

**Helen "Beth" Breeding**  
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**RECENT EMPLOYMENT**

- 10/23 - Present     **Beth Breeding, LLC**, Jacksonville, FL  
President of environmental and mitigation company, consulting and brokering
- 4/24- Present     **Land Partner of FL, LLC**, Jacksonville, FL  
President of company for real estate development, consulting and investment in both residential and commercial sectors.
- 2/92 – 10/23     **Silverfield Development Company**, Jacksonville, FL  
Vice President of operating company for real estate development, consulting and investment in both residential and commercial sectors.
- 7/01 – 11/23     **Silverfield/Cranford Commercial Realty**, Jacksonville, FL  
Broker for full-service commercial real estate brokerage company, specializing in Tenant/Owner representation and project management.
- 1992-1984     **Schultz Construction**, Jacksonville, FL  
**Boyer & Boyer Architects**, Jacksonville, FL  
**Atlantic Builders**, Jacksonville, FL

**PROFESSIONAL & CIVIC LICENSES/AFFILIATIONS**

(Past and Present)

**Licensed Florida real estate broker**

**International Council of Shopping Centers (ICSC) - Member**

**Southpoint Association - Board Member (past)**

**Urban Land Institute (ULI) – Member (past)**

**St. Johns County Continuum of Care for Affordable Housing – Board Member**

**Northeast Florida Builder's Association Governmental Affairs Subcommittee on St. Johns County – Chair**

**Northeast Florida Builder's Association Board Member** (past)

**Fortune Parkway Commercial Condominium – Board Member**

**City of Jacksonville – Subdivision Standards Committee Developer Representative**

**Dreams Come True - House Committee** (past)

**Johns Creek Condo Association – Board Member** (past)

**Centerville Conservation Community – Board Member** (past)

**Urban Land Institute Women's Leadership Initiative –** (past)

Committee for the North Florida District Council creating and sponsoring a Women's Leadership Development Institute

## **AWARDS AND ACKNOWLEDGEMENTS**

Northeast Florida Builders Association – Bill Soforenko Affordable Housing Award - 2019

Northeast Florida Builders Association – Good Government Award – 2018

## LIST OF DEVELOPED PROJECTS

### RESIDENTIAL DEVELOPMENTS

Murabella	750 lots
Winchester	143 lots
Wingfield Glen	635 lots
Balmaseda	17 lots
Fleming Grove	49 lots
Pescara	159 lots
Sunshine Land	60 lots
Verona Way	52 lots
The Vinings	88 lots
WhiteLock Farms	938 acres equestrian community
Breakaway Trails	300 acres equestrian community
Countryside	425 acres equestrian community
Greenbrier Plantation	19 equestrian lots
Glen Laurel/Blackrock Hammock	138 acres
John's Glen	90 lots
The Vinings	90 lots
The Grove at Ponte Vedra	31 lots
Point St. John - Cutter's Sound	51 lots
The Gables	63 lots
Old Ponte Vedra - Marshside	24 lots
Wentworth Place	69 lots
Southern Grove	90 lots
ThornApple	18 lots
Traceland	101 lots
Settlers Preserve	60 lots

### RETAIL/OFFICE

Southpoint Village I & II, Jacksonville	18,400 s.f.
Sherwin Williams, Ponte Vedra	8,000 s.f.
The Vinings, Jacksonville	150,000 s.f.
Butler Pointe Plaza, Jacksonville, FL	17,500 s.f.
Sawgrass Self Storage - Ponte Vedra	310 units
Vinings Self Storage - St. Augustine	405 units
Murabella Commons, St. Augustine, FL	145,000 s.f.
Sawgrass Operations Building - Ponte Vedra	18,000 s.f.
Rabbit Hill Self Storage, St. Augustine, FL	320 units
Sunshine Land, St. Augustine, FL	109,000 s.f.

## CONSULTING

Drs. Wood Lanier & Bowman Building -	5,000 s.f.
PQH Headquarters - Southpoint	21,000 s.f.
ITERA International Energy Corp. - Deerwood	120,000 s.f.
Site Acquisitions for T-Mobile (formerly Powertel) to establish initial service in Jacksonville	
Dream Finders Homes – site acquisition due diligence	
JNS Investors – site entitlements	
C&K Asset Management – site entitlements	
SWM Johns Creek – Atlanta, GA – property adviser	

## BROKERAGE TRANSACTIONS OF NOTE

NEFBA Apprentice Building, Jacksonville, FL	44,000 s.f.
Johns Creek Medical Condos, Fulton County, GA	22,000 s.f.
Whataburger, Jacksonville, FL	outparcel sale
Starbucks, Jacksonville, FL	outparcel sale
Dunkin Donuts	outparcel sale
St. Johns County, St. Augustine, FL	right of way
Flagler Hospital, St. Augustine, FL	12 acres
Hallmark/Stiles commercial site, St. Augustine, FL	15 acres
Metro PCS	
VyStar Credit Union, Murabella, St. Johns County	outparcel sale
VyStar Credit Union, Riverside Avenue, Jacksonville, FL	branch sale
VyStar Credit Union, Ponte Vedra Beach	branch sale
VyStar Credit Union, Nocatee, Ponte Vedra, FL	outparcel sale
VyStar Credit Union, Middleburg, FL	outparcel sale
VyStar Credit Union, Neptune Beach, FL	outparcel sale
Blanding Blvd FDOT condemnation	vacant land sale
Murabella, St. Johns County	outparcel sales and apartment site

## MITIGATION BANKS

Loblolly Mitigation Bank  
Nochaway Mitigation Bank  
Town Branch Mitigation Bank  
Normandy Mitigation Bank

**REAL ESTATE TAX PROTEST EXPERIENCE  
(Duval and St. Johns Counties)**

Venetia Land

Siljax

SWM Johns Creek (Fulton County, GA)

Murabella vacant residential lots

Winchester vacant residential lots

Turnbull vacant residential lots

A&S Land (multiple sites)

Sunshine Land (multiple sites)

Phillips Highway