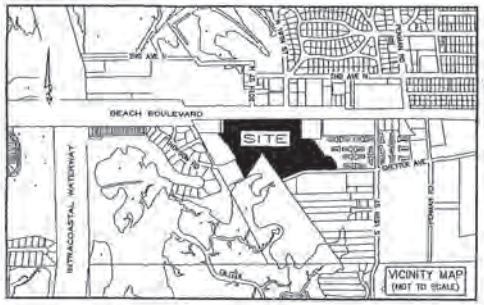
COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, AS SHOWN ON THE PLAT OF WATERWAY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 28 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF HORSON ROAD (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID LAST MENTIONED PLAT); THENCE SOUTH 79 DEGREES 40 MINUTES 40 SECONDS WEST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 40.10 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF UNSURVEYED SECTION 32; THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG LAST SAID LINE 9.52 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 2140.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, 102.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 19 MINUTES 06 SECONDS EAST, 102.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59 DEGREES 56 MINUTES 46 SECONDS EAST, 141.48 FEET; THENCE NORTH 30 DEGREES 44 MINUTES 00 SECONDS WEST, 271.22 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6927, PAGE 500 OF SAID DUVAL COUNTY, FLORIDA; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE AND ITS NORTHEASTERLY PROLONGATION THEREOF, 134.85 FEET TO THE MOST WESTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6582, PAGE 982 (PARCEL A); THENCE SOUTH 36 DEGREES 10 MINUTES 30 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 6582, PAGE 982 (PARCEL A) AND ALONG THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6582, PAGE 968 (PARCEL A) AND ALONG THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6582, PAGE 955 (PARCELS B AND C) AND ALONG THE NORTHWESTERLY LINE OF THOSE CERTAIN LANDS IN OFFICIAL RECORDS VOLUME 5565, PAGE 1067 (PARCELS D AND E) AND THEIR SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 1463.76 FEET; THENCE SOUTH 23 DEGREES 24 MINUTES 00 SECONDS WEST 419.28 FEET; THENCE SOUTH 81 DEGREES 30 MINUTES 00 SECONDS WEST, 200.64 FEET; THENCE NORTH 37 DEGREES 40 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID UNSURVEYED SECTION 32, A DISTANCE OF 266.15 FEET; THENCE NORTH 79 DEGREES 40 MINUTES 40 SECONDS WEST, 87.00 FEET TO THE SOUTHEASTERLY TERMINATION OF SAID HORSON ROAD; THENCE NORTH 10 DEGREES 27 MINUTES 20 SECONDS EAST ALONG LAST SAID LINE, 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCELS 1, 2, 3, 4, 5, 6 AND 7 HEREIN ALSO DESCRIBED AS FOLLOWS:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13462, PAGE 1288 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°52' 00" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 300.00 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 89°08' 00" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 172.04 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13462, PAGE 1288 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF LAST SAID LANDS THE FOLLOWING FOUR (4) COURSES: NO. 1 — SOUTH 36°27' 00" EAST, 313.03 FEET; NO. 2 — SOUTH 36°27' 00" EAST, 84.34 FEET; NO. 3 — SOUTH 53°33' 00" WEST, 3.00 FEET; NO. 4 — SOUTH 06°58' 24" EAST, 88.81 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF SHELTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 83°05' 00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1614.44 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 47°48' 00" WEST, A DISTANCE OF 318.09 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTH 36°27' 00" WEST, ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 1069.16 FEET; THENCE NORTH 89°27' 20" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 492.65 FEET; THENCE SOUTH 53°20' 00" WEST, A DISTANCE OF 49.40 FEET; THENCE SOUTH 51°12' 00" EAST, A DISTANCE OF 20.66 FEET; THENCE SOUTH 33°04' 47" WEST, A DISTANCE OF 615.28 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10827, PAGE 783 OF SAID PUBLIC RECORDS; THENCE NORTH 39°00' 01" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 307.96 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 08°06' 22" EAST, ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 23.83 FEET; THENCE NORTH 31°53' 21" WEST, A DISTANCE OF 271.22 FEET TO A POINT OF THE SOUTH LINE OF LOT 8, MARIATHA MANNOCK, AN UNRECORDED SUBDIVISION; THENCE SOUTH 53°33' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 10.38 FEET TO THE WEST LINE OF SAID LOT 8; THENCE NORTH 36°27' 00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 204.49 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH 89°08' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 8 AND LOT 8 OF SAID MARIATHA MANNOCK, A DISTANCE OF 87.30 FEET TO THE EAST LINE OF LOT 1 OF SAID MARIATHA MANNOCK; THENCE NORTH 80°52' 00" WEST, ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 230.00 FEET TO THE AFORESAID NORTH SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°08' 00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1161.61 FEET TO THE POINT OF BEGINNING.

EXHIBIT H



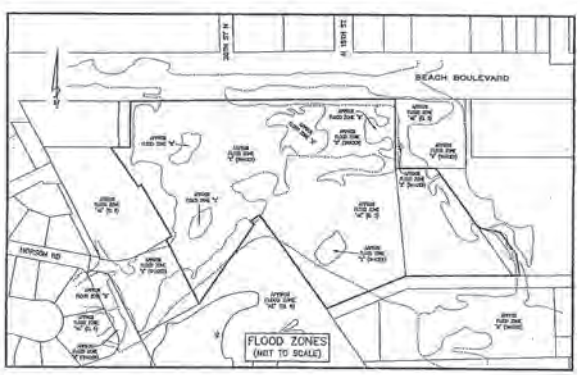
FIDELITY NATIONAL TITLE INSURANCE CORPORATION
ORDER NO. 8827187
COMMITMENT DATE: SEPTEMBER 27, 2020
SCHEDULE B – SECTION 2

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
6	O.R.B. 7282, PG. 1474	EASEMENT PER QUIT-CLAIM DEED	AFFECTS SITE-SHOWN HEREON
9	O.R.B. 7865, PG. 2239	CONSERVATION EASEMENT	AFFECTS SITE-SHOWN HEREON
	O.R.B. 9283, PG. 1313	PARTIAL TERMINATION AND RELEASE	AFFECTS SITE-SHOWN HEREON
	O.R.B. 9995, PG. 1212	RE-RECORDED PARTIAL TERMINATION AND RELEASE	AFFECTS SITE-SHOWN HEREON
10	O.R.B. 8226, PG. 2328	OPTIONS(S)	AFFECTS SITE-SHOWN HEREON
11	O.R.B. 13005, PG. 314	GRANT OF EASEMENT	AFFECTS SITE-SHOWN HEREON
12	O.R.B. 12115, PG. 2410	GRANT OF EASEMENT	AFFECTS SITE-SHOWN HEREON
14	O.R.B. 16044, PG. 1814	EASEMENT	AFFECTS SITE-SHOWN HEREON
15	O.R.B. 16835, PG. 1004	ELECTRIC & NATURAL GAS EASEMENT	AFFECTS SITE-SHOWN HEREON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY HEREON ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 13, 14, 16, 20, & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/13/2020.

CERTIFIED TO:

JS FAIR PARK GP LLC;
FIDELITY NATIONAL TITLE INSURANCE COMPANY;
LOWNDES, DROOSDE, DOSTER, KANTOR & ROLLO, P.A.



LEGEND

(A) = ANTIMA;
(R) = RECORD
APPROX = APPROXIMATE
BGV = BELOW GROUND VAULT
CB = CATCH BASIN
CLF = CHAIN LINK FENCE
CONC = CONCRETE
D.B. = DEED BOOK
ELEC = ELECTRIC
FOC = FIBER OPTIC CABLE
LP = LIGHT POLE
MES = MITERED END SECTION
MH = MANHOLE
NO ID = NO IDENTIFICATION
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
CHHA = COASTAL HIGH HAZARD AREA (SEE NOTE NO. 11)
—w— = SIGN
WV = WATER VALVE
WM = WATER METER
BFP = BACK FLOW PREVENTER
FH = FIRE HYDRANT
MB = MAILBOX
S = SANITARY SEWER MANHOLE
TB = TELEPHONE RISER PEDESTAL
UB = UTILITY JUNCTION BOX
LP = LIGHT POLE
FP = FLOOD LIGHT
UP = UTILITY POLE
GA = GUY ANCHOR
SPRINKLER HEAD
—x— = FENCE LINE
—— = CHHA (SEE NOTE NO. 11)
● = FOUND 1/2" IRON PIPE, AS NOTED
○ = SET 1/2" IRON PIPE, "CLARY ASSOC"

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS AN ASSUMED N.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS/ STRUCTURES SITUATED ABOVE GROUND, BELOW GROUND IMPROVEMENTS/ STRUCTURES IF ANY, ARE NOT SHOWN OR LOCATED.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL SURVEY FOR GRAPHIC SCALE AS SHOWN.
5. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD, ZONE "X" (SHADED), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND ZONE AE (BASE FLOOD ELEVATION (S) AND ZONE AE (BASE FLOOD ELEVATION 6), AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12031C0481J, EFFECTIVE DATE: 12/06/17, 12031C0481J, AND 12031C0481J EFFECTIVE 07/ 2018, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (SEE FLOOD ZONE DETAIL ABOVE).
6. SITE ADDRESS: 1914 BEACH BLVD.
7. SITE IS VACANT (NO BUILDINGS), AT TIME OF SURVEY
8. THE LANDS SHOWN HEREON ARE ZONED PLANNED UNIT DEVELOPMENT (PUD), COMMERCIAL GENERAL (CG-2), AND RESIDENTIAL, MULTIPLE FAMILY (MULTIPLE ZONING DISTRICT (RM-1)). PER INFORMATION PROVIDED BY CITY OF JACKSONVILLE BEACH.
9. GROSS REFERENCE MAP BY BOATRIGHT LAND SURVEYORS, INC. FILE NO. 2011-0034, DATED FEBRUARY 16, 2011.
10. SITE SHOWN HEREON CONTAINS 22.59 ACRES, MORE OR LESS.
11. THE COASTAL HIGH HAZARD AREA (CHHA) FOR JACKSONVILLE BEACH SHALL CONSIST OF THE AREA BELOW THE ELEVATION OF THE CATEGORY 1 STORM SURGE RATING THE CITY AS DEFINED BY THE NORTHEAST FLORIDA REGIONAL HURRICANE EVACUATION STUDY" FOR 2010 COMPREHENSIVE PLAN AND WAS DERIVED FROM THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT, NORTHEAST FLORIDA COUNCIL 2013 STORM TIDE ATLAS, VOLUME 7-A, ROW 2 OF 6 AND IS APPROXIMATE ONLY.

SHEET 1 OF 3

REVISION DATE	INITIALS	WORK ORDER NO.	REASON FOR REVISION
10/13/2020	GCC	n/a	CORRECTED BEARING LABEL ON SURVEY
10/07/2020	GCC	2020-637	ADDED TABLE "A" ITEMS PER NEW NSPS STANDARDS
10/05/2020	GCC	n/a	ADDED OVERHEAD UTILITY LINES
10/01/2020	GCC	n/a	UPDATED TABLE "A" ITEMS, EXCEPTION NO. 15 CORRECTED EXCEPTION NO. 14 LABEL ON SURVEY

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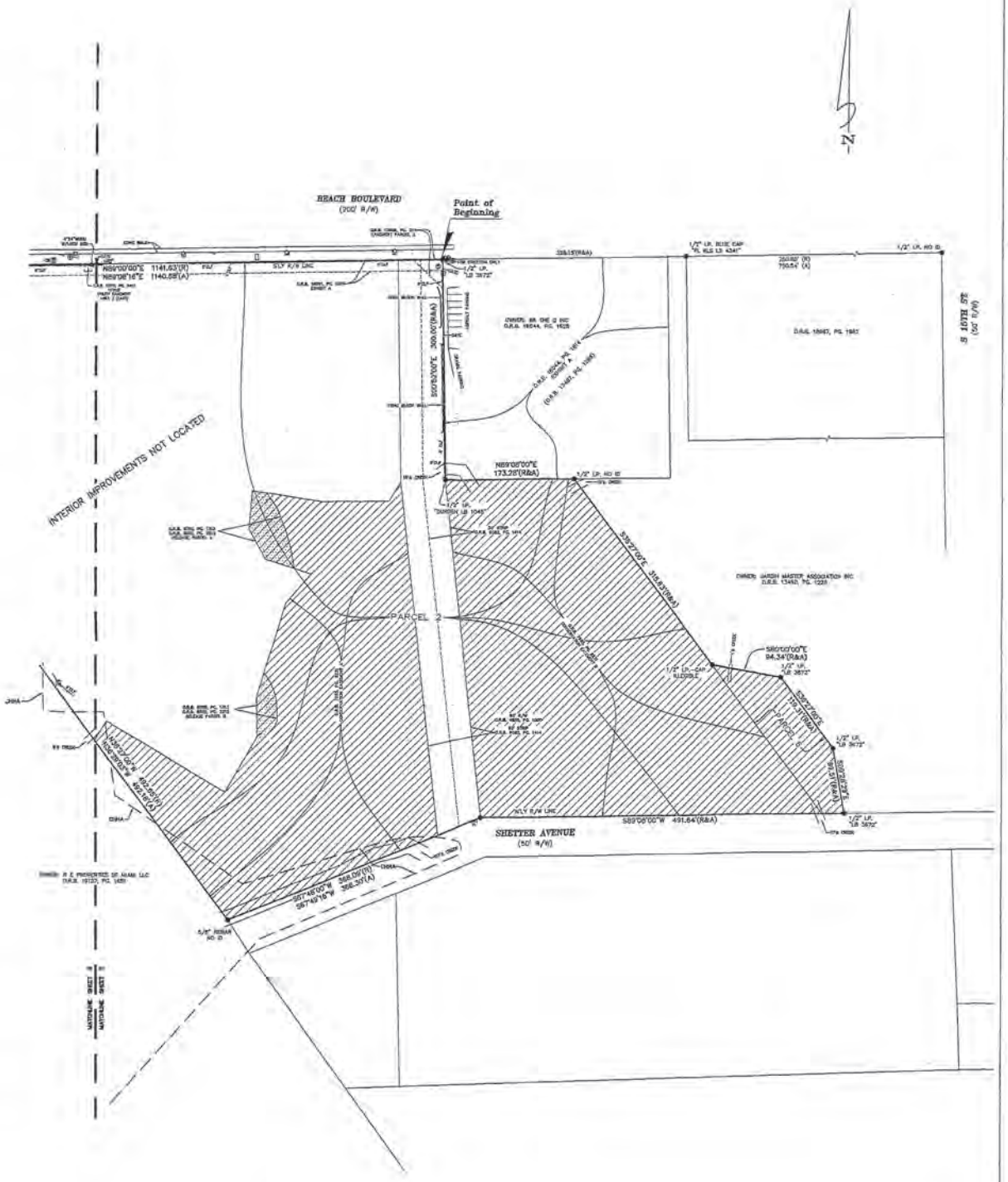
MICHAEL D. CLARY, FLORIDA CERT. NO. 5706

FILE No. T25-1008

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

FILE No. T25-1008

FILE No.: T2S-1008



SHEET 2 OF 3

10/23/2020	DGC	N/A	CORRECTED SURVEY LABEL ON SURVEY
10/20/2020	DGC	10020-637	UPDATED TITLE TABLE AS SURVEY PER NEW TITLE COMMITMENT
10/13/2020	DGC	N/A	ADDED CHNA LINE AND CENTRAL ANGLE NO. 11
10/14/2020	DGC	N/A	UPDATED TITLE TABLE EXCEPTION NO. 3 CORRECTED EASEMENT NO. 11 LABEL ON SURVEY
REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

MICHAEL D. CLARY, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 6766

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LB NO. 3772
2882 EXCHANGE POINT ROAD
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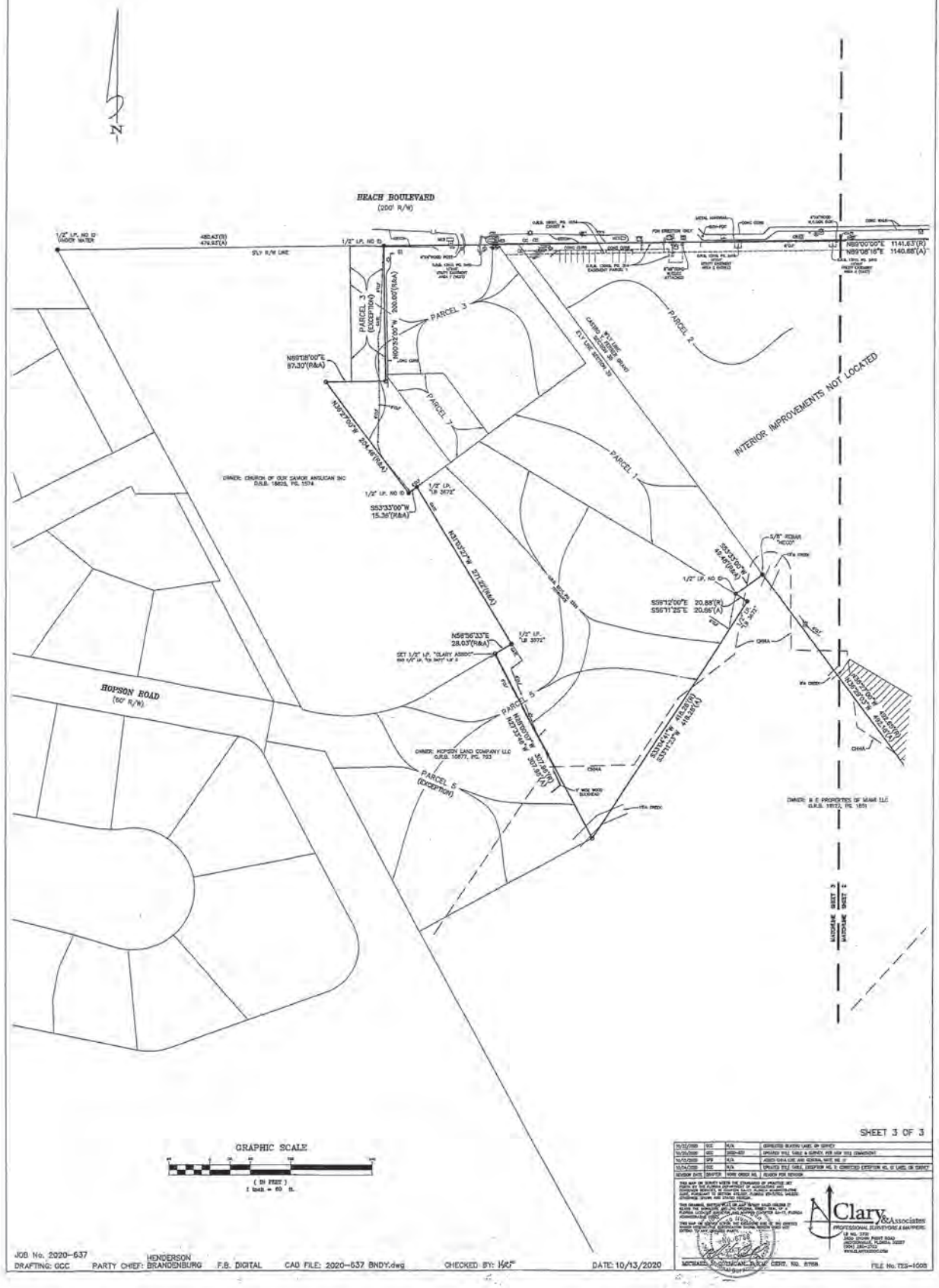
JOB No.: 2020-637
DRAFTING: CGC
PARTY CHIEF: HENDERSON/BRANDENBURG
F.B.: DIGITAL
CAD FILE: 2020-637 BNDY.dwg
CHECKED BY: MDC
DATE: 10/13/2020

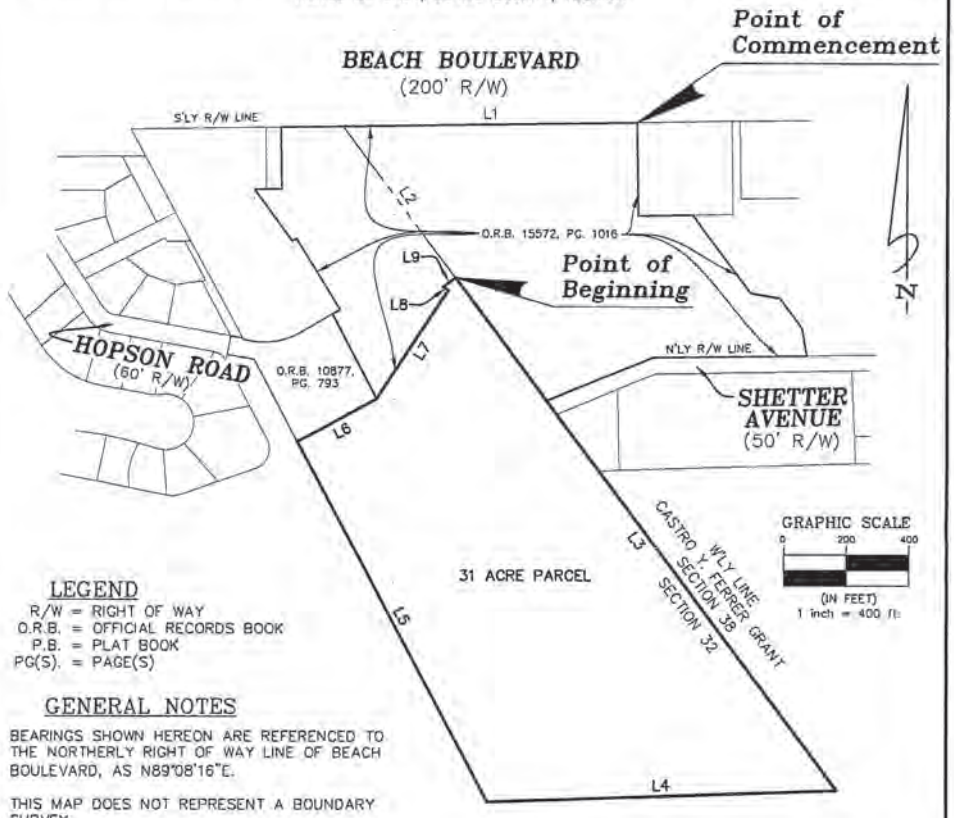
TITLE File No. T2S-1008

FILE No. TZS-1008



MAP SHOWING

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



LEGEND

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

GENERAL NOTES

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

31 ACRE PARCEL
SHEET 1 OF 2

JOB NO. 2021-354
DRAFTER EJC
DATE 04/27/21
SCALE 1"=400'

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

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

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

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3830 CROWN POINT ROAD
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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

31 ACRE PARCEL

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

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

CONTAINING 31.55 ACRES, MORE OR LESS.

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

31 ACRE PARCEL
SHEET 2 OF 2

JOB NO. 2021-354

DRAFTER EJC

DATE 04/27/21

SCALE 1"=400'

CHECKED BY:

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

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

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

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

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EXHIBIT I

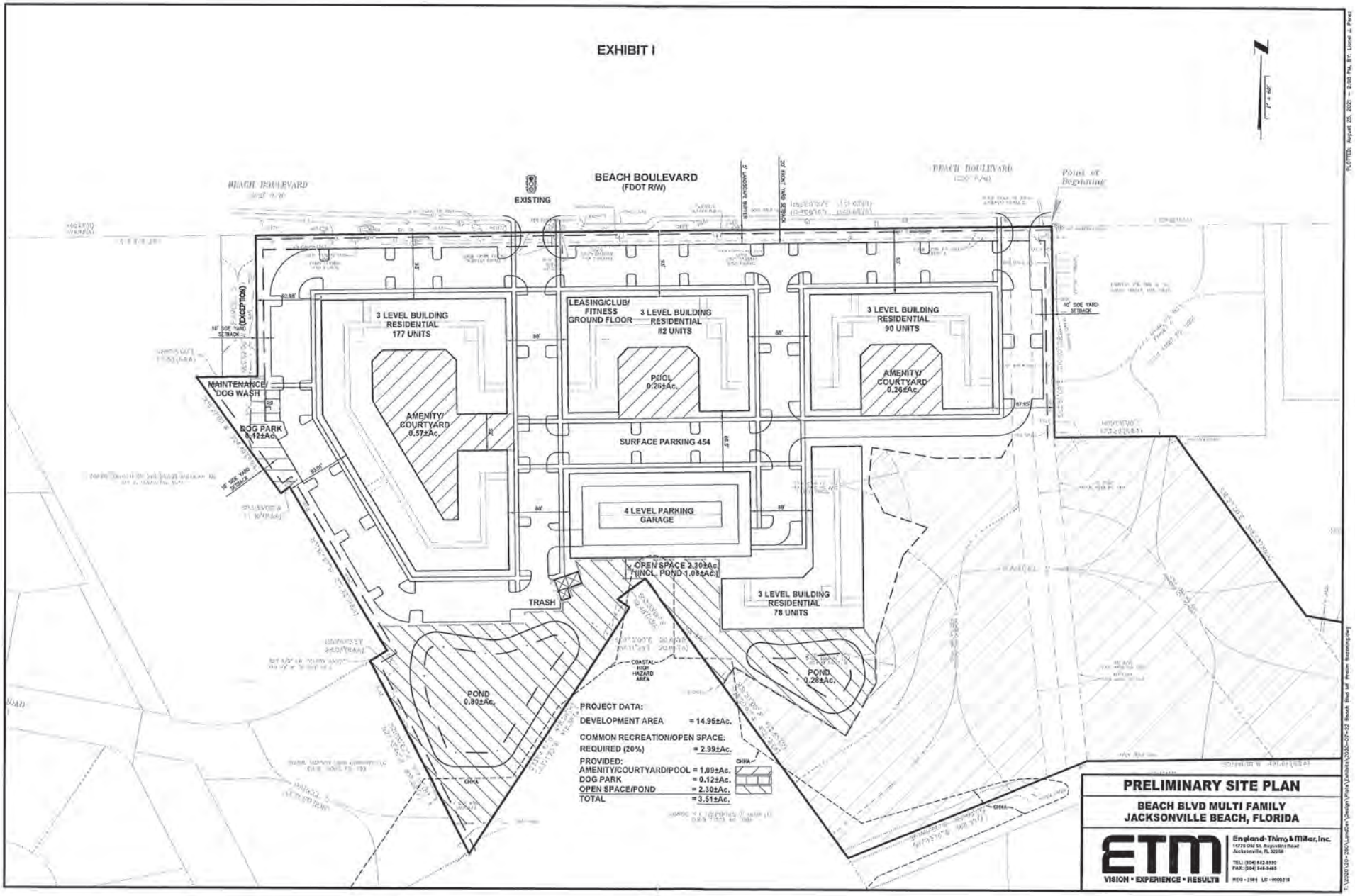

BEACH BOULEVARD
(FDOT R/W)
EXISTING
Point of Beginning
3 LEVEL BUILDING RESIDENTIAL 177 UNITS
LEASING/CLUB/ FITNESS GROUND FLOOR
3 LEVEL BUILDING RESIDENTIAL 82 UNITS
3 LEVEL BUILDING RESIDENTIAL 90 UNITS
MAINTENANCE/ DOG WASH
DOG PARK 0.12±Ac.
AMENITY/ COURTYARD 0.57±Ac.
POOL 0.29±Ac.
AMENITY/ COURTYARD 0.26±Ac.
SURFACE PARKING 454
4 LEVEL PARKING GARAGE
OPEN SPACE 2.30±Ac. (INCL. POND 1.08±Ac.)
TRASH
3 LEVEL BUILDING RESIDENTIAL 78 UNITS
POND 0.80±Ac.
POND 0.28±Ac.
COASTAL HIGH HAZARD AREA
CHHA
PROJECT DATA:
DEVELOPMENT AREA = 14.95±Ac.
COMMON RECREATION/OPEN SPACE:
REQUIRED (20%) = 2.99±Ac.
PROVIDED:
AMENITY/COURTYARD/POOL = 1.09±Ac.
DOG PARK = 0.12±Ac.
OPEN SPACE/POND = 2.30±Ac.
TOTAL = 3.51±Ac.
PRELIMINARY SITE PLAN
BEACH BLVD MULTI FAMILY
JACKSONVILLE BEACH, FLORIDA
ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.

EXHIBIT J

FDOT D2 LOS Report

An Interactive Mapping and Reporting Application

Level of Service Segments

Attribute	Value
Segment Description	US 90 / Beach Blvd. from San Pablo Pkwy to Penman Rd
County	Duval
Roadway	US 90 / Beach Blvd.
Segment Extent	San Pablo Pkwy to Penman Rd
Segment ID	655
Location	Jacksonville Beach
Roadway ID	72190000
Begin MP	12.047
End MP	14
Segment Length (mi)	1.953
Median Treatment	Divided
Directionality	Two-Way
Posted Speed	35-45 mph
SIS	No
SIS Type	Non SIS
Area Type	Urbanized
Facility Type	Arterial
Max. Service Vol. Adjustment Factor	0
Standard K-Factor	9%
FDOT LOS Standard	D
Lanes 2019	6
AADT 2019	41,559
Peak Volume 2019	3,740

Attribute	Value
Peak Max. Service Vol. 2019	5,390
Peak LOS 2019	C
Lanes 2020	6
AADT 2020	41,992
Peak Volume 2020	3,779
Peak Max. Service Vol. 2020	5,390
Peak LOS 2020	C
Lanes 2025	6
AADT 2025	44,157
Peak Volume 2025	3,974
Peak Max. Service Vol. 2025	5,390
Peak LOS 2025	C
Lanes 2030	6
AADT 2030	46,321
Peak Volume 2030	4,169
Peak Max. Service Vol. 2030	5,390
Peak LOS 2030	C
Lanes 2035	6
AADT 2035	48,486
Peak Volume 2035	4,364
Peak Max. Service Vol. 2035	5,390
Peak LOS 2035	C
Lanes 2040	6
AADT 2040	50,651
Peak Volume 2040	4,559

Attribute	Value
Peak Max. Service Vol. 2040	5,390
Peak LOS 2040	C
Lanes 2045	6
AADT 2045	52,815
Peak Volume 2045	4,753
Peak Max. Service Vol. 2045	5,390
Peak LOS 2045	C
Comments	Null
Google Street View	http://maps.google.com/maps?q=&layer=c&cbll=30.2880699702013,-81.4218406635633

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

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Heather Ireland, Director Planning and Development Department
DATE:	11/10/2021
SUBJECT:	December 13, 2021 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, December 13, 2021 Planning Commission Meeting.

NEW BUSINESS:

PC#13-21 Rezoning Application for Planned Unit Development: PUD Zoning

OWNER: JB Fair Park MF, LLC and Beaches Preserve, LLC
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

APPLICANT: JB Fair Park MF, LLC and Beaches Preserve, LLC
1 Independent Drive, Suite 1200
Jacksonville, FL 32202

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

LOCATION: 1944 Beach Boulevard
(Real Estate # 177494-0100 and 177298-0000)

REQUEST: **Rezoning Application Approval** for Planned Unit Development: PUD Zoning

COMMENTS: BACKGROUND

In October of 2021, the City of Jacksonville Beach received a sufficient application for a Planned Unit Development: PUD Rezoning for the "Adventure Landing" property that is located at 1944 Beach Boulevard. The City has also received a companion Small-Scale Land Use Amendment application (PC#12-21) for the property. The main property

AGENDA ITEM:	B.
MEETING DATE:	December 13, 2021

consists of just over 22 acres of land located on the south side of Beach Boulevard just east of the Beach Boulevard bridge. The property has existed as a theme park since the mid 1990's. The Adventure Landing theme park, scheduled to close in December of 2021, is under new ownership and was sold in February of 2021 to a development group that requests to build a 427 unit multiple-family residential project on the portion of the property with access from Beach Boulevard.

In anticipation of the application being submitted, an in-person City Council public workshop was held on June 28, 2021 regarding the Adventure Landing property. Staff provided information on the background of the subject property, in addition to what is being proposed by the applicant. The applicant then provided a brief summary of their proposed project and the land use and zoning changes that would be requested. Council members were able to ask questions of staff and the applicant at the workshop.

On August 18, 2021, staff hosted a public Open House with the City Council and the Planning Commission. During the open house, representatives for the developer provided a presentation on the proposed project and entertained several questions and comments from the public in attendance. Concerns included the potential filling of wetlands, conservation of environmentally sensitive land, increased traffic, increased population density, a lack of a commercial component to the proposed project, benefits to the community, public amenities, and the loss of a local recreation amenity.

In order to obtain the density necessary to support the proposed 427 multiple-family dwelling units, the applicant has filed a companion Small Scale Land Use Map Amendment application to change 5.08 acres of Recreation/Open space to High Density Residential, which will be offset by changing 18.8 acres of High Density and Low Density Residential to Conservation Open Space land use. The land use amendment is necessary for the development to achieve the desired number of units for the project.

ANALYSIS

The subject property currently consists of an assemblage of 9.87 acres of Commercial General: C-2 zoning, 6.96 acres of Residential, multiple-family: RM-1 zoning, 31.55 acres of Residential, single-family: RS-1 zoning and 5.46 acres of Planned Unit Development: PUD zoning. The parcel zoned for C-2 currently contains the Adventure Landing theme park, and the parcels zoned PUD contain seasonal unpaved parking for

the theme park. The parcels zoned RS-1 and RM-1 are undeveloped wetlands and uplands and are governed by existing conservation easements that prohibit any development of any kind. The applicant is proposing to change the zoning to Planned Unit Development: PUD for the entire property to support the proposed 427 unit multiple-family residential development and to further protect already protected environmentally sensitive property.

Performance Criteria for PUD

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

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

The proposed PUD has adopted standards and criteria consistent with the RM-2 zoning district as applicable to multiple-family dwellings, and does not deviate from those standards and criteria. The proposed development fronts on Beach Boulevard while further preserving environmentally sensitive properties under existing conservation easements owned or held by the Saint Johns River Water Management District that are undevelopable. Allowable uses pursuant to the PUD are proposed as multiple-family dwellings, short term vacation rentals, essential public

services and public and private parks and recreation facilities. Accessory uses permitted are consistent with those permitted in the RM-2 zoning district.

Dimensional standards and dwelling unit sizes are consistent with multiple-family dwellings in the RM-2 zoning district. Off-street parking and loading standards, landscape standards, and sign standards, with the exception of the addition of two wall signs, are consistent with the Land Development Code. The application states that the project will be consistent with the environmental standards of the Land Development Code, which include, stormwater management, flood hazard areas, wellfield protection, and conservation of land. The proposed development is not incompatible with surrounding land uses.

Staff does not find that the proposed development serves to meet the intent of Planned Unit Development: PUD zoning, as it provides minimal deviation from existing standards in the City's traditional zoning districts. The applicant has not 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.

Standards Applicable to All PUD Zoning

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

a. No minimum acreage is required for the project.

b. The property is under unified control.

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

d. Building height will not exceed 35 feet.

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

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

g. The applicant has demonstrated that adequate public facilities are

available.

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

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

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

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

l. The preliminary development plan is consistent with certain relevant portions of the Comprehensive Plan and inconsistent with specific land use and coastal management policies.

Staff finds that the proposed multiple-family residential development is **INCONSISTENT** with the following relevant land use and coastal management policies of the adopted Comprehensive Plan:

The proposed project is inconsistent with Future Land Use Element Policy LU.1.4.11, which states that no development will be permitted in areas designated as *conservation-protected or located within 50 feet of an area so designated. The proposed site plan appears to show the most southeasterly residential building and the most westerly residential building within 50 feet of property designated as conservation-protected that includes estuarine and freshwater wetlands. Additionally, the proposed site plan shows the proposed parking garage located within 50 feet of property that is proposed to be designated as Conservation by way of the companion land use amendment application that also includes wetlands. Without a detailed wetland delineation survey, staff were unable to determine the exact location of the wetlands, type of wetlands, and the distance of the proposed buildings to the existing wetlands. Staff utilized the U.S. Fish and Wildlife Service National Wetlands Inventory interactive mapping tool for this analysis.

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

The proposed development is inconsistent with Future Land Use Element Policy LU.1.4.12, which states that *conservation-restricted lands, or floodplains when located upland from estuarine and palustrine wetlands, may be developed for a designated land use of low density residential, or the most restrictive floor area ratio for non-residential uses. Based on staff's analysis of the proposed site plan, using the relevant FEMA 2018 adopted Flood Insurance Rate Map (FIRM), it appears that all of the proposed multiple-family buildings, including the proposed parking garage are at least partially located within the AE flood zone. The most southeasterly residential building is located almost entirely within the AE flood zone. An accurate boundary survey showing the exact location of designated flood zones in relation to the proposed residential buildings was not provided for a detailed analysis. The subject property is surrounded on the west, east, and south by both estuarine and palustrine wetlands.

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

The proposed development is inconsistent with Coastal Management Element Policy CM.3.1.9, which states that undeveloped upland areas adjacent to the estuarine marshes shall be designated for conservation or low density residential use to provide an adequate buffer bordering the marsh and to reduce the extent of development in flood prone areas. The proposed development includes encroaching into areas currently designated for Recreation/Open Space that are upland areas adjacent to existing wetlands and converting this property for High Density Residential use.

Standards Applicable to All Rezonings

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

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

While the proposed use of multiple-family residential is consistent with several objectives and policies in the adopted Comprehensive Plan, the proposed zoning atlas amendment along with the companion future land use map amendment, which would increase the developable area of the property, are inconsistent with specific components of the adopted Comprehensive Plan. More specifically, staff finds that the proposed multiple-family residential development is inconsistent with policies which state that areas within 50 feet of conservation-protected lands, and floodplains when located upland from estuarine wetlands will have no development or be designated as low density residential respectfully. Staff finds that the proposed development is inconsistent with Future Land Use Element Policy LU.1.4.11, Policy LU.1.4.12, and Coastal Management Element Policy CM.3.1.9, as detailed above.

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

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

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

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

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

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

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

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

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

This is not applicable.

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

The proposed project includes additional conservation of properties that are already governed by strict conservation easements held by the St. Johns River Water Management District. Direct impacts to wetlands is considered to be minimal to none. However, there could be indirect impacts to the overall natural environment from the project at any stage that cannot be specifically quantified at this time.

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

Staff does not have data necessary to make a determination regarding any impact to property values in the area.

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

The proposed zoning atlas amendment establishes multiple-family residential uses clustered along Beach Boulevard that has a mass transit route and pedestrian access as is supported by the

Comprehensive Plan. However, the proposed project is inconsistent with specific policies in the Comprehensive Plan as outlined above.

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

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

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

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

The planning commission shall conduct a public hearing on the application and after close of the public hearing recommend to the city council approval, approval with conditions, or denial of the preliminary development plan for the PUD zoning district classification. In reviewing and making a recommendation, the planning commission shall apply the standards in Section 34-348(j)3 of the Land Development Code.

RECOMMENDATION

Staff does not find that the proposed Planned Unit Development rezoning meets the full intent outlined in the Land Development Code for Planned Unit Developments, as it does not deviate from the City's traditional zoning district standards. More importantly, staff has determined through

a thorough review of this PUD rezoning application and companion small scale future land use map amendment application that while the proposed use of multiple-family residential on portions of the property is consistent with the adopted Comprehensive Plan, the proposed project as presented is not fully consistent with specific policies in Comprehensive Plan. Specifically, staff finds that the proposed project is inconsistent with Future Land Use Policies LU1.4.11, and LU 1.4.12 and Coastal Management Element Policy CM 3.1.9 that pertains to the development and land use designation for certain properties.

Staff recommends **disapproval** of the proposed rezoning application for failure to meet all standards set forth in Section 34-348(j)(3) of the City's Land Development Code, specifically item "l". **Validity of this application for Planned Unit Development rezoning remains contingent on Council's determination of the applicant's proposed small scale future land use map amendment.**

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

REZONING APPLICATION

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

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

APPLICANT INFORMATION

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

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

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

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

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

REZONING DATA

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

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

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

Proposed Zoning Classification: PUD

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

Applicant Signature: _____ Date: 10-22-21

RECEIVED
PLANNING & DEVELOPMENT

NARRATIVE DESCRIPTION
Beach Boulevard Multi-Family
Proposed Planned Unit Development and
Preliminary Development Plan
October 12, 2021

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

INTRODUCTION

The Owner is proposing redevelopment of the Adventure Landing site as a multifamily residential project with associated private amenity space. In conjunction with redevelopment of the Property, Owner proposes to unify and maintain the existing Conservation area.

Development Team

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

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

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

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

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

Current Future Land Use

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

Proposed Future Land Use

High Density Residential – 13.05 acres
Recreational/Open Space – 2.21 acres
Conservation – 38.58 acres

Current Zoning

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

Proposed Zoning

Planned Unit Development – 53.84 acres comprised of the following uses:
Multiple-family residential – 13.05 acres (Parcels 1 and 2)
Stormwater/open space/buffer/landscaping – 1.90 acres (Parcels 3, 4 and 5)
Wetlands/open space/conservation – 38.89 acres (Parcels 6, 7, 8)

PLANNED UNIT DEVELOPMENT

Owner proposes to redevelop the Property as depicted on the Preliminary Development Plan (Exhibit I) filed herewith. The proposed redevelopment encompasses 14.95 acres with a multiple-family residential project consisting of multiple three (3) story buildings, associated amenities, a mixture of surface and structured parking, and stormwater retention. Additionally, Owner proposes to convert abutting land to Recreational/Open Space and Conservation use subject to existing conservation easements for a total of 38.89 acres combined Recreational/Open Space and Conservation land use, which represents a net increase of 14.04 acres in total Recreational/Open Space and Conservation land use area.

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

Use and Design Standards

(a) Permitted Uses

(1) Multiple family dwellings

(2) Short-term vacation rentals

(3) Essential public services

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

(b) Accessory Uses

(1) Structured parking, detached garages and carports.

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

(3) Gazebos, cabanas and other similar structures.

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

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

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

(7) Utility sheds and workshops.

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

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

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

(c) Dimensional Standards

(1) *Minimum lot area:* Five thousand (5,000) square feet, plus one thousand (1,000) square feet for each unit in excess of two (2), except that the gross density shall not exceed forty (40) units an acre.

(2) *Minimum lot width:* Seventy-five (75) feet at the building line and a minimum of thirty-five (35) feet at the street.

(3) *Minimum yards:*

i. *Front yard:* Twenty (20) feet.

ii. *Side yard:* Ten (10) feet for each side yard, except when the lot is a corner lot. For a corner lot, the side yard on the corner shall be twenty (20) percent of the lot width or ten (10) feet, whichever is greater, except the side yard is never required to exceed twenty (20) feet.

iii. *Rear yard:* Thirty (30) feet. For oceanfront lots, the rear yard shall be the yard adjacent to the ocean, or the easterly yard, and the front yard shall be the westerly yard, or yard opposite the rear yard.

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

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

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

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

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

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

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

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

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

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

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

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

(g) *Sign standards.* Signage shall comply with the standards found in Article VIII, Division 4, applicable to the RM-2 zoning district. In addition, two (2) wall signs, not to exceed ninety-six (96) square feet each shall be permitted. All signs may be internally or externally illuminated.

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

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

Review Standards

In accordance with ***Section 34-348***

(a) *the intent of the PUD zoning district designation is to permit such flexibility and provide performance criteria for PUD which are as follows:*

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

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

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

Use of the PUD permits Owner to cluster multiple family development along Beach Boulevard while unifying and maintaining more than thirty-eight (38) acres of existing conservation, recreation/open space. Moreover, use of the PUD will allow Owner to adopt site-specific design standards in response to feedback from the community.

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

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

(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 development plan will provide greater protection for recreation and open space than the existing PUDs on the property which permits such area to be used for seasonal parking. Moreover, the plan calls for sensitive lands subject to an existing conservation easement, to be placed in Conservation land use and zoning further protecting the land from future development.

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

Not applicable.

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

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

(7) Retains property values.

Replacing an outdoor recreation/amusement facility with new high-end multiple family residential development will retain property values in the area. Owner anticipates that the new construction will improve property values and the added residential density will support the existing retail, restaurant, church, and office uses in the immediate vicinity.

*In accordance with **Section 34-211(c)**, "the city council shall consider the adoption of an ordinance enacting the proposed amendment based on one (1) or more of the following factors,*

provided however, that in no event shall an amendment be approved which will result in an adverse community change in which the proposed development is located."

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

Owner proposes to redevelop uplands adjacent to Beach Boulevard on a main public transportation corridor with four hundred twenty-seven (427) multiple family dwelling units on just over thirteen (13) acres of land. To facilitate development, land that presently has Community Commercial (7.98 acres) and Recreation/Open Space (5.07 acres) uses will be converted to High Density Residential use. High Density Residential (0.31 acres) and Low Density Residential (18.80 acres) lands are converted to Recreation/Open Space and Conservation use, respectively, consistent with the existing conservations easements. The remaining Recreation/Open Space land (1.9 acres) will remain unchanged.

The proposed land use conversions will permit a much-needed increase in available housing stock while resulting in fifty percent (50%) less than the maximum development potential as detailed below. Of note, the proposed density of four hundred twenty-seven (427) dwelling units will generate eighteen percent (18%) less traffic than the maximum development potential as detailed on **Table 1** attached.

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

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

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

The proposed development will contribute to quality of life in Jacksonville Beach by using infill development to increase multiple family housing stock with a high-quality product. The proposed land use amendments and companion PUD will allow the City to control the siting of elements such as the primary residential structures, parking and stormwater retention. Moreover, the proposed land use amendment will change the land use of environmentally sensitive land to Conservation which conforms the property with an existing conservation easement.

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 land use amendments will conform the land use on environmentally sensitive areas by converting them to Conservation while ensuring that development will be focused along Beach Boulevard.

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

The proposed land use amendments convert environmentally sensitive lands from the Low Density Residential land use category to Conservation land use in order to conform the acreage with existing conservation easement and require that all vertical development be massed along Beach Boulevard.

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

The proposed land use amendment will provide for integration of residential development into the Beach Boulevard commercial corridor immediately along the JTA First Coast Flyer Red and Beaches Express Lines. Appropriate bicycle parking, storage, sidewalks and other pedestrian amenities will be provided along with a ride share pick-up/drop-off area in accordance with the PUD.

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

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

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

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

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

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

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

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

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

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

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

The proposed land use amendment furthers the City's goal regarding conservation, protection and management of nature resources by offsetting the conversion of Recreation/Open Space land with the conversion of High Density Residential and Low Density Residential land to Conservation for property currently subject to an existing conservation easement.

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

The proposed land use amendment provides for a net gain in Conservation lands by converting residential use acreage to this protected category.

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

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

The proposed land use amendments will further the City's policy of identifying and preserving wetlands by converting the existing Low Density Residential and High Density Residential lands to Conservation and Recreation/Open Space use while limiting the new High Density Residential use and associated development to the uplands fronting Beach Boulevard.

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

The proposed land use amendments will result in a more than 40 acres of open space, more than 93% of which will consist of contiguous native vegetated land.

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

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

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

The proposed land use amendments are consistent with the City's policy in that the resulting map will provide for High Density Residential use fronting Beach Boulevard with Recreation/Open Space serving as a transition to Conservation south of the property.

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

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

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

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

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

NRP Lease Holdings, LLC, operator of the Adventure Landing parks, filed for Chapter 11 bankruptcy relief in December 2019. The entity leases the land on which the park operates, and that lease as amended with the Bankruptcy Court requires Adventure Landing to vacate the property by October 31, 2021. The previous owner of the property, National Retail

Properties, LP, sold the land to JB Fair Park MF LLC on February 24, 2021. The current owner desires to redevelop the property as a multiple family residential project in order to meet growing demand for housing in the Jacksonville Beach community. Multiple family residential is an ideal use for the site which is strategically located along Beach Boulevard along a major public transportation corridor where adequate public facilities are available to support the proposed infill development.

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

The proposed development will yield a net reduction in demand on public facilities in the area as it calls for conversion of more than fourteen (14) acres of land to Recreation/Open Space and Conservation Future Land Use. Although the property is subject to an existing conservation easement, the net reduction in land use potential is best illustrated by the data in Table 1, above, which shows that the proposed development will generate less than fifty percent (50%) of the maximum traffic demand permitted under the existing use and zoning. Similar improvements are expected to be shown through the review for adequate public facilities process.

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

Not applicable.

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

The proposed amendment results in a net increase in lands devoted to Recreation/Open Space and Conservation use. Moreover, the proposed use within the existing Recreation/Open Space area is dedicated solely to stormwater retention ponds and landscape buffer area, which is less invasive than the seasonal parking use currently permitted on such areas.

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

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

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

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

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

Not applicable.

PRELIMINARY DEVELOPMENT PLAN

Owner proposes to redevelop the Property as depicted on the Preliminary Development Plan (Exhibit I) filed herewith. The proposed redevelopment encompasses approximately thirteen (13.05) acres with a multiple-family residential project consisting of multiple three (3) story buildings, associated private amenities, a mixture of surface and structured parking, and stormwater retention. Additionally, Owner proposes to convert abutting land to Recreational/Open Space and Conservation use under existing conservation easements for a total of 38.89 acres combined ROS and Conservation land use, which represents a net increase of 14.04 acres in total ROS and Conservation land use area already subject to an existing conservation easement.

Review Standards

Pursuant to **Section 34-348(d)**, "[p]rior to receipt of a planned unit development (PUD) zoning district classification, land must receive approval of a preliminary development plan for PUD pursuant to the procedures and standards of this section. The preliminary development plan for a PUD zoning district classification must then receive approval of a development plan pursuant to the procedures and standards of **Section 34-251**[1] **et. seq."**

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

> *(3) Standards. A preliminary development plan for a PUD shall comply with the following standards:*
>
> *a. Area. There shall be no minimum acreage required.*
>
> The area of the proposed project is compliant as no minimum is required.
>
> *b. Unified ownership or control. The title to all land that is part of a PUD zoning district designation shall be owned or controlled by one person. A person shall be considered to control all lands in the PUD either through ownership or written consent of the owners of the land to be subject to the conditions and standards of the development order for the development plan for the PUD zoning district designation.*
>
> Please see attached Application and Agent Authorization.
>
> *c. Density. Residential development shall not exceed the maximum densities established in the RM-2 zoning district.*

[1] 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."

A maximum of forty (40) units per acre is permitted in the RM-2 zoning district. Owner proposes to develop approximately four hundred twenty-seven (427) dwelling units, which is significantly below the maximum density permitted.

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

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

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

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

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

Parking at a rate of two (2) off-street spaces per dwelling unit is provided as required for multiple-family dwellings by Section 34-377. Parking has been designed to comply with the minimum dimensions and drive aisles as provided in Section 34-373.

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.

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.*

   Approximately 40.88 acres of land have been set aside for recreation and open space as detailed on the attached site plan. Stormwater retention ponds make up less than 47% of the recreation and open space land within the development pad and less than 3% of the total recreation and open space acreage.

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

   Private Recreation facilities and open space are integrated with the project and will be constructed and fully improved simultaneously with development of the residential buildings as depicted on Exhibit I as part 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.*

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

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

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

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

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

   Open spaces are slated for stormwater retention ponds and landscape buffer areas.

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

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

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

This project does not impact public beach access.

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

Owner proposes to redevelop uplands adjacent to Beach Boulevard on a main public transportation corridor with four hundred twenty-seven (427) multiple family dwelling units on just over thirteen (13) acres of land. To facilitate development, land that presently has Community Commercial (7.98 acres) and Recreation/Open Space (5.07 acres) use will be converted to High Density Residential use. High Density Residential (0.31 acres) and Low Density Residential (18.80 acres) lands are converted to Recreation/Open Space and Conservation use, respectively, and the remaining Recreation/Open Space land (1.9 acres) is preserved.

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

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

CONCLUSION

As demonstrated above, the proposed PUD and Preliminary Development Plan 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 Preliminary Development Plan and PUD modifications.

EXHIBIT A: Legal Descriptions
EXHIBIT B: Agent Authorization
EXHIBIT C: Warranty Deeds
EXHIBIT D: Property Appraiser Pages
EXHIBIT E: Vicinity Map
EXHIBIT F: Future Land Use Map
EXHIBIT G: Zoning Map
EXHIBIT H: Survey with certificate of survey
EXHIBIT I: Preliminary Development Plan dated July 20, 2020
EXHIBIT J: Beach Boulevard LOS east of ICWW

Table 1 - Trip Generation Comparison by Land Use

FLUM Land Use	Ite Land Use Code	Description	Quantity	Units	Daily (vpd)	AM Peak Hour (vph)	PM Peak Hour (vph)
Existing Land Uses							
RLD	210	Single Family Residential	42	Units	468	35	44
RHD	221	Mulitfamily Housing (Mid-Rise)	0	Units	0	0	0
CC	820	Shopping Center	79,800	Sq. Ft.	5,157	192	460
				Total =	***5,625***	***227***	***504***
	480	Amusement Park	14.95	Acres	*798*	*3*	*59*
Proposed Land Uses							
RHD	221	Mulitfamily Housing (Mid-Rise)	522	Units	2,843	173	216
	221	Mulitfamily Housing (Mid-Rise)	427	Units	2,325	142	178

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

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1

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

BEGIN AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 00°54'56" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 299.91 FEET; THENCE SOUTH 89°08'00" WEST, 1156.83 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTHWESTERLY, EASTERLY, AND NORTHERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 36°26'15" WEST, 123.04 FEET; COURSE NO. 2: NORTH 89°08'00" EAST, 87.30 FEET; COURSE NO. 3: NORTH 00°52'42" WEST, 199.92 FEET, TO THE AFORESAID SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°08'16" EAST, ALONG LAST SAID LINE, 1140.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.98 ACRES, MORE OR LESS.

PARCEL 2

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

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: THENCE SOUTH 00°52'42" EAST, 199.92 FEET; COURSE NO. 2: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 3: SOUTH 36°26'15" EAST, 123.04 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°08'00" EAST, 1096.35 FEET; THENCE SOUTH 01°16'34" EAST, 2.00 FEET; THENCE SOUTH 31°22'25" WEST, 30.33 FEET; THENCE SOUTH 89°17'26" WEST, 91.77 FEET; THENCE NORTH 80°51'18" WEST, 86.03 FEET; THENCE SOUTH 00°52'00" EAST, 260.35 FEET; THENCE SOUTH 16°51'55" WEST, 7.34 FEET; THENCE SOUTH 88°33'14" WEST, 93.76 FEET; THENCE NORTH 00°08'52" EAST, 61.83 FEET; THENCE SOUTH 88°48'17" WEST, 221.56 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE NORTHWESTERLY, SOUTHWESTERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LANDS, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 36°29'03" WEST, 32.84 FEET; COURSE NO. 2: SOUTH 53°27'45" WEST, 49.51 FEET; COURSE NO. 3: SOUTH 56°11'25" EAST, 20.83 FEET; COURSE NO. 4: SOUTH 33°11'23" WEST, 64.24 FEET; THENCE SOUTH 89°03'02" WEST, 203.88 FEET; THENCE SOUTH 00°31'16" EAST, 62.48 FEET; THENCE SOUTH 88°55'40" WEST, 109.74 FEET, TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE NORTHERLY, NORTHEASTERLY, NORTHWESTERLY AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 27°33'46" WEST, 50.35 FEET; COURSE NO. 2: NORTH 58°48'05" EAST, 28.03 FEET; COURSE NO. 3: NORTH 31°09'02" WEST, 271.18 FEET; COURSE NO. 4: SOUTH 53°20'03" WEST, 15.38 FEET; COURSE NO. 5: NORTH 36°26'15" WEST, 81.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 5.08 ACRES, MORE OR LESS.

PARCEL 3

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

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

CONTAINING 0.15 ACRES, MORE OR LESS.

PARCEL 4

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

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°08'16" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, 1140.88 FEET, TO THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016; THENCE SOUTHERLY, WESTERLY, AND SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LANDS, RUN THE FOLLOWING EIGHT (8) COURSES AND DISTANCES: COURSE NO. 1: THENCE SOUTH 00°52'42" EAST, 199.92 FEET; COURSE NO. 2: SOUTH 89°08'00" WEST, 87.30 FEET; COURSE NO. 3: SOUTH 36°26'15" EAST, 204.52 FEET; COURSE NO. 4: NORTH 53°20'03" EAST, 15.38 FEET; COURSE NO. 5: SOUTH 31°09'02" EAST, 271.18 FEET; COURSE NO. 6: SOUTH 58°48'05" WEST, 28.03 FEET; COURSE NO. 7: SOUTH 27°33'46" EAST, 50.35 FEET, TO THE POINT OF BEGINNING; COURSE NO. 8: CONTINUE SOUTH 27°33'46" EAST, 257.61 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 33°11'51" EAST, ALONG LAST SAID LINE, 354.04 FEET; THENCE SOUTH 89°03'02" WEST, 203.88 FEET; THENCE SOUTH 00°31'16" EAST, 62.48 FEET; THENCE SOUTH 88°55'40" WEST, 109.74 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.98 ACRES, MORE OR LESS.

PARCEL 5

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

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°54'56" EAST, 299.91 FEET; COURSE NO. 2: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 3: SOUTH 36°27'25" EAST, 315.59 FEET; COURSE NO. 4: SOUTH 80°04'21" EAST, 94.36 FEET; COURSE NO. 5: SOUTH 36°28'11" EAST, 119.38 FEET; COURSE NO. 6: SOUTH 09°31'58" EAST, 89.44 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89°08'47" WEST, ALONG LAST SAID LINE, 491.58 FEET; THENCE SOUTH 67°49'16" WEST, ALONG LAST SAID LINE, 368.36 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 36°29'03" WEST, CONTINUING ALONG LAST SAID LINE, 304.35 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 36°29'03" WEST, ALONG LAST SAID LINE, 155.01 FEET; THENCE NORTH 88°48'17" EAST, 221.56 FEET; THENCE SOUTH 00°08'52" WEST, 61.83 FEET; THENCE NORTH 88°33'14" EAST, 93.76 FEET; THENCE SOUTH 16°51'55" WEST, 12.13 FEET; THENCE SOUTH 00°42'47" EAST, 54.21 FEET; THENCE SOUTH 29°59'01" WEST, 25.74 FEET; THENCE SOUTH 29°59'50" WEST, 60.75 FEET; THENCE NORTH 59°00'50" WEST, 186.73 FEET; THENCE SOUTH 33°37'24" WEST, 30.27 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.77 ACRES, MORE OR LESS.

PARCEL 6

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

COMMENCE AT THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 15572, PAGE 1016 OF THE CURRENT PUBLIC RECORDS OF SAID COUNT, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTHERLY, EASTERLY, AND SOUTHEASTERLY ALONG THE EASTERLY LINE OF SAID LANDS, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: THENCE SOUTH 00°54'56" EAST, 299.91 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: NORTH 89°08'47" EAST, 173.35 FEET; COURSE NO. 3: SOUTH 36°27'25" EAST, 565.40 FEET; COURSE NO. 4: SOUTH 89°08'47" WEST, 461.30 FEET; COURSE NO. 5: SOUTH 67°49'16" WEST, 368.36 FEET; COURSE NO. 6: NORTH 36°29'03" WEST, 304.34 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SHETTER AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 33°37'04" EAST, ALONG LAST SAID LINE, 30.27 FEET; THENCE SOUTH 59°00'50" EAST, CONTINUING ALONG LAST SAID LINE, 186.73 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 29°59'50" EAST, ALONG LAST SAID LINE, 60.75 FEET; THENCE NORTH 50°56'18" EAST, 14.15 FEET; THENCE NORTH 43°33'52" EAST, 19.07 FEET; THENCE NORTH 40°36'37" EAST, 20.84 FEET; THENCE NORTH 21°20'13" EAST, 6.03 FEET; THENCE NORTH 00°00'00" EAST, 13.25 FEET; THENCE NORTH 04°12'11" WEST, 15.77 FEET; THENCE NORTH 14°24'37" WEST, 11.36 FEET; THENCE NORTH 23°22'33" WEST, 13.12 FEET; THENCE NORTH 32°15'41" WEST, 15.87 FEET; THENCE NORTH 16°51'55" EAST, 97.80 FEET; THENCE NORTH 41°00'01" EAST, 53.00 FEET; THENCE NORTH 71°20'43" WEST, 65.29 FEET; THENCE NORTH 28°16'09" WEST, 17.89 FEET; THENCE NORTH 00°52'00" WEST, 75.61 FEET; THENCE SOUTH 80°51'18" EAST, 86.03 FEET; THENCE NORTH 89°17'26" EAST, 91.77 FEET; THENCE NORTH 31°22'25" EAST, 30.33 FEET; THENCE NORTH 01°16'34" WEST, 2.00 FEET; THENCE NORTH 89°08'00" EAST, 60.48 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7.03 ACRES, MORE OR LESS.

PARCEL 7

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

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

CONTAINING 0.31 ACRES, MORE OR LESS.

PARCEL 8

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

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

CONTAINING 31.55 ACRES, MORE OR LESS.

EXHIBIT B

Agent Authorization

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

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

Ladies and Gentlemen:

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

JB Fair Park MF LLC, a Delaware limited liability company

By: _____
Matthew S. McAfee, Authorized Representative

Beaches Preserve LLC, a Florida limited liability company

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

_____
Matthew S. McAfee, Manager

STATE OF FLORIDA
COUNTY OF DUVAL

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

_____
(Notary Signature)

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

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

EXHIBIT C

This instrument was prepared
by and should be returned to:

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

SPECIAL WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered
in the presence of:

Name: Maria Kostka

Name: Debra Dabrowski

NATIONAL RETAIL PROPERTIES, LP,
a Delaware limited partnership

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

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

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY SEAL)

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

Notary Public - State of Florida

Printed Name: Maria Kostka
Commission Number: _____
Commission Expires: _____

EXHIBIT "A"

PARCEL 1:

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

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

PARCEL 2:

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

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

PARCEL 5:

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

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

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

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

PARCEL 6:

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

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

Parcel 3:

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

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

Less and except:

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

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

PARCEL 7:

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

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

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

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

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

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

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

RE Number: 177298-0000

QUIT CLAIM DEED

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

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

WITNESSETH:

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

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

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

[Signature on Following Pages]

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

Signed, sealed and delivered
in the presence of:

Print Name: STEVEN ZIEGENOW

Print Name: PATRICIA H. TODD

GRANTOR:

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

By: _____
Eduardo Goldstein, Manager

STATE OF FLORIDA)
) ss:
COUNTY OF DUVAL)

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

[NOTARY SEAL]

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

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

[Signature page to Quit Claim Deed]

EXHIBIT "A"

Property

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

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

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

EXHIBIT D

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

Primary Site Address
1944 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19604-01233

Tile #
9432

1944 BEACH BLVD

Property Detail

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

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

Value Summary

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

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

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

Extra Features

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

Land & Legal

Land

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

Legal

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

Buildings

Building 1

Building 1 Site Address
1944 BEACH BLVD
Jacksonville Beach FL 32250

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

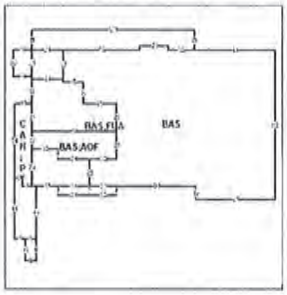
Type	Gross Area	Heated Area	Effective Area

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

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

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

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



2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

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

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

2021 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2020

2019

2018

2017

2016

2015

2014

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

More Information

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

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

Primary Site Address
0 BEACH BLVD
Jacksonville Beach FL 32250

Official Record Book/Page
19819-00232

Tile #
9432

0 BEACH BLVD

Property Detail

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

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

Value Summary

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

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
No applicable exemptions

SJRWMD/FIND Taxable Value
No applicable exemptions

School Taxable Value
No applicable exemptions

Sales History

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

Extra Features

No data found for this section

Land & Legal

Land

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

Legal

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

Buildings

No data found for this section

2021 Notice of Proposed Property Taxes Notice (TRIM Notice)

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

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

2021 TRIM Property Record Card (PRC)

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

August.

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

2020
2019
2018
2017
2016
2015
2014

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

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

EXHIBIT E

VICINITY MAP

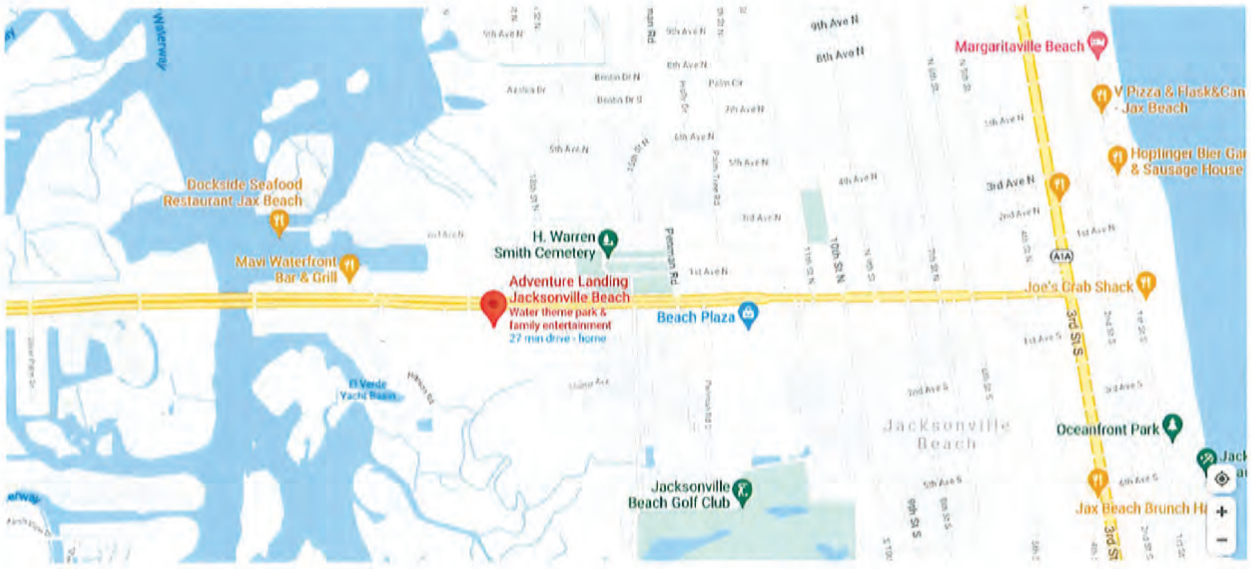
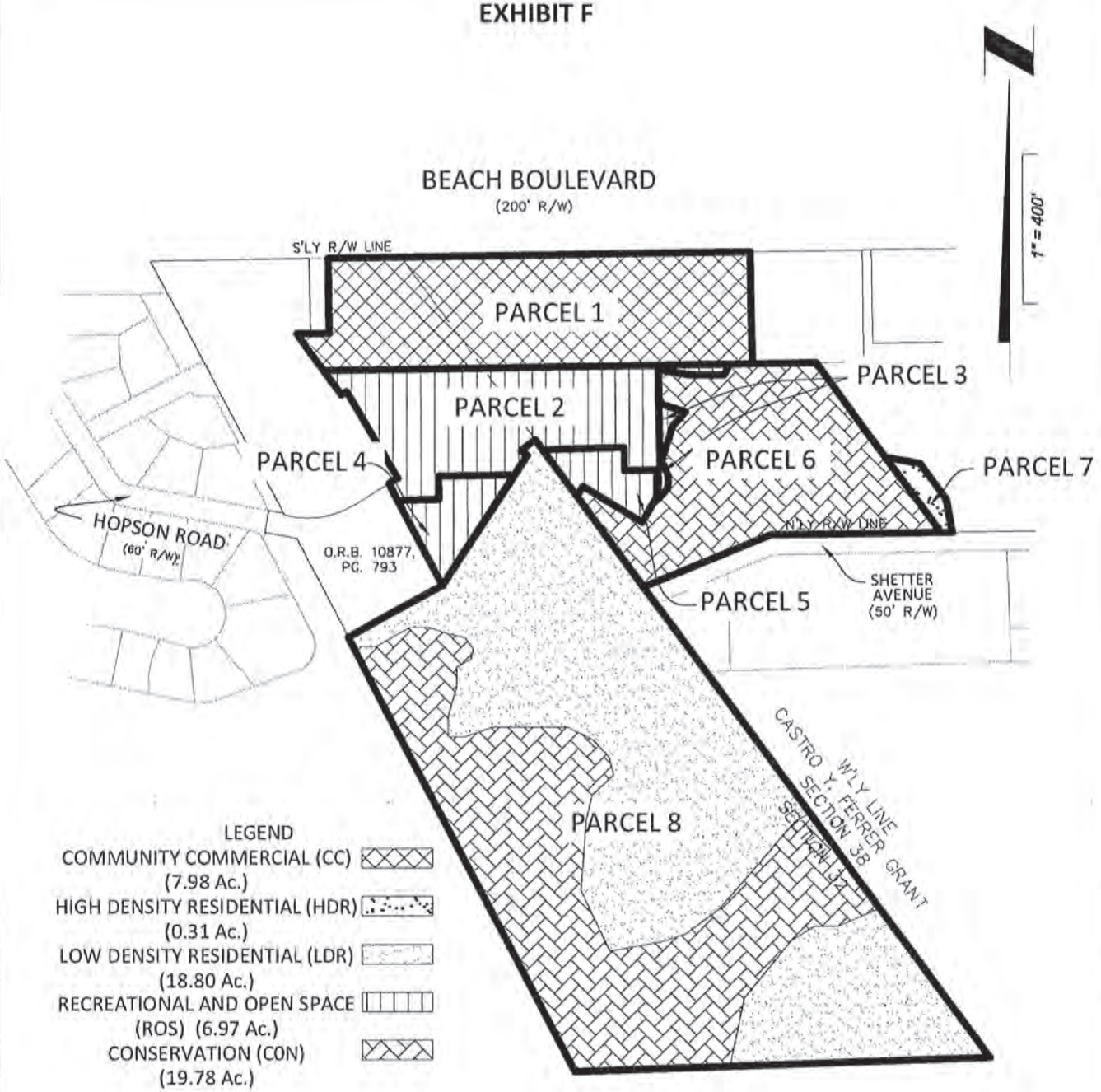


EXHIBIT F



NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

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

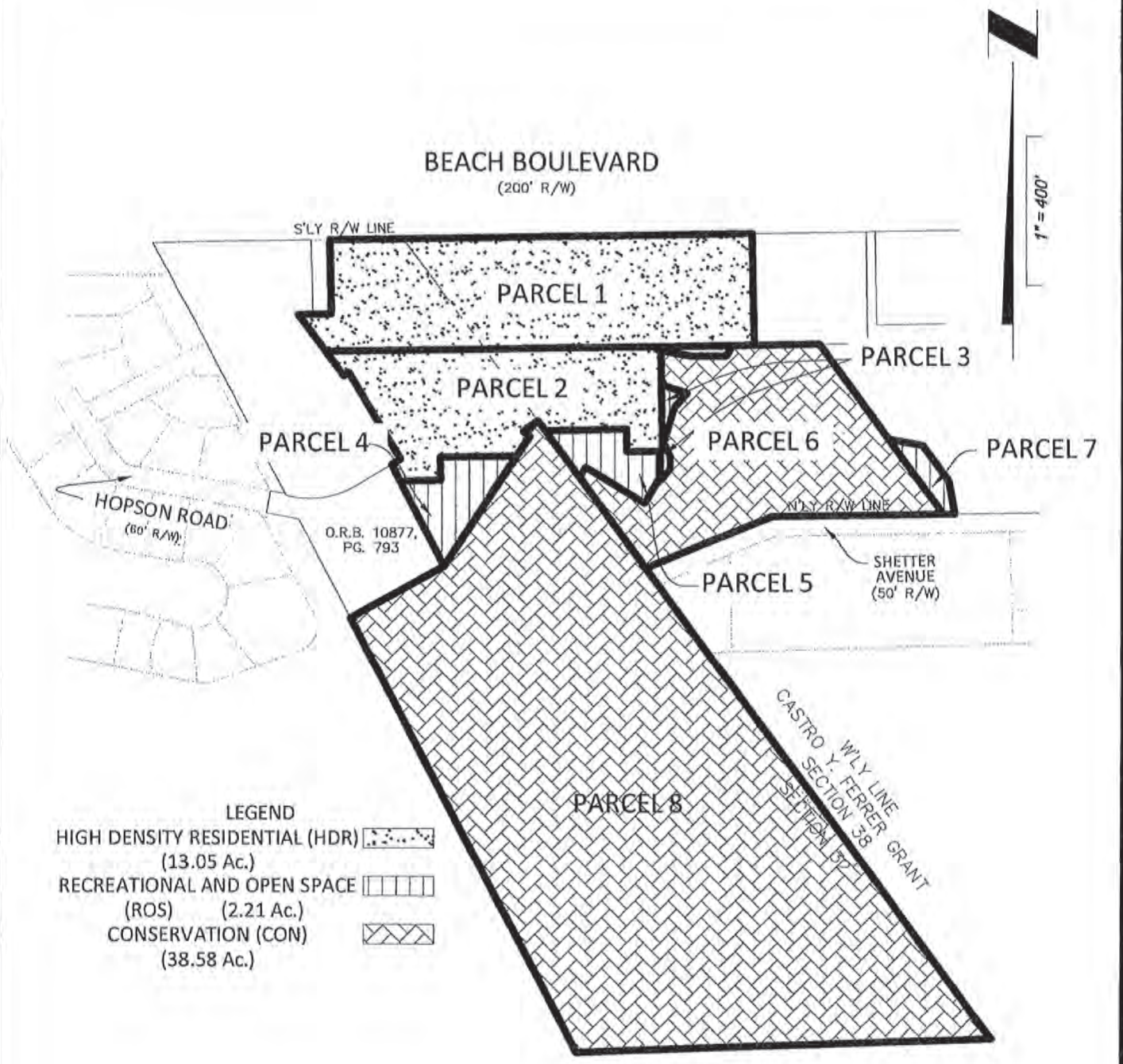
MASTER EXHIBITS MAP BEFORE FLUM

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO.	20-260-02
DRAWN BY:	LJP
DATE:	4-27-21
DRAWING NO.	1 OF 1

PLOTTED: September 20, 2021 - 8:13 PM, BY: Lionel J. Perez
T:\2020\20-260\LandDev\Design\Plots\Exhibits\2021-04-27 Beach Blvd MF Master Rezoning Exhibits Rev 9-17-21.dwg



NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

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

MASTER EXHIBITS MAP AFTER FLUM

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO.	20-260-02
DRAWN BY:	LJP
DATE:	4-27-21
DRAWING NO.	1 OF 1

PLOTTED: September 20, 2021 - 8:04 PM, BY: Lionel J. Perez
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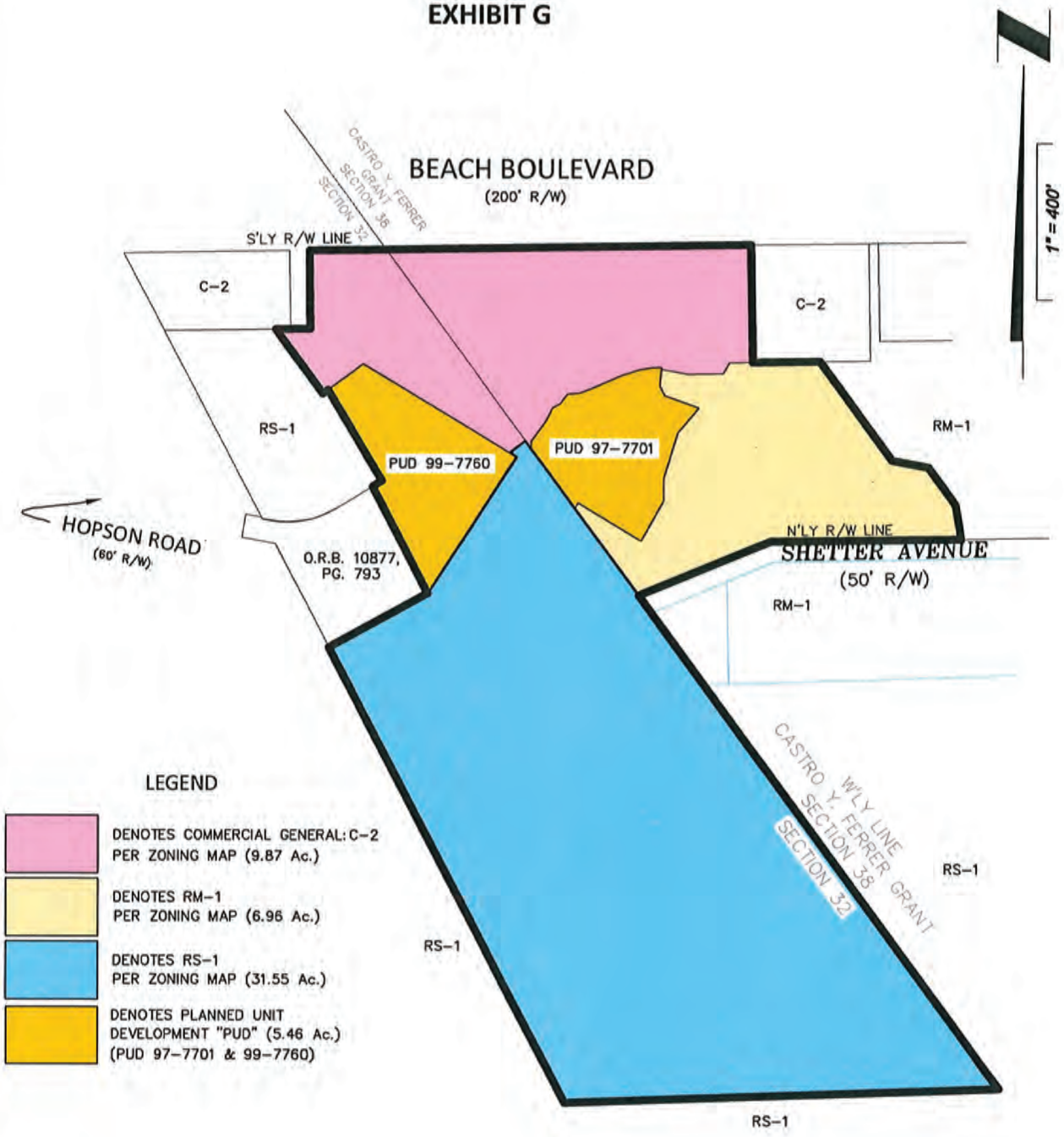
EXHIBIT G



NOTE: PARCELS BOUNDARY INFORMATION PROVIDED BY CLARY & ASSOCIATES

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

MASTER EXHIBITS MAP BEFORE REZONING

BEACH BOULEVARD MF

JACKSONVILLE BEACH, FLORIDA

ETM NO. 20-260-02
DRAWN BY: LJP
DATE: 6-16-21
DRAWING NO. 1 OF 1

T:\2020\20-260\LandDev\Design\Plots\Exhibits\2021-6-16 Beach Blvd MF Master Exhibits Before Rezoning_recover.dwg
PLOTTED: June 23, 2021 - 8:54 AM, BY: Lionel J. Perez

An ALTA/NSPS Land Title Survey
Map Showing a Boundary Survey

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

PARCEL 1:

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

FOR A POINT OF REFERENCE BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE EASTERLY LINE OF SAID SECTION 32; THENCE RUN SOUTH 34 DEGREES 11 MINUTES 30 SECONDS EAST ALONG SAID EASTERLY LINE OF SECTION 32, A DISTANCE OF 806.57 FEET TO A POINT; THENCE SOUTH 53 DEGREES 48 MINUTES 30 SECONDS WEST, 46.48 FEET TO A POINT; THENCE NORTH 08 DEGREES 56 MINUTES 30 SECONDS WEST, 448.90 FEET TO A POINT; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST, 185.05 FEET TO A POINT; THENCE NORTH 36 DEGREES 11 MINUTES 30 SECONDS WEST, 212.66 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 89 DEGREES 27 MINUTES 29 SECONDS EAST, ALONG SAID RIGHT OF WAY 30.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

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

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID CASTRO Y. FERRER GRANT WITH THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NUMBER 212); THENCE RUN NORTH 89 DEGREES 09 MINUTES EAST ALONG SAID SOUTH RIGHT OF WAY OF BEACH BOULEVARD, A DISTANCE OF 641.83 FEET; THENCE RUN SOUTH 00 DEGREES 52 MINUTES EAST, A DISTANCE OF 500 FEET; THENCE NORTH 89 DEGREES 09 MINUTES EAST, A DISTANCE OF 173.19 FEET; THENCE RUN SOUTH 36 DEGREES 27 MINUTES EAST, A DISTANCE OF 965.58 FEET TO THE NORTH RIGHT OF WAY LINE OF SHELTER AVENUE (A 50 FOOT RIGHT OF WAY); THENCE RUN SOUTH 89 DEGREES 09 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY LINE OF SHELTER AVENUE, A DISTANCE OF 161.64 FEET; THENCE RUN SOUTH 67 DEGREES 48 MINUTES WEST ALONG SAID NORTH RIGHT OF WAY LINE OF SHELTER AVENUE, A DISTANCE OF 269.09 FEET TO AN INTERSECTION WITH AFORESAID WEST LINE OF CASTRO Y. FERRER GRANT; THENCE RUN NORTH 36 DEGREES 27 MINUTES WEST ALONG SAID WEST LINE OF THE CASTRO Y. FERRER GRANT, A DISTANCE OF 1099.10 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

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

BEGIN AT THE SOUTHEAST CORNER OF LOT 7, AS SHOWN ON THE PLAT OF WATERWAY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 58 OF THE DUVAL COUNTY PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF HOPSON ROAD (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID LAST MENTIONED PLAT); THENCE SOUTH 78 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 45.05 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF LOUISVENCE SECTION 32; THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG LAST SAID LINE 512 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 249.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, 182.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 16 MINUTES 06 SECONDS EAST, 187.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38 DEGREES 10 MINUTES 50 SECONDS EAST, 141.46 FEET; THENCE NORTH 36 DEGREES 44 MINUTES 00 SECONDS WEST, 271.22 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6927, PAGE 205 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE AND ITS NORTHEASTERLY PROLONGATION THEREOF, 114.66 FEET TO THE MOST WESTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8002, PAGE 367 (PARCEL A); THENCE SOUTH 58 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 8002, PAGE 488 (PARCEL A) AND ALONG THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6002, PAGE 368 (PARCELS B AND C) AND ALONG THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 15365, PAGE 1087 (PARCELS C AND E) AND THEIR SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 601.76 FEET; THENCE SOUTH 33 DEGREES 24 MINUTES 00 SECONDS WEST, 418.50 FEET; THENCE SOUTH 61 DEGREES 52 MINUTES 52 SECONDS WEST, 2019.84 FEET; THENCE NORTH 27 DEGREES 40 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID UNDIVIDED SECTION 32, A DISTANCE OF 261.15 FEET; THENCE NORTH 78 DEGREES 40 MINUTES 40 SECONDS WEST, 87.89 FEET TO THE SOUTHEASTERLY TERMINUS OF SAID HOPSON ROAD; THENCE NORTH 10 DEGREES 27 MINUTES 39 SECONDS EAST ALONG LAST SAID LINE, 50.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO HOPSON LAND, LLC BY DEED RECORDED IN OFFICIAL RECORDS BOOK 10877 PAGE 283, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4:

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

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD, STATE ROAD NO. 212 (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF SAID CASTRO Y FERRER GRANT; THENCE SOUTH 28 DEGREE 27 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE, A DISTANCE OF 1,098.23 FEET TO THE NORTH RIGHT OF WAY LINE OF SHELTER AVENUE (A 50 FOOT RIGHT OF WAY RECORDED IN DEED BOOK 8004, PAGE 28, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY); THENCE NORTH 67 DEGREES 48 MINUTES 00 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 369.08 FEET; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 481.44 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 7404, PAGE 2053, OF THE SAID PUBLIC RECORDS AND THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE NORTH 36 DEGREES 27 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE (THE SAME BEING THE WEST LINE OF THE LAND RECORDED AS PARCEL A OF OFFICIAL RECORDS VOLUME 7404, PAGE 2053 AND PUBLIC RECORDS), A DISTANCE OF 239.05 FEET; THENCE SOUTH 80 DEGREES 09 MINUTES 00 SECONDS EAST, A DISTANCE OF 84.34 FEET; THENCE SOUTH 57 DEGREES 27 MINUTES 50 SECONDS EAST, A DISTANCE OF 119.31 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 28 SECONDS EAST, A DISTANCE OF 99.91 FEET TO SAID NORTH RIGHT OF WAY LINE OF SHELTER AVENUE; THENCE SOUTH 89 DEGREES 09 MINUTES 00 SECONDS WEST ALONG LAST SAID LINE, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

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

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (A 200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT, SECTION 38 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 34 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 123.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 10.6 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 318.30 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 88 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 37.20 FEET; THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 204.70 FEET; THENCE NORTH 53 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 34 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 161.70 FEET; THENCE SOUTH 68 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 86.10 FEET; THENCE SOUTH 34 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 110.00 FEET; THENCE NORTH 50 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 199.80 FEET; THENCE NORTH 39 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 217.00 FEET TO THE POINT OF BEGINNING. BEING THE SAME LANDS SHOWN AS LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, ON UNRECORDED PLAT OF MARIATNA HAMMOCK. ALSO BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3249, PAGE 1112, VOLUME 4084, PAGE 190, VOLUME 3095, PAGE 472, VOLUME 3010, PAGE 1004 AND VOLUME 5827, PAGE 330, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT:

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

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BEACH BOULEVARD, STATE ROAD NO. 212, FORMER FLORIDA EAST COAST RAILWAY RIGHT OF WAY (200 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WEST LINE OF THE CASTRO Y FERRER GRANT, SECTION 38 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 34 DEGREES 30 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SECTION 38, A DISTANCE OF 123.46 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID BEACH BOULEVARD; THENCE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 53 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 118.20 FEET; THENCE SOUTH 01 DEGREES 07 MINUTES 00 SECONDS WEST, PARALLEL TO SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET; THENCE NORTH 01 DEGREES 07 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.00 FEET TO SAID SOUTH RIGHT OF WAY LINE; THENCE SOUTH 89 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 50.00 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

PARCEL 7:

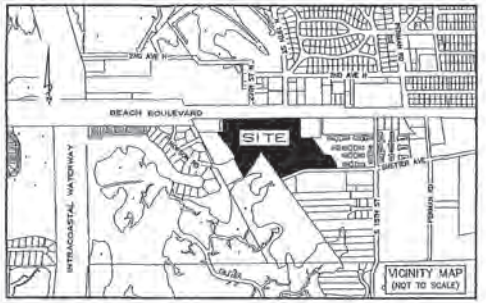
A PORTION OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

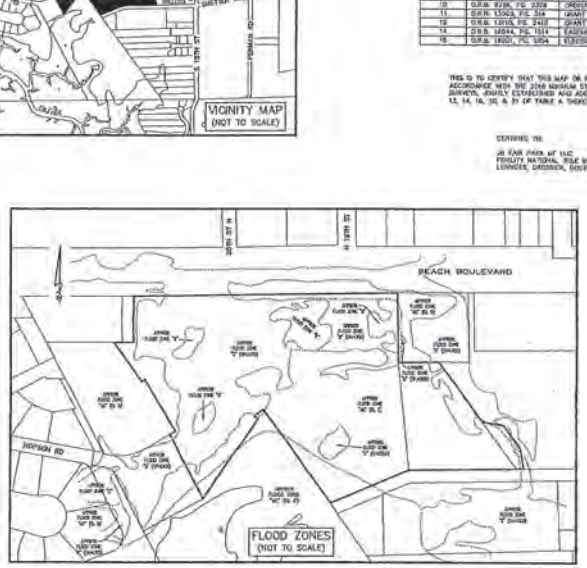
COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, AS SHOWN ON THE PLAT OF WATERWAY ESTATES UNIT NO. 1, AS RECORDED IN PLAT BOOK 34, PAGE 58 OF SAID CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING SITUATE IN THE NORTHERLY RIGHT OF WAY LINE OF HOPSON ROAD (A 60 FOOT RIGHT OF WAY AS SHOWN ON SAID LAST MENTIONED PLAT); THENCE SOUTH 78 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE SOUTHEASTERLY PROLONGATION OF SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 45.05 FEET TO A POINT SITUATE IN THE EASTERLY LINE OF LOUISVENCE SECTION 32; THENCE SOUTH 27 DEGREES 40 MINUTES 40 SECONDS EAST ALONG LAST SAID LINE 512 FEET TO ITS INTERSECTION WITH AN ARC OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 249.00 FEET; THENCE EASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, 182.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 16 MINUTES 06 SECONDS EAST, 187.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38 DEGREES 10 MINUTES 50 SECONDS EAST, 141.46 FEET; THENCE NORTH 36 DEGREES 44 MINUTES 00 SECONDS WEST, 271.22 FEET TO A POINT SITUATE IN THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6927, PAGE 205 OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 53 DEGREES 48 MINUTES 30 SECONDS EAST ALONG LAST SAID LINE AND ITS NORTHEASTERLY PROLONGATION THEREOF, 114.66 FEET TO THE MOST WESTERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8002, PAGE 367 (PARCEL A); THENCE SOUTH 58 DEGREES 52 MINUTES 33 SECONDS EAST ALONG THE SOUTHWESTERLY LINE OF SAID OFFICIAL RECORDS VOLUME 8002, PAGE 488 (PARCEL A) AND ALONG THE SOUTHWESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6002, PAGE 368 (PARCELS B AND C) AND ALONG THE SOUTHEASTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 15365, PAGE 1087 (PARCELS C AND E) AND THEIR SOUTHEASTERLY PROLONGATION THEREOF, A DISTANCE OF 601.76 FEET; THENCE SOUTH 33 DEGREES 24 MINUTES 00 SECONDS WEST, 418.50 FEET; THENCE SOUTH 61 DEGREES 52 MINUTES 52 SECONDS WEST, 2019.84 FEET; THENCE NORTH 27 DEGREES 40 MINUTES 40 SECONDS WEST ALONG THE EASTERLY LINE OF SAID UNDIVIDED SECTION 32, A DISTANCE OF 261.15 FEET; THENCE NORTH 78 DEGREES 40 MINUTES 40 SECONDS WEST, 87.89 FEET TO THE SOUTHEASTERLY TERMINUS OF SAID HOPSON ROAD; THENCE NORTH 10 DEGREES 27 MINUTES 39 SECONDS EAST ALONG LAST SAID LINE, 50.00 FEET TO THE POINT OF BEGINNING.

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

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38 AND A PART OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13487, PAGE 1288 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD (STATE ROAD NO. 212, A 200 FOOT RIGHT OF WAY); THENCE SOUTH 89°52' 00" EAST, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 200.00 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS; THENCE NORTH 89°58' 00" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 173.00 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 13486, PAGE 1320 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF LAST SAID LANDS THE FOLLOWING FOUR (4) COURSES: NO. 1 - SOUTH 36°27' 00" EAST, 345.40 FEET; NO. 2 - SOUTH 89°09' 00" EAST, 99.34 FEET; NO. 3 - SOUTH 36°27' 00" EAST, 199.21 FEET; NO. 4 - SOUTH 34°04' 21" EAST, 83.01 FEET TO THE NORTHERLY END OF WATERWAY AVENUE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 55°56' 00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 101.64 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 67°48' 00" WEST, A DISTANCE OF 269.09 FEET TO THE EAST LINE OF SAID SECTION 32; THENCE NORTH 28°27' 00" WEST, ALONG SAID WEST LINE OF SECTION 32, A DISTANCE OF 492.85 FEET; THENCE SOUTH 53°52' 00" WEST, A DISTANCE OF 84.48 FEET; THENCE SOUTH 59°52' 00" EAST, A DISTANCE OF 23.00 FEET; THENCE SOUTH 53°08' 41" WEST, A DISTANCE OF 418.28 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 10877, PAGE 283 OF SAID PUBLIC RECORDS; THENCE NORTH 28°00' 00" WEST, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 300.66 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 88°56' 23" EAST, ALONG AN EASTERLY EXTENSION OF THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 28.63 FEET; THENCE NORTH 31°57' 37" WEST, A DISTANCE OF 371.52 FEET TO A POINT OF THE SOUTH LINE OF LOT 6, MARIATNA HAMMOCK, AN UNRECORDED SUBDIVISION; THENCE SOUTH 61°52' 00" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 15.00 FEET TO THE WEST LINE OF SAID LOT 6; THENCE NORTH 28°27' 00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 204.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 88°56' 00" EAST, ALONG THE NORTH LINE OF SAID LOT 6 AND LOT 5 OF SAID MARIATNA HAMMOCK, A DISTANCE OF 67.76 FEET TO THE EAST LINE OF LOT 1 OF SAID MARIATNA HAMMOCK; THENCE NORTH 00°52' 00" WEST, ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 200.00 FEET TO THE AFORESAID/INTENDED SOUTH RIGHT OF WAY LINE OF BEACH BOULEVARD; THENCE NORTH 89°09' 00" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1141.63 FEET TO THE POINT OF BEGINNING.

EXHIBIT H





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

EXCEPTION NUMBER	RECORDED DOCUMENT	DESCRIPTION	COMMENTS
6	O.R.B. 6002, PG. 1474	EASEMENT FOR EAST-CLAIM DRIVE	AFFECTS SITE-SHOWN HEREON
9	O.R.B. 7455, PG. 2231	CONSERVATION EASEMENT	AFFECTS SITE-SHOWN HEREON
	O.R.B. 8195, PG. 2303	CAPITAL TERMINATION AND RELEASE	AFFECTS SITE-SECTION HEREON
	O.R.B. 8402, PG. 2312	RE-RECORDED PARTIAL TERMINATION AND RELEASE	AFFECTS SITE-SHOWN HEREON
10	O.R.B. 8238, PG. 2309	ORDINANCE	AFFECTS SITE-SECTION HEREON
11	O.R.B. 13363, PG. 334	GRANT OF EASEMENT	AFFECTS SITE-SECTION HEREON
12	O.R.B. 13768, PG. 2402	GRANT OF EASEMENT	AFFECTS SITE-SECTION HEREON
14	O.R.B. 14844, PG. 1514	EASEMENT	AFFECTS SITE-SHOWN HEREON
16	O.R.B. 12021, PG. 1264	EXISTING & NATIONAL GAS EASEMENT	AFFECTS SITE-SHOWN HEREON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 8, 9, 13, 14, 16, 18, 19, & 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/13/2020.

CERTIFIED TO:

JB KAR PARK AT LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
LEWNDES, DREDDEN, BOSTER, KAHOSH & REED, P.A.

LEGEND

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

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF BEACH BOULEVARD, AS MONUMENTED.
2. DISTANCES APPROXIMATELY NOT LOCATED EXCEPT AS SHOWN.
3. THIS SURVEY ONLY SHOWS IMPROVEMENTS/ STRUCTURES SITUATED ABOVE GROUND, BELOW GROUND IMPROVEMENTS/ STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. W/RUE THE GRAPHIC SCALE AS SHOWN.
5. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD), ZONE "X" (SHADED), 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE), AND ZONE AE (BASE FLOOD ELEVATION S) AND ZONE AE (BASE FLOOD ELEVATIONS), AS SHOWN ON FLOOD INSURANCE RATE MAP (12031C0284J, COMMUNITY NO. 120077, 12031B, AND 120078 BASED DECEMBER 22, 2016, HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE. (SEE FLOOD ZONE DETAIL ABOVE).
6. SITE ADDRESS: 1044 BEACH BLVD.
7. SITE IS VACANT (NO BUILDINGS), AT TIME OF SURVEY.
8. THE LANDS SHOWN HEREON ARE ZONED PLANNED UNIT DEVELOPMENT (PUD), COMMERCIAL GENERAL (CG-3), AND RESIDENTIAL, MULTIPLE FAMILY ZONING DISTRICT (RM-1), PER INFORMATION PROVIDED BY CITY OF JACKSONVILLE BEACH.
9. UNDER REFERENCED MAP BY SOUTHEAST LAND SURVEYORS, INC. FILE NO. 2011-0834, DATED FEBRUARY 16, 2011.
10. THE SITE SHOWN HEREON CONTAINS 23.39 ACRES, MORE OR LESS.
11. "THE COASTAL HIGH HAZARD AREA (CHHA) FOR JACKSONVILLE BEACH SHALL CONSIST OF THE AREA BELOW THE ELEVATION OF THE CATEGORY 1 STORM SURGE WITHIN THE CITY AS IDENTIFIED IN THE NORTHEAST FLORIDA REGIONAL HURRICANE EVACUATION STUDY" PER 2030 COMPREHENSIVE PLAN AND WAS DIGITIZED FROM THE FLORIDA DIVISION OF EMERGENCY MANAGEMENT, NORTHEAST FLORIDA COUNCIL 2013 STORM TIDE ATLAS, VOLUME 7-4, BOOK 2 OF 5 AND IS APPROXIMATE ONLY.

SHEET 1 OF 3

10/13/2020	SGC	N/A	CORRECTED BEARING LABEL ON HOPSON
10/05/2020	SGC	2020-637	UPDATED STATE PLANE & DATUM, PER NEW FIELD CHANGES
10/01/2020	SGC	N/A	ADDED TITLE LINE & GENERAL NOTE NO. 11
09/24/2020	SGC	N/A	UPDATED FIELD TABLE, CHAPTER NO. 5, CORRECTED EXCEPTION NO. 12 LEGAL ON SURVEY
REVISION DATE	DRAWN BY	REASON FOR REVISION	

THE MAP OR SURVEY HEREON AND THE SURVEYOR OR SURVEYOR SET FORTH IN THE "MINIMUM TECHNICAL STANDARDS FOR SURVEYING AND MAPPING" PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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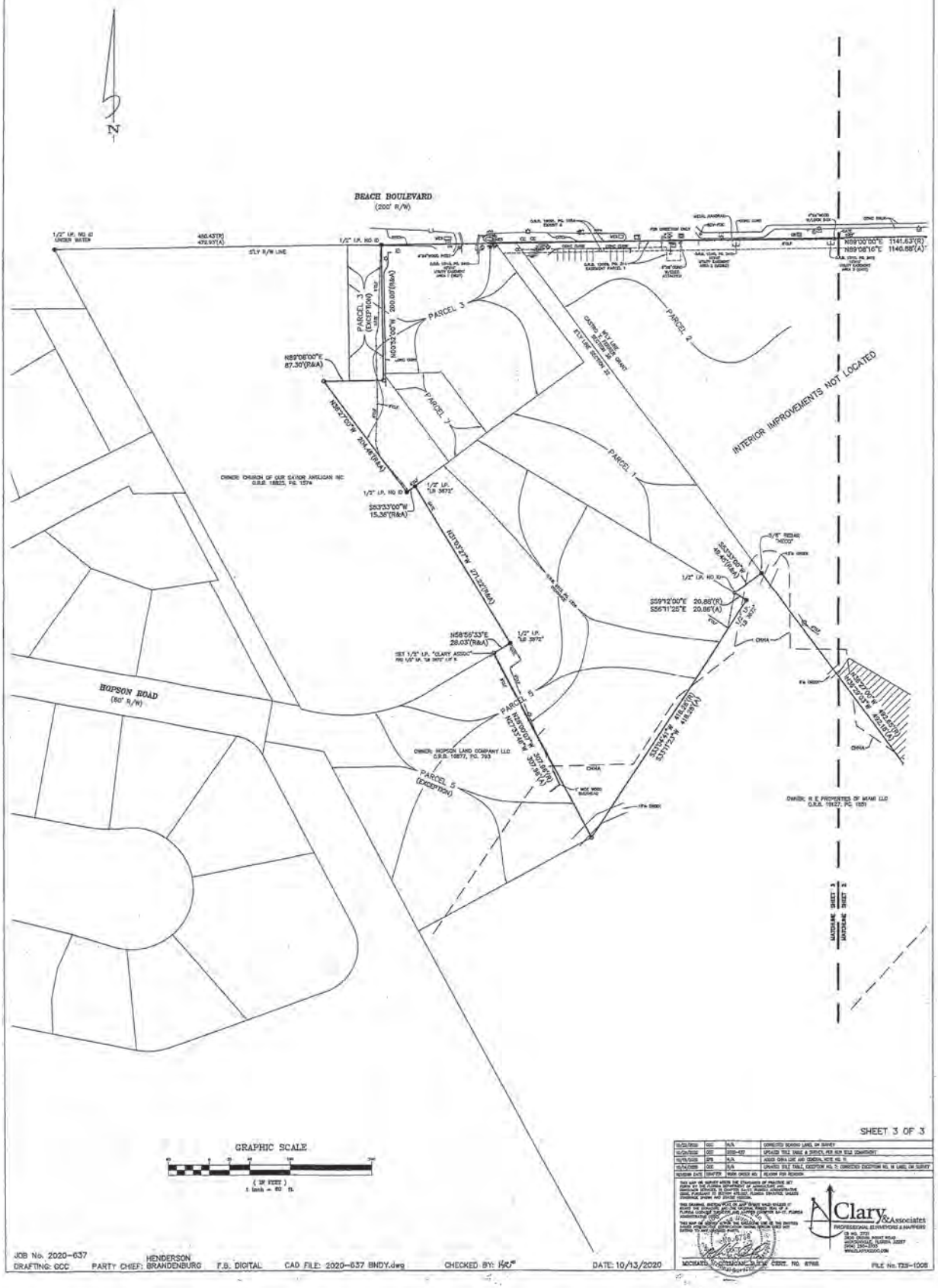
MICHAEL G. CARLSON, P.S.M. CERT. NO. 6788

FILE No. 725-1008

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

FILE No. 725-1008

FILE No. T25-1008



SHEET 3 OF 3

10/23/2020	GCC	N/A	CORRECTED SEARCH LABEL ON SURVEY
10/20/2020	GCC	2020-637	UPDATED TITLE DATE & DEFECT, PER NEW TITLE COMMITMENT
10/15/2020	DPB	N/A	ADDED CBHA LINE AND CBHA/A NOTE NO. 11
10/14/2020	GCC	N/A	UPDATED TITLE TABLE, EXCEPTION NO. 5; CORRECTED EXCEPTION NO. 16 LABEL ON SURVEY
REVISION DATE	DRAFTER	MAIN CHECK NO.	REASON FOR REVISION

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

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THIS MAP OR SURVEY CONSISTS OF THE FOLLOWING ONE (1) OR MORE SHEETS, EACH SHEET DESCRIBED BELOW AND/OR SHOWN ON THE INDEX SHEET AND EXISTING TO ANY ATTACHED PAGES:

SHEET 3 OF 3

STATE OF FLORIDA
No. 6758
PROFESSIONAL SURVEYOR & MAPPER

MICHAEL D. CLARY, FLORIDA PROFESSIONAL SURVEYOR & MAPPER CERT. NO. 6758

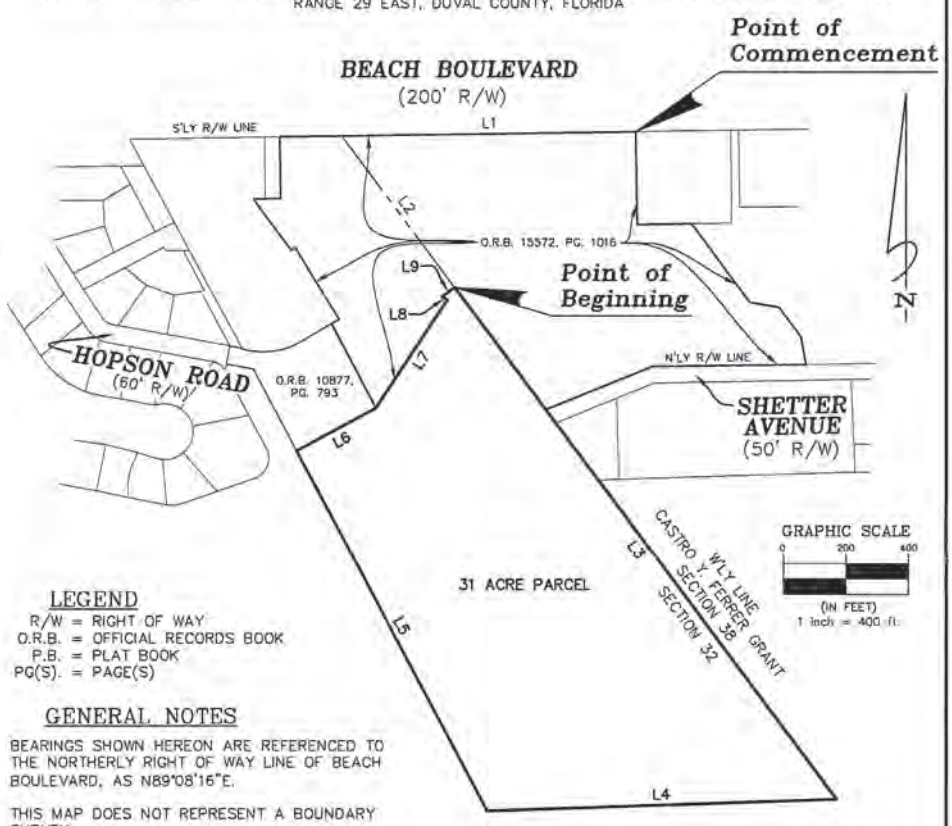
Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
CA NO. 27721
2905 JACKSON POINT ROAD
JACKSONVILLE, FLORIDA 32207
(904) 260-2550
WWW.CLARYASSOC.COM

FILE No. T25-1008

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

MAP SHOWING

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



LEGEND

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

GENERAL NOTES

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

31 ACRE PARCEL
SHEET 1 OF 2

JOB NO. 2021-354
DRAFTER EJC
DATE 04/27/21
SCALE 1"=400'
CHECKED BY:

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

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

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

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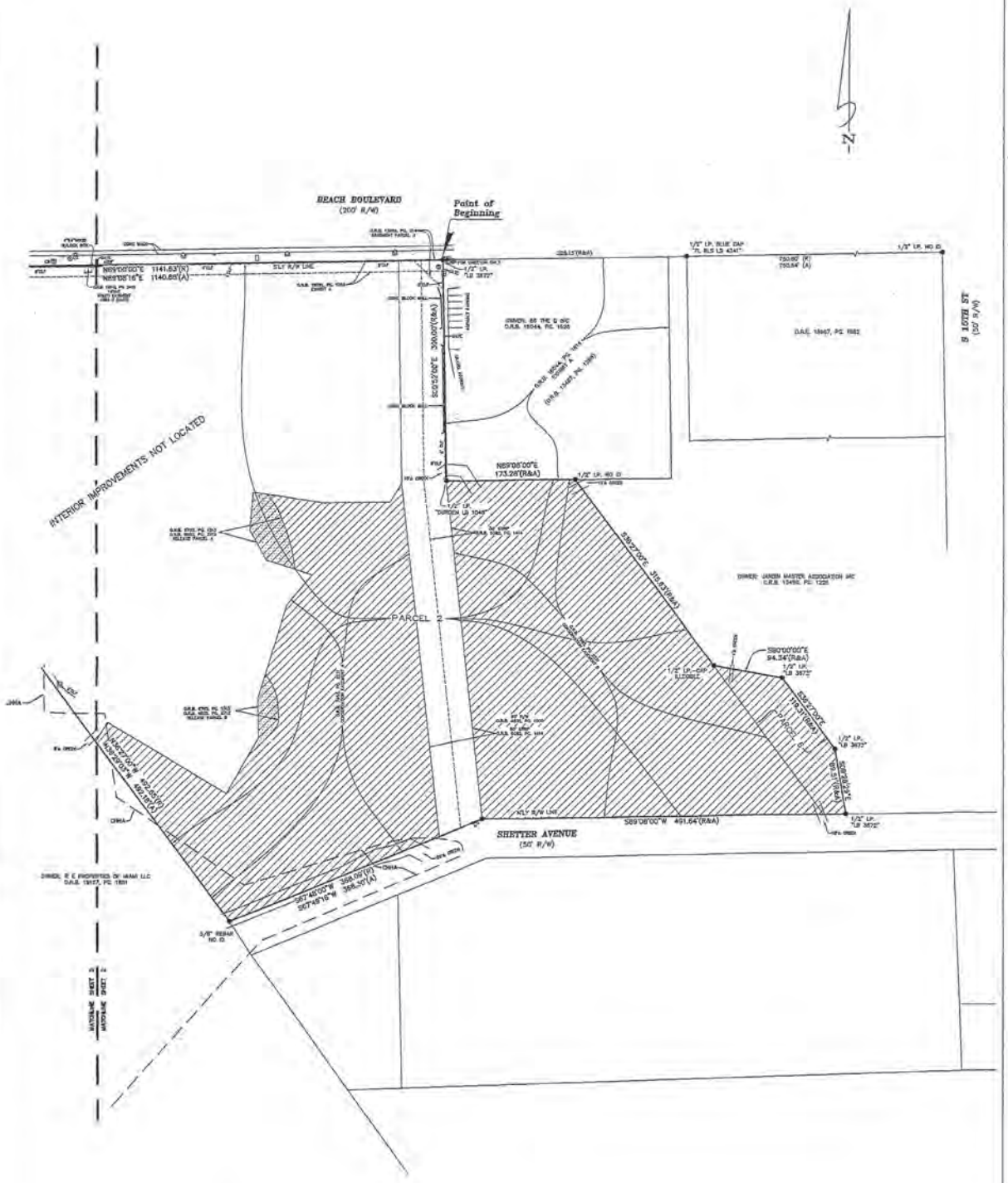
FILE No. T2S-1008



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SHEET 2 OF 3

10/13/2020	GCC	N/A	CORRECTED BEARING LABEL ON SURVEY
10/01/2020	GCC	2020-637	ADDED TITLE TABLE & SURVEY FOR NEW TITLE COMMITMENT
12/04/2008	DPR	N/A	ADDED SHIA EXC AND CROSS, NOTE NO. 11
12/04/2008	GCC	N/A	UPDATED TITLE TABLE, EXCEPTION NO. 7; CORRECTED EXCEPTION NO. 10 LAND ON SURVEY
REVISION DATE	CHAPTER	MBPA ORDER NO.	REASON FOR REVISION

This Map or Report meets the standards of practice set forth by the Florida Department of Agriculture and Consumer Services in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, unless exempted.

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www.clarysurvey.com

MICHAEL G. HENDERSON, P.S.M. CERT. NO. 6786

FILE No. T2S-1008

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

MAP SHOWING

31 ACRE PARCEL

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

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

CONTAINING 31.55 ACRES, MORE OR LESS.

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

31 ACRE PARCEL
SHEET 2 OF 2

JOB NO. 2021-354

DRAFTER EJC

DATE 04/27/21

SCALE 1"=400'

CHECKED BY:

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

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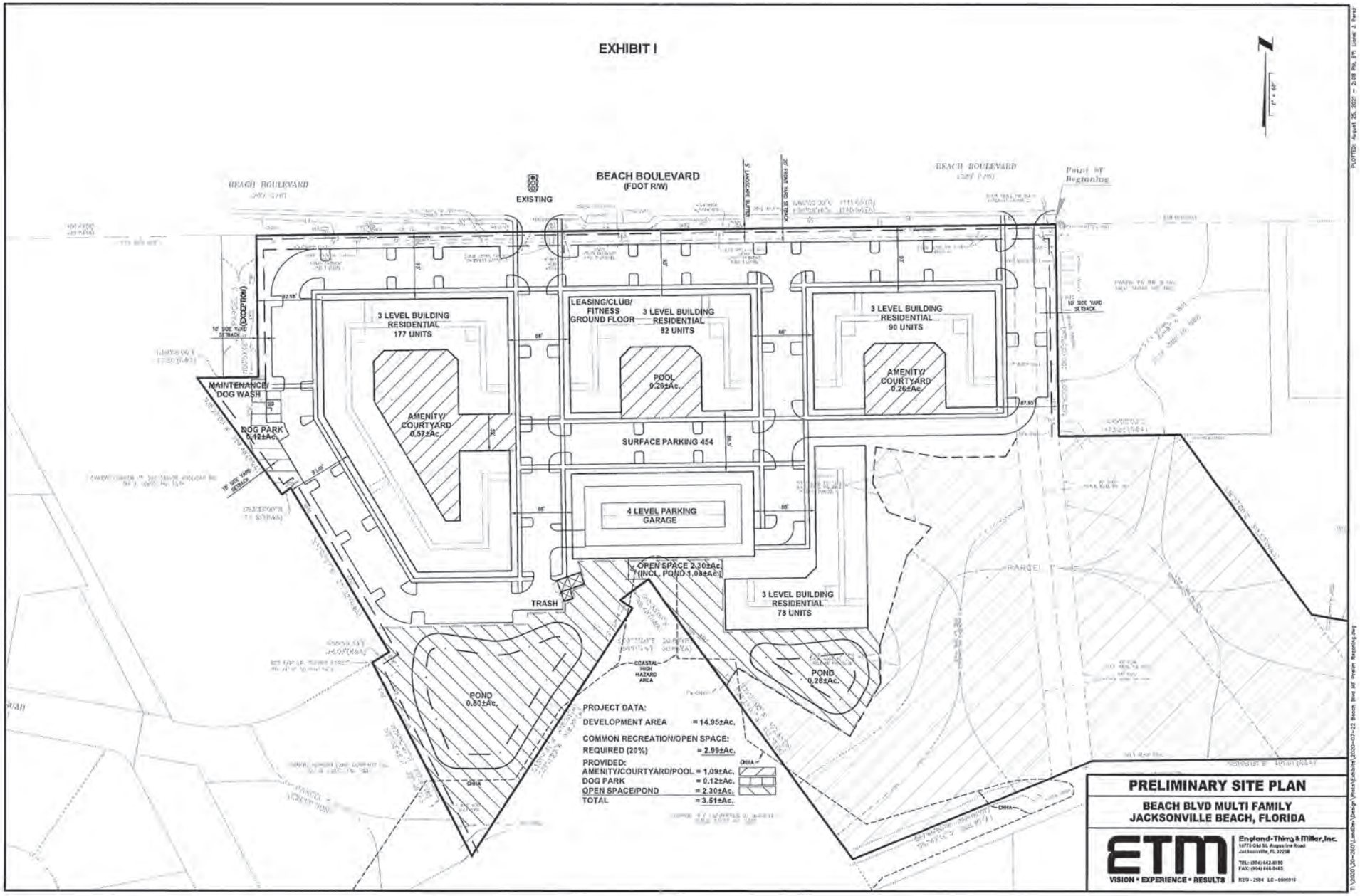
EXHIBIT I



PRELIMINARY SITE PLAN

BEACH BLVD MULTI FAMILY
JACKSONVILLE BEACH, FLORIDA

ETM
VISION • EXPERIENCE • RESULTS
England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 642-8990
FAX: (904) 646-9485

EXHIBIT J

FDOT D2 LOS Report

An Interactive Mapping and Reporting Application

Level of Service Segments

Attribute	Value
Segment Description	US 90 / Beach Blvd. from San Pablo Pkwy to Penman Rd
County	Duval
Roadway	US 90 / Beach Blvd.
Segment Extent	San Pablo Pkwy to Penman Rd
Segment ID	655
Location	Jacksonville Beach
Roadway ID	72190000
Begin MP	12.047
End MP	14
Segment Length (mi)	1.953
Median Treatment	Divided
Directionality	Two-Way
Posted Speed	35-45 mph
SIS	No
SIS Type	Non SIS
Area Type	Urbanized
Facility Type	Arterial
Max. Service Vol. Adjustment Factor	0
Standard K-Factor	9%
FDOT LOS Standard	D
Lanes 2019	6
AADT 2019	41,559
Peak Volume 2019	3,740

Attribute	Value
Peak Max. Service Vol. 2019	5,390
Peak LOS 2019	C
Lanes 2020	6
AADT 2020	41,992
Peak Volume 2020	3,779
Peak Max. Service Vol. 2020	5,390
Peak LOS 2020	C
Lanes 2025	6
AADT 2025	44,157
Peak Volume 2025	3,974
Peak Max. Service Vol. 2025	5,390
Peak LOS 2025	C
Lanes 2030	6
AADT 2030	46,321
Peak Volume 2030	4,169
Peak Max. Service Vol. 2030	5,390
Peak LOS 2030	C
Lanes 2035	6
AADT 2035	48,486
Peak Volume 2035	4,364
Peak Max. Service Vol. 2035	5,390
Peak LOS 2035	C
Lanes 2040	6
AADT 2040	50,651
Peak Volume 2040	4,559

Attribute	Value
Peak Max. Service Vol. 2040	5,390
Peak LOS 2040	C
Lanes 2045	6
AADT 2045	52,815
Peak Volume 2045	4,753
Peak Max. Service Vol. 2045	5,390
Peak LOS 2045	C
Comments	Null
Google Street View	http://maps.google.com/maps?q=&layer=c&cbll=30.2880699702013,-81.4218406635633

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

PLANNING COMMISSION AGENDA ITEM	
TO:	Planning Commission Members
FROM:	Heather Ireland, Director Planning and Development Department
DATE:	11/23/2021
SUBJECT:	December 13, 2021 Planning Commission Staff Report

The following information is provided for your consideration for the following agenda item for the upcoming Monday, December 13, 2021 Planning Commission Meeting.

NEW BUSINESS:

PC#14-21
Comprehensive Plan Amendment - Property Rights Element

OWNER: Not applicable.

APPLICANT: Planning and Development Department

AGENT: Director, Planning and Development Department

LOCATION: Not applicable

REQUEST: **Comprehensive Plan Amendment Approval** to add a Property Rights Element to the adopted 2030 Comprehensive Plan

COMMENTS: During the 2021 legislative session, the Florida Legislature adopted House Bill 59, which was signed into law by the Governor and became effective on July 1, 2021. House Bill 59 requires all local governments to adopt a Property Rights Element into their existing Comprehensive Plans. The proposed new element has one new Goal, one new Objective, and one new Policy, in compliance with Florida Statutes.

The required Property Rights Element serves to ensure that private property rights are considered in local decision making by governmental entities. A local government was provided the option to adopt the statement of rights provided in House Bill 59.

The proposed new Property Rights Element addition to the 2030 Comprehensive Plan shall read as follows:

Goal PR 1.

AGENDA ITEM:	C.
MEETING DATE:	December 13, 2021

The City will respect judicially acknowledged and constitutionally protected private property rights, in accordance with the legislative intent of the Community Planning Act established in Chapter 163, Florida Statues.

Objective PR 1.1
The City will ensure that private property rights are considered in local decision making.

Policy PR 1.1.1
The following private property rights shall be considered in local decision making.

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

Pursuant to House Bill 59, each local government must adopt a Property Rights Element into its Comprehensive Plan by the earlier of the date of the adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its Comprehensive Plan. Jacksonville Beach is not due for a scheduled evaluation and appraisal, however staff has received a private application for amendment to the Comprehensive Plan, which has triggered the requirement for the transmittal and adoption of a new Property Rights Element.

The Department of Economic Opportunity (DEO) has notified all local governments that any proposed comprehensive plan amendment packages submitted after July 1, 2021, will be returned to the local government if the package does not include a property rights element, or if the comprehensive plan does not already include the required property rights element.

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

Draft City of Jacksonville Beach Comprehensive Plan Amendment Responding to House Bill 59 Property Rights Element Requirements (s. 163.3177(6), Florida Statutes)

PROPERTY RIGHTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

Goal PR 1.

The City will respect judicially acknowledged and constitutionally protected private property rights, in accordance with the legislative intent of the Community Planning Act established in Chapter 163, Florida Statues.

Objective PR 1.1

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DRAFT