

Application For Administrative Deviation

Planning and Development Department Info

Application # N/A **Staff Sign-Off/Date** ELA / N/A
Filing Date N/A **Number of Signs to Post** 4
Current Land Use Category CGC
Deviation Sought REDUCE MINIMUM NUMBER OF OFF-STREET PARKING SPACES FROM 436 TO 376. DECREASE MINIMUM NUMBER OF LOADING SPACES FROM 7 REQUIRED TO 0.
Applicable Section of Ordinance Code N/A
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association M & M DAIRY INC, THE EDEN GROUP INC.
Overlay N/A

Application Info

Tracking # 4127 **Application Status** FILED COMPLETE
Date Started 02/28/2022 **Date Submitted** 03/25/2022

General Information On Applicant

Last Name TRIMMER **First Name** CYNDY **Middle Name**
Company Name DRIVER, MCAFFEE, HAWTHORNE AND DIEBENOW, PLLC
Mailing Address 1 INDEPENDENT DRIVE, SUITE 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9048070185 **Fax** 904 **Email** CKT@DRIVERMCAFFEE.COM

General Information On Owner(s)

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name CHETS CREEK NORTHSIDE, LLC
Mailing Address 4420 HODGES BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name CHETS CREEK STARRATT, LLC
Mailing Address 4420 HODGES BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s) 2006-0687

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	106953 0105	7	6	PUD
Map	106665 0000	7	6	CCG-1,CN,PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 14.22

In Whose Name Will The Deviation Be Granted

HILLPOINTE, LLC

Is transferability requested? Yes No

If approved, the administrative deviation is transferred with the property.

Location of Property

General Location

NORTH OF NEW BERLIN ROAD AND WEST OF STARRATT ROAD

House # 953 Street Name, Type and Direction NEW BERLIN RD Zip Code 32218

Between Streets

NEW BERLIN ROAD and STARRATT ROAD

Utility Services Provider

City Water/City Sewer Well/Septic City Water/Septic City Sewer/Well

Deviation sought

Click on a check box to provide details pertaining to the deviation sought.

- Reduce required minimum lot area from [] to [] square feet.
 - Increase maximum lot coverage from [] % to [] %.
 - Increase maximum height of structure from [] to [] feet.
 - Reduce required yard(s)
 - Reduce minimum number of off-street parking spaces from 436 to 376 .
 - Increase the maximum number of off-street parking spaces from [] to [] .
 - Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-1 zoning district from a residential zoning district from a minimum of 15 feet to [] feet.
 - Reduce setback for any improvements other than landscaping, visual screening or retention in the CCG-2 zoning district from a residential zoning district from a minimum of 25 feet to [] feet.
 - Decrease minimum number of loading spaces from 7 required to 0 loading spaces.
- Reduce the dumpster setback from the required 5 feet along:
- North to [] feet;
 - East to [] feet;
 - South to [] feet;
 - West to [] feet.
- Decrease the minimum number of bicycle parking spaces from [] required to [] spaces.
 - Reduce the minimum width of drive from [] feet required to [] feet.
 - Reduce vehicle use area interior landscape from [] square feet to [] square feet.
 - Increase the distance from the vehicle use area to the nearest tree from 55 feet maximum to [] feet.
 - Reduce the number of terminal island trees from [] terminal islands required to [] terminal islands.
 - Reduce the landscape buffer between vehicle use area along Enter Street Name [] from 10 feet per linear feet of

frontage and **5** feet minimum width required to feet per linear feet of frontage and feet minimum width.

Reduce the number of shrubs along Enter Street Name from required to shrubs.

Reduce the number of trees along Enter Street Name from required to trees.

Reduce the perimeter landscape buffer area between vehicle use area and abutting property from **5** feet minimum width required along:

North boundary to feet;

East boundary to feet;

South boundary to feet;

West boundary to feet.

Reduce the number of trees along:

North property boundary from required to trees;

East property boundary from required to trees;

South property boundary from required to trees;

West property boundary from required to trees.

Increase the maximum width of the driveway access from Enter Street Name from 24 36 48 feet required to feet.

Decrease the minimum width of the driveway access from Enter Street Name from 24 36 48 feet required to feet.

Increase the maximum width of the driveway access to adjoining property from **24** feet required along:

North to feet;

East to feet;

South to feet;

West to feet.

Decrease the minimum width of the driveway access to adjoining property from **24** feet required along:

North to feet;

East to feet;

South to feet;

West to feet.

Reduce the uncomplimentary land use buffer width from **10** feet wide required along:

North property boundary to feet wide;

East property boundary to feet wide;

South property boundary to feet wide;

West property boundary to feet wide.

Reduce the uncomplimentary land use buffer trees along:

North property boundary from required to trees;

East property boundary from required to trees;

South property boundary from required to trees;

West property boundary from required to trees.

Reduce the uncomplimentary land use buffer visual screen from **6** feet tall and **85** % opaque required along:

North property boundary to feet tall and %;

East property boundary to feet tall and %;

South property boundary to feet tall and %;

West property boundary to feet tall and %.

Required Attachments

The following items must be attached to the application.

- Survey
- Site Plan
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <https://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- Letter from the applicable Home Owner's Association, stating that the request meets their architectural and aesthetic requirements; or letter stating that the subject parcel is not within the jurisdiction of a Home Owner's Association - residential only
- Elevations, must be drawn to scale - height increase requests only

Criteria

Section 656.101(a), Ordinance Code, defines an administrative deviation as "a relaxation of the terms of the Zoning Code requirements for minimum lot area, yards, number of off-street parking spaces, landscaping, maximum lot coverage and maximum height of structures, including fences, which the Zoning Administrator is authorized to grant pursuant to the procedures set forth in Section 656.109(e) through (j)."

Section 656.109(e) through (j), Ordinance Code, provides that, with respect to action upon Applications for Administrative Deviations, the Zoning Administrator shall grant a deviation only if substantial competent evidence exists to support a positive finding based on each of the following criteria:

I. The need for the proposed deviation arises out of the physical surroundings, shape, topographic condition or other physical or environmental conditions that are limited to the subject property alone; or this issue is common to numerous sites.

APPLICANT PROPOSES TO DEVELOP A MULTIFAMILY PROJECT ON APPROXIMATELY 14.22 ACRES LOCATED AT 935 AND 0 NEW BERLIN ROAD (RE#S 106665 0000; 106953 0105) (THE "PROPERTY") AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED HERewith. APPLICANT HAS FILED A COMPANION LAND USE AMENDMENT TO RPI (#5683) AND REZONING APPLICATION TO CRO (#4127). APPLICANT SEEKS TO DEVELOP A MULTIFAMILY RESIDENTIAL PROJECT WITH TWO HUNDRED SIXTEEN (216) TWO (2) BEDROOM UNITS AND SIX (6) EMPLOYEES. ACCORDINGLY, UNDER PART 6 OF THE ZONING CODE, THERE IS A PARKING DEMAND OF FOUR HUNDRED THIRTY-SIX (436) SPACES [216 2-BEDROOM UNITS + 1 FOR OWNER + 3 SPACES FOR 6 TOTAL EMPLOYEES]. SEVEN (7) MULTIFAMILY BUILDINGS ARE CONTEMPLATED IN EITHER TWENTY-FOUR (24) OR THIRTY-SIX (36) UNIT DESIGNS. AS A RESULT, THE PROPERTY'S LOADING SPACE DEMAND UNDER PART 6 IS SEVEN (7) LOADING SPACES. DUE TO THE UNIQUE SHAPE OF THE PROPERTY AND ACTUAL MARKET DEMAND FOR PARKING AND LOADING, APPLICANT REQUESTS AN ADMINISTRATIVE DEVIATION TO REDUCE OFF-STREET PARKING FROM FOUR HUNDRED THIRTY-SIX (436) TO THREE HUNDRED FORTY-FIVE (345) SPACES, WHICH CORRESPONDS TO A RATIO OF 1.6 SPACES PER UNIT. LIKEWISE, APPLICANT REQUESTS AN ADMINISTRATIVE DEVIATION TO REDUCE THE OFF-STREET LOADING SPACES FROM SEVEN (7) TO ZERO (0). THE NEED FOR THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS, SHAPE, OR CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE. THE PROPERTY FEATURES A UNIQUE, POLYGONAL SHAPE WRAPPED BY NON-UNIFORM BOUNDARIES ON PRACTICALLY ALL SIDES. THE FRONT OF THE PROPERTY IS SHAPED IN AN UPSIDE DOWN "U", WITH A FAMILY DOLLAR RETAIL STORE AND RETENTION POND OCCUPYING THE AREA BETWEEN THE ROAD FRONTAGES. THE FAMILY DOLLAR PARCEL EXTENDS ROUGHLY HALFWAY INTO THE CENTER OF THE PROPERTY, LIMITING THE PLACEMENT OF PARKING AND LOADING SPACES AND RESIDENTIAL UNITS IN THE MOST EFFICIENT DESIGN. FURTHER, WETLANDS AND FLOOD PLAINS EXIST ON THE NORTHERN PORTION OF THE PROPERTY FURTHER LIMITING DEVELOPMENT.

1. There are practical or economic difficulties in carrying out the strict letter of the regulation;

YES. THERE ARE PRACTICAL AND ECONOMIC DIFFICULTIES COMPLYING WITH THE STRICT LETTER OF THE ZONING CODE AS APPLIED TO THE PROJECT. AS STATED, THE PROPERTY HAS A LITANY OF PHYSICAL ABNORMALITIES THAT PRECLUDE ORDINARY MULTIFAMILY SITE DESIGN. TO ADD PARKING ALONG THE NORTHERN PORTION OF THE PROPERTY WOULD REQUIRE MITIGATION TO WETLANDS AND TREES AND WOULD HAVE DIFFICULTY WITH FLOOD PLAINS. APPLICANT HAS UTILIZED BEST EFFORTS IN STRIKING A BALANCE BETWEEN PRESERVING WETLANDS AND PROVIDING SUFFICIENT LANDSCAPING, PARKING AND UNITS WITHIN THE GIVEN SITE CONSTRAINTS. PRIORITY IN DEVELOPMENT OF THE

SITE HAS BEEN GIVEN TO PRESERVING WETLANDS AND SATISFYING SETBACK, LANDSCAPE AND BUFFER REQUIREMENTS.

2. The request is not based exclusively upon a desire to reduce the cost of developing the site, but would accomplish some result that is in the public interest, such as, for example, furthering the preservation of natural resources by saving a tree or trees.

YES. THE REQUEST FOR ADMINISTRATIVE DEVIATION IS NOT BASED EXCLUSIVELY UPON A DESIRE TO REDUCE THE COST OF DEVELOPING THE SITE. THE REQUEST IS EXCLUSIVELY BASED ON THE LIMITING POLYGONAL SHAPE OF THE PROPERTY AND APPLICANT'S INTENT TO BALANCE THE NEED TO PROVIDE SUFFICIENT LANDSCAPING, BUFFERS, SETBACKS, PARKING, LOADING AND UNITS WHILE ALSO PRESERVING TREES AND WETLANDS.

3. The proposed deviation will not substantially diminish property values in, nor alter the essential character of, the area surrounding the site and will not substantially interfere with or injure the rights of others whose property would be affected by the deviation;

YES. THE PROPOSED DEVIATION WILL NOT DIMINISH PROPERTY VALUES, ALTER THE ESSENTIAL CHARACTER OF THE SURROUNDING AREA, OR SUBSTANTIALLY INTERFERE WITH OR INJURE THE RIGHTS OF OTHERS WHOSE PROPERTY WOULD BE AFFECTED BY THE DEVIATION. THE PROJECT WILL ENHANCE THE AREA BY REPLACING UNDEVELOPED PROPERTY WITH MODERN MULTIFAMILY RESIDENCES. A MINIMUM TEN (10) FOOT LANDSCAPE BUFFER AND TWENTY (20) FOOT SETBACKS EXIST AROUND THE ENTIRE PROPERTY TO ENSURE CONSISTENCY AND COMPATIBILITY WITH THE SURROUNDING AREA. A SUBSTANTIAL PORTION OF THE PROPERTY ALONG THE NORTHERN BOUNDARY WILL REMAIN UNDISTURBED, ENSURING A SMOOTH TRANSITION BETWEEN THE PROPERTY AND THE SINGLE-FAMILY RESIDENTIAL SUBDIVISION TO THE NORTH.

4. The proposed deviation will not be detrimental to the public health, safety or welfare, result in additional public expense, the creation of nuisances, or conflict with any other applicable law;

YES. THE PROPOSED USE WILL NOT AFFECT PUBLIC HEALTH, SAFETY OR WELFARE OR RESULT IN ADDITIONAL PUBLIC EXPENSE, CREATION OF NUISANCE OR CONFLICT ANY OTHER APPLICABLE LAW. THE REQUESTED DEVIATION WILL ASSIST IN MEETING THE NEED FOR MORE HOUSING OPTIONS IN THE AREA AND IN PROTECTING TREES AND WETLANDS.

5. The proposed deviation has been recommended by a City landscape architect, if the deviation is to reduce required landscaping; and

APPLICANT DOES NOT SEEK A PROPOSED DEVIATION RELATING TO MINIMUM REQUIRED LANDSCAPING.

6. The effect of the proposed deviation is in harmony with the spirit and intent of the Zoning Code.

YES. THE EFFECT OF THE PROPOSED DEVIATION IS IN HARMONY WITH THE SPIRIT AND INTENT OF THE ZONING CODE. DUE TO THE UNIQUE SHAPE OF THE PROPERTY, APPLICANT HAS HAD TO BALANCE MEETING THE ZONING CODE PROVISIONS FOR SETBACKS, LANDSCAPING, PARKING AND LOADING WHILE PROVIDING SUFFICIENT DENSITY TO MAKE THE PROJECT ECONOMICALLY VIABLE. APPLICANT HAS PROVIDED AS MUCH PARKING AS NEEDED TO MEET THE ANTICIPATED PARKING DEMAND FOR THE RESIDENTIAL COMPLEX WHILE MEETING THE CODE REQUIREMENTS REGARDING LANDSCAPING AND SETBACKS. IF GRANTED, THE ADMINISTRATIVE DEVIATION WILL ENSURE THAT TREES AND WETLANDS WILL BE PROTECTED WHILE SUFFICIENT PARKING IS STILL PROVIDED.

If the deviation is proposed to correct an existing violation, the Zoning Administrator shall also consider the following:

(i) Whether the violation was created by the applicant with the intent to violate the provisions of this Zoning Code;

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(ii) The length of time the violation has existed without receiving a citation; and

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

(iii) Whether the violation occurred as a result of construction which occurred prior to the acquisition of the property by the owner.

APPLICANT IS NOT AWARE OF ANY PRIOR CITATIONS FOR THE PROPERTY.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Agreed to and submitted

Filing Fee Information

1) Residential District Base Fee	\$966.00
2) Plus Notification Costs Per Addressee	
27 Notifications @ \$7.00/each:	\$189.00
3) Total Application Cost:	\$966.00

* Applications filed to correct existing zoning violations are subject to a double fee.
** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.

EXHIBIT A
Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 New Berlin Road, Jacksonville, FL 32218
(RE# 106953 0105)**

Ladies and Gentlemen:

I, Stephen E Hogan, as president of The Church at Chets Creek, Inc., a Florida not for profit corporation, sole manager of Chets Creek Northside, LLC, a Florida limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing an application for land use amendment, rezoning, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

CHETS CREEK NORTHSIDE, LLC, a Florida limited liability company

By: THE CHURCH AT CHETS CREEK, INC., a Florida not for profit corporation

Steph E. Hogan
Signed

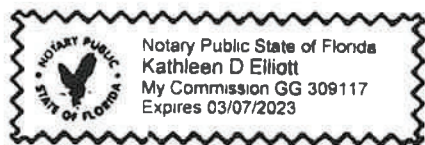
Stephen E Hogan
Printed

President
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of January, 2022 by, Stephen E Hogan as President of The Church at Chets Creek, Inc., a Florida not for profit corporation, sole manager of Chets Creek Northside, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Kathleen D. Elliott
(Notary Signature)

EXHIBIT A
Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 953 New Berlin Road, Jacksonville, FL
32218 (RE# 106665 0000)**

Ladies and Gentlemen:

I, Stephen E Hogan, as President of The Church at Chets Creek, Inc., a Florida not for profit corporation, sole manager of Chets Creek Starratt, LLC, a Florida limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing an application for land use amendment, rezoning, and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

CHETS CREEK STARRATT, LLC, a
Florida limited liability company

By: THE CHURCH AT CHETS
CREEK, INC., a Florida not for
profit corporation

Steph E. Hogan
Signed

Stephen E Hogan
Printed

President
Title

STATE OF Florida
COUNTY OF Duval

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[Notary Seal]



Kathleen D. Elliott
(Notary Signature)

EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for 0 New Berlin Road, Jacksonville, FL 32218 (RE# 106953 0105)

Ladies and Gentlemen:

You are hereby advised that Stephen E Hogan, as President of The Church at Chets Creek, Inc., a Florida not for profit corporation, sole manager of Chets Creek Northside, LLC, a Florida limited liability company, hereby authorizes and empowers Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for land use amendment, rezoning, 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, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

CHETS CREEK NORTHSIDE, LLC, a Florida limited liability company

By: THE CHURCH AT CHETS CREEK, INC., a Florida not for profit corporation

Step E. Hog
Signed

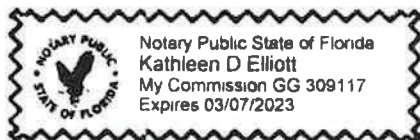
Stephen E Hogan
Printed

President
Title

STATE OF Florida
COUNTY OF Duval

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[Notary Seal]



Kathleen D. Elliott
(Notary Signature)

EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Agent Authorization for 953 New Berlin Road, Jacksonville, FL 32218 (RE# 106665 0000)

Ladies and Gentlemen:

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CHETS CREEK STARRATT, LLC, a Florida limited liability company

By: THE CHURCH AT CHETS CREEK, INC., a Florida not for profit corporation

Stephen E. Hogan
Signed

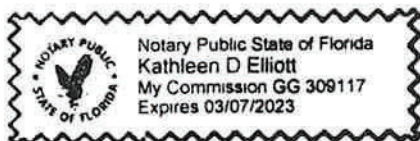
Stephen E. Hogan
Printed

President
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of January, 2022 by, Stephen E Hogan as President of The Church at Chets Creek, Inc., a Florida not for profit corporation, sole manager of Chets Creek Starratt, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]



Kathleen D. Elliott
(Notary Signature)

3280946

Prepared By and
Record and Return To:
Bruce Edward Stutsman, Esq.
Stutsman Law Firm, P.A.
1301 Hammond Boulevard
Jacksonville, Florida 32221

Consideration: \$812,000.00
Deed Stamps: \$5,684.00

[RE # 106953-0105]

WARRANTY DEED

THIS WARRANTY DEED is made and given as of January 14, 2015, by **NEW BERLIN SIGNATURE, LLP**, a Florida limited liability partnership, whose address is 13916 Woodland Drive, Jacksonville, Florida 32218 (“Grantor”), to **CHETS CREEK NORTHSIDE, LLC**, a Florida limited liability company, whose address is 4420 Hodges Blvd., Jacksonville, Florida 32224 (“Grantee”):

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain property situate in Duval County, Florida, more particularly described on Exhibit “A” attached hereto, and by this reference made a part hereof.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Grantor represents and covenants that no part of said land constitutes the homestead of any person under the constitution and statutes of the State of Florida.

This conveyance is made subject to the matters listed on Exhibit “B” attached hereto and by reference made a part hereof.

[balance of page intentionally left blank; signatures appearing on next page.]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed the day and year first above written.

Signed, sealed and delivered in the presence of: **NEW BERLIN SIGNATURE, LLP**

Tracy Lee Kellogg
Print Name: Tracy Lee Kellogg
As Witness

By: V. Wayne Williford
V. Wayne Williford, Managing Partner

Leather Melton
Print Name: Leather Melton
As Witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Warranty Deed was acknowledged before me this 14th day of January, 2015, by V. Wayne Williford, as Managing Partner of New Berlin Signature, LLP, a Florida limited liability partnership, on behalf of the partnership, who (check one) is personally known to me or has produced _____ as identification and who did/did not take an oath.



Amanda Richardson
Print Name: Amanda Richardson
Notary Public, State and County aforesaid
My commission expires: 4-14-17

EXHIBIT "A"**LEGAL DESCRIPTION**

A PART OF LOTS 18, 19 AND 20 RHODES FARMS, AS RECORDED IN PLAT BOOK 16, PAGE 46 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF FUTCH ROAD (AS CLOSED BY CITY ORDINANCE), TOGETHER WITH A PART OF STARRATT ROAD (AS CLOSED BY CITY ORDINANCE), TOGETHER WITH A FRACTIONAL PART OF THE NORTHEAST ¼ OF SECTION 7 OF A SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE NORTH 86 DEGREES 52 MINUTES 26 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 19, A DISTANCE OF 56.91 FEET; THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 276.04 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID FUTCH ROAD; THENCE NORTH 87 DEGREES 14 MINUTES 34 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 160.30 FEET; THENCE SOUTH 32 DEGREES 50 MINUTES 54 SECONDS WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID FUTCH ROAD; THENCE SOUTH 09 DEGREES 19 MINUTES 32 SECONDS WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.26 FEET; THENCE SOUTH 74 DEGREES 06 MINUTES 16 SECONDS WEST, A DISTANCE OF 24.86 FEET; THENCE NORTH 16 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 74 DEGREES 06 MINUTES 16 SECONDS WEST, A DISTANCE OF 227.60 FEET; THENCE SOUTH 15 DEGREES 53 MINUTES 43 SECONDS EAST, A DISTANCE OF 283.34 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF NEW BERLIN ROAD, (A RIGHT-OF-WAY OF VARYING WIDTH), SAID POINT LYING ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5687.08 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 344.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 79 DEGREES 58 MINUTES 48 SECONDS WEST, AND A CHORD DISTANCE OF 344.90 FEET TO A POINT ON SAID CURVE; THENCE NORTH 02 DEGREES 55 MINUTES 00 SECONDS EAST, A DISTANCE OF 289.44 FEET; THENCE NORTH 87 DEGREES 20 MINUTES 06 SECONDS WEST, A DISTANCE OF 181.82 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 21 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 188.54 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 45 SECONDS WEST, A DISTANCE OF 304.95 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 20; THENCE NORTH 02 DEGREES 01 MINUTES 21 SECONDS EAST, A DISTANCE OF 255.97 FEET; THENCE SOUTH 52 DEGREES 21 MINUTES 30 SECONDS EAST, A DISTANCE OF 308.56 FEET; THENCE NORTH 68 DEGREES 21 MINUTES 42 SECONDS EAST, A DISTANCE OF 319.19 FEET; THENCE NORTH 49 DEGREES 43 MINUTES 37 SECONDS EAST, A DISTANCE OF 320.09 FEET; THENCE NORTH 70 DEGREES 31 MINUTES 05 SECONDS EAST, A DISTANCE OF 234.16 FEET; THENCE SOUTH 73 DEGREES 05 MINUTES 45 SECONDS EAST, A DISTANCE OF 255.25 FEET; THENCE SOUTH 75 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 0.38 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 18; THENCE SOUTH 00 DEGREES 17 MINUTES 15 SECONDS EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 128.25 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

- (i) All assessments and taxes for the year 2015 and all subsequent years, which are not yet due and payable;
- (ii) Declaration of Easements, Covenants, Conditions, and Restrictions [New Berlin Commercial Center] as set out in instrument recorded in Official Records Book 15652, Page 179; as modified by instrument recorded in Official Records Book 15935, Page 1638;
- (iii) Easement granted to City of Jacksonville by instrument recorded in Book 6620, Page 1693;
- (iv) Easement granted to City of Jacksonville by instrument recorded in Book 6620, Page 1695;
- (v) 60 foot easement reserved in Ordinance 87-743-406 recorded in Book 6378 Page 775, the easterly 52.5 feet of which was partially vacated and abandoned by Ordinance 88-369-192 recorded in Book 6518 Page 1764;
- (vi) Easement recorded in Book 13823, Page 2028 (as to access easement); and
- (vii) Easement recorded in Book 15652, Page 212, as corrected in Book 15935, Page 1632.

All of the foregoing being in the public records of Duval County, Florida.

Prepared by:
Sharita M. Whitaker (No title opinion is expressed
directly or indirectly by our preparation of this deed)
Smith, Anderson, Blount, Dorsett, Mitchell & Jernigan, L.L.P.
Post Office Box 2611
Raleigh, North Carolina 27602-2611

After recording return to:
Nicholas A. Dyal
Gunster, Yoakley & Stewart, P.A.
225 Water Street, Suite 1750
Jacksonville, Florida 32202

Store No. 1127
Duval County Real Estate Number 106665-0000

Florida Quitclaim Deed

This Quitclaim Deed is made on or as of the 15th day of January, 2016, by CIRCLE K STORES INC., a Texas corporation (being successor by merger to THE PANTRY, INC., a Delaware corporation, as successor by merger to LIL' CHAMP FOOD STORES, INC., a Florida corporation) ("Grantor"), the address of which is 1130 W. Warner Road, Building B, Tempe, Arizona 85284, to **CHETS CREEK STARRATT, LLC**, a Florida limited liability company ("Grantee"), the address of which is 4420 Hodges Boulevard, Jacksonville, Florida 32224 (Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are acknowledged, does hereby remise, release, and forever quit-claim unto Grantee, all of its right, title, interest, claim and demand which Grantor has in and to the following described parcel of land, situate, lying and being in the County of Duval, State of Florida, more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property"). And Grantor does hereby disclaim any warranties of title whatsoever.

Grantee, by the acceptance of this conveyance and the recording of this deed, on behalf of itself and any subsequent owner of an interest in the Property and their subsidiaries, affiliates, heirs, legal representatives, successors, and assigns, agrees that the Property is and shall be subject to the restrictive covenant set forth in the subsequent sentence, which shall burden and run with title to the Property. The Property shall not be used for any of the following: (a) a convenience store; (b) a beverage store; (c) a dollar store (e.g. Dollar General, Dollar Tree, Family Dollar, 99¢ Only, or other similar discount stores); (d) a quick serve restaurant, quick serve restaurant with a drive through, or restaurant establishment with a drive-through (collectively, the "QSR") that sells, offers for sale, or permits the sale of pizza, burgers, and/or sandwiches (including, but not limited to, submarines, hoagies, or heroes) at any QSR located at the Property; (e) the retail sale of gasoline and/or diesel fuel; (f) the retail sale of cigarettes or other tobacco products; (g) the retail sale of beer or wine for off-premises consumption; (h) a car wash; or (i) a parking lot or a stormwater retention facility in any manner connected with a business that engages in the restricted activities referred to in subclauses (a) through (h) above. The foregoing restrictive covenant shall expire fifty (50) years after the date of recording of this Quitclaim Deed.

[signature page to Florida Quitclaim Deed]

IN WITNESS WHEREOF, Grantor, by authority duly given of its Board of Directors, has caused these presents to be executed in its corporate name on or as of the day and year first above written.

Signed and delivered
in the presence of:

TARll
Print Name: Tommy Rodwell

A R
Print Name: Ann Brooks

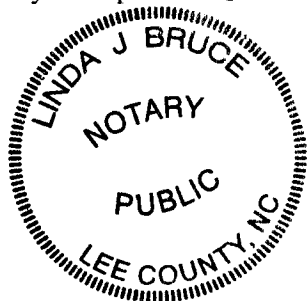
CIRCLE K STORES INC.,
a Texas corporation (being successor by merger to The Pantry, Inc., a Delaware corporation, as successor by merger to Lil' Champ Food Stores, Inc., a Florida corporation)

By: Meredith Will Rice Jr
Printed Name: Meredith Will Rice Jr.
Title: Vice President

STATE OF NORTH CAROLINA
COUNTY OF WAKE

The foregoing instrument was acknowledged before me this 14 day of January, 2016, by Meredith Will Rice, Jr. as Vice President of CIRCLE K STORES INC., a Texas corporation, on behalf of said corporation. Such person is personally known to me or has produced as identification.

[Affix Notary Stamp or Seal]



Linda J. Bruce
Notary Public
Printed Name: Linda J. Bruce
Notary Public, State of North Carolina
Commission No.: N/A
My Commission Expires: July 9, 2018

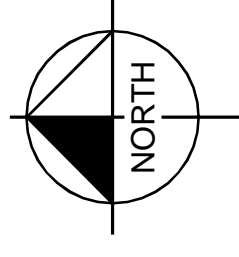
Exhibit A
(The Property)

ALL THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 4589, PAGES 166 AND 167, LESS AND EXCEPT SWAP PARCEL A, AS RECORDED IN OFFICIAL RECORDS BOOK 13823, PAGE 2022, TOGETHER WITH THOSE LANDS DESCRIBED AS SWAP PARCEL B, AS RECORDED IN OFFICIAL RECORDS VOLUME 13823, PAGE 2025, TOGETHER WITH THOSE LANDS DESCRIBED AS ACCESS PARCEL, AS RECORDED IN OFFICIAL RECORDS VOLUME 13823, PAGE 2028, LESS AND EXCEPT THOSE LANDS ACQUIRED BY THE CITY OF JACKSONVILLE FOR RIGHT OF WAY PURPOSES, AS DESCRIBED IN OFFICIAL RECORDS VOLUME 7582, PAGE 580, ALSO LESS AND EXCEPT THOSE LANDS ACQUIRED BY THE CITY OF JACKSONVILLE BY ORDER OF TAKING RECORDED IN OFFICIAL RECORDS VOLUME 14631, PAGE 369, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO BEING A PART OF FUTCH ROAD (A 60' RIGHT OF WAY PARTIALLY CLOSED BY ORDINANCE 2006-256-E) TOGETHER WITH A PART OF STARRAT ROAD (A 60' RIGHT OF WAY PARTIALLY CLOSED BY ORDINANCE 2006-255-E); SAID LANDS LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 10 OF THE SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 37, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF SAID FUTCH ROAD, WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID CLOSED STARRAT ROAD, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD (A 60 MINUTES RIGHT OF WAY AS NOW ESTABLISHED), THENCE SOUTH 00 DEGREES 24 MINUTES 48 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD, 72.04 FEET TO AN ANGLE POINT IN SAID PULASKI ROAD; THENCE ALONG THE NEW WESTERLY RIGHT OF WAY LINE OF PULASKI ROAD, AS ESTABLISHED BY RIGHT OF WAY ACQUISITION BY THE CITY OF JACKSONVILLE ORDER OF TAKING AS RECORDED IN OFFICIAL RECORDS VOLUME 14631, PAGE 369 OF SAID PUBLIC RECORDS, THE FOLLOWING SIX (6) COURSES: COURSE NO. 1) SOUTH 52 DEGREES 17 MINUTES 58 SECONDS WEST, 7.59 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 363.31 FEET; COURSE NO. 2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 81.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08 DEGREES 22 MINUTES 24 SECONDS WEST, 81.57 FEET; COURSE NO. 3) THENCE SOUTH 01 DEGREES 55 MINUTES 39 SECONDS WEST, 109.45 FEET; COURSE NO. 4) SOUTH 16 DEGREES 01 MINUTES 07 SECONDS WEST, 16.08 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5706.85 FEET; COURSE NO. 5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 20.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 13 MINUTES 56 SECONDS WEST, 20.34 FEET; COURSE NO. 6) THENCE SOUTH 15 DEGREES 16 MINUTES 40 SECONDS EAST, 5.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD, (AN 85' RIGHT OF WAY AS ESTABLISHED BY ACQUISITION BY THE CITY OF JACKSONVILLE, AS RECORDED IN OFFICIAL

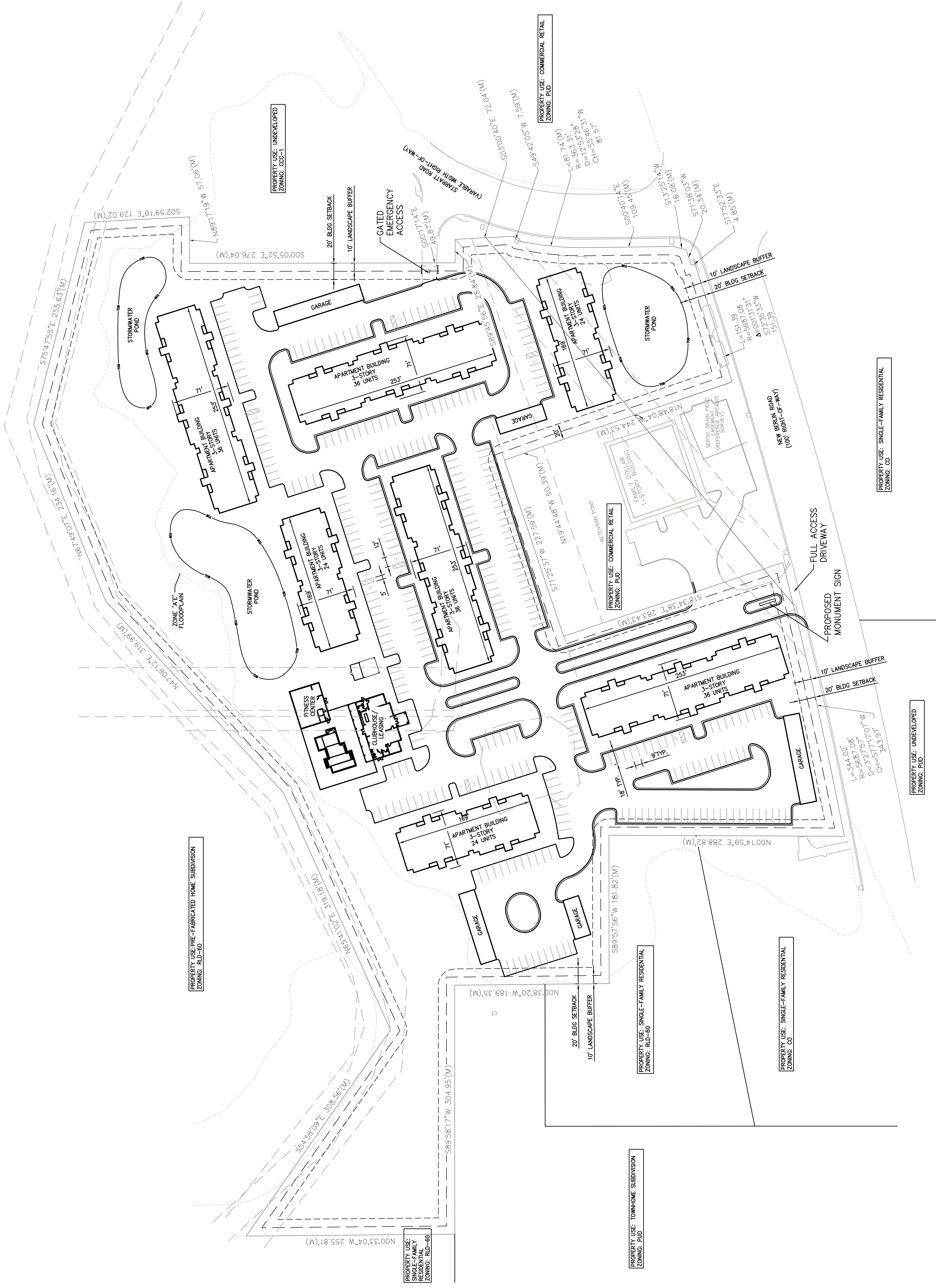
RECORDS VOLUME 7582, PAGE 580 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAID POINT LYING ON A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5687.08 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE OF NEW BERLIN ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 150.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75 DEGREES 06 MINUTES 54 SECONDS WEST, 150.94 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS KNOWN AS "SWAP PARCEL A", AS RECORDED IN OFFICIAL RECORDS VOLUME 13823, PAGE 2022 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 16 DEGREES 17 MINUTES 00 SECONDS WEST, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG SAID EASTERLY LINE OF SAID "SWAP PARCEL A", AND ALONG THE WESTERLY LINE OF THOSE LANDS KNOWN AS "SWAP PARCEL B", AS RECORDED IN OFFICIAL RECORDS VOLUME 13823, PAGE 2025 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, 244.88 FEET TO THE NORTHWEST CORNER OF SAID "SWAP PARCEL B"; THENCE NORTH 74 DEGREES 06 MINUTES 16 SECONDS EAST, ALONG THE NORTH LINE OF SAID "SWAP PARCEL B", 24.86 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS KNOWN AS "ACCESS PARCEL" AS RECORDED IN OFFICIAL RECORDS VOLUME 13823, PAGE 2028 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE ALONG THE LINES OF SAID "ACCESS PARCEL", THE FOLLOWING FIVE (5) COURSES: COURSE NO. 1) THENCE NORTH 09 DEGREES 19 MINUTES 32 SECONDS EAST, 101.26 FEET; COURSE NO. 2) THENCE NORTH 32 DEGREES 50 MINUTES 54 SECONDS EAST, 57.75 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF AFORESAID CLOSED FUTCH ROAD; COURSE NO. 3) THENCE SOUTH 87 DEGREES 14 MINUTES 34 SECONDS EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, 160.32 FEET TO THE EASTERLY EXTENT OF THE CLOSURE OF FUTCH ROAD AS DESCRIBED IN ORDINANCE 2006-256-E; COURSE NO. 4) THENCE SOUTH 02 DEGREES 30 MINUTES 01 SECONDS WEST ALONG THE EASTERLY EXTENT OF CLOSED FUTCH ROAD, 49.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID FUTCH ROAD; COURSE NO. 5) THENCE SOUTH 87 DEGREES 14 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF FUTCH ROAD, 28.71 FEET TO THE POINT OF BEGINNING.

THE LEGAL DESCRIPTION CONTAINED IN THIS INSTRUMENT IS DRAWN FROM THAT CERTAIN BOUNDARY SURVEY OF THE PROPERTY PREPARED BY DEGROVE SURVEYORS, INC., HAVING JOB FILE NO. 2015101, DATED OCTOBER 19, 2015, AND REVISION DATE OF DECEMBER 31, 2015. THE LEGAL DESCRIPTION CONTAINED IN THIS INSTRUMENT WAS FURNISHED TO THE SCRIVENER BY THE GRANTEE. THE SCRIVENER AND/OR GRANTOR MAKE NO WARRANTY OR REPRESENTATION OF ANY KIND, INCLUDING, WITHOUT LIMITATION, (I) THE ACCURACY OF SAID LEGAL DESCRIPTION, INCLUDING WHETHER OR NOT THE SAME CLOSES, OR (II) THE STATUS OF TITLE TO THE SUBJECT PROPERTY.



GRAPHIC SCALE IN FEET
0 30 60 120

RE NUMBER	106953-0105 & 106665-0000
SITE AREA: TOTAL SITE AREA	±14.2 AC
DEVELOPMENT SUMMARY: APARTMENT UNITS	216 (ALL 2-BEDROOM)
DEVELOPMENT CRITERIA: BUILDING COVERAGE	±2.3 AC
POND ACREAGE	±0.8 AC
MAX BUILDING HEIGHT	45'
ACTIVE RECREATION (AR) MIN 150 SF/UNIT PROVIDED AR	- 32,400 SF - 32,400 SF
PARKING	
SPACES PROPOSED	376 (1.74/UNIT)
STANDARD SPACES:	207
COMPACT SPACES:	112 (30% MAX)
ADA SPACES:	14
GARAGE SPACES:	43



NEW BERLIN APARTMENTS

JACKSONVILLE, FL

APRIL 21, 2022



April 26, 2022

Cyndy K. Trimmer
Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, FL 32202

**RE: Parking Demand Analysis
New Berlin Apartments
Jacksonville, Florida**

Dear Ms. Trimmer:

Hillpointe, LLC (Applicant) is currently working on the development of an apartment community on the northwest corner of the New Berlin Road / Starratt Road / Pulaski Road intersection in Jacksonville, Florida. A site plan is attached. The proposed development includes 216 apartment units. All units are proposed as two-bedroom units in three-story buildings. Per the City of Jacksonville Code of Ordinances Section 656.604, the minimum parking supply for the proposed development is 2.0 parking spaces per dwelling unit, or a total of 432 parking spaces. Kimley-Horn has prepared a parking demand analysis for the proposed development to demonstrate that the proposed parking supply is anticipated to be sufficient.

The Institute of Transportation Engineer's (ITE's) publication entitled *Parking Generation Manual, 5th Edition* was reviewed to estimate the parking demand for the land use proposed. The proposed apartment community falls under ITE land use 221: Multifamily Housing (Mid-Rise). Based on data provided by ITE, for land use 221, the average peak parking demand is 0.75 parked vehicles per bedroom, which would equate to 324 parked vehicles. The 85th percentile peak parking demand is 0.87 parked vehicles per bedroom, which would equate to 376 parked vehicles. A graphic illustrating the ITE parking data for land use 221 is attached.

The Applicant proposes to provide 376 parking spaces on site, which exceeds the ITE average peak parking demand by 16 percent and matches the ITE 85th percentile peak parking demand for the applicable land use. Please accept this parking demand analysis to allow for a lower parking supply than allowed by code.

Please contact me at (904) 828-3900 or jack.hulsberg@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jack Hulsberg, P.E.
Transportation Engineer

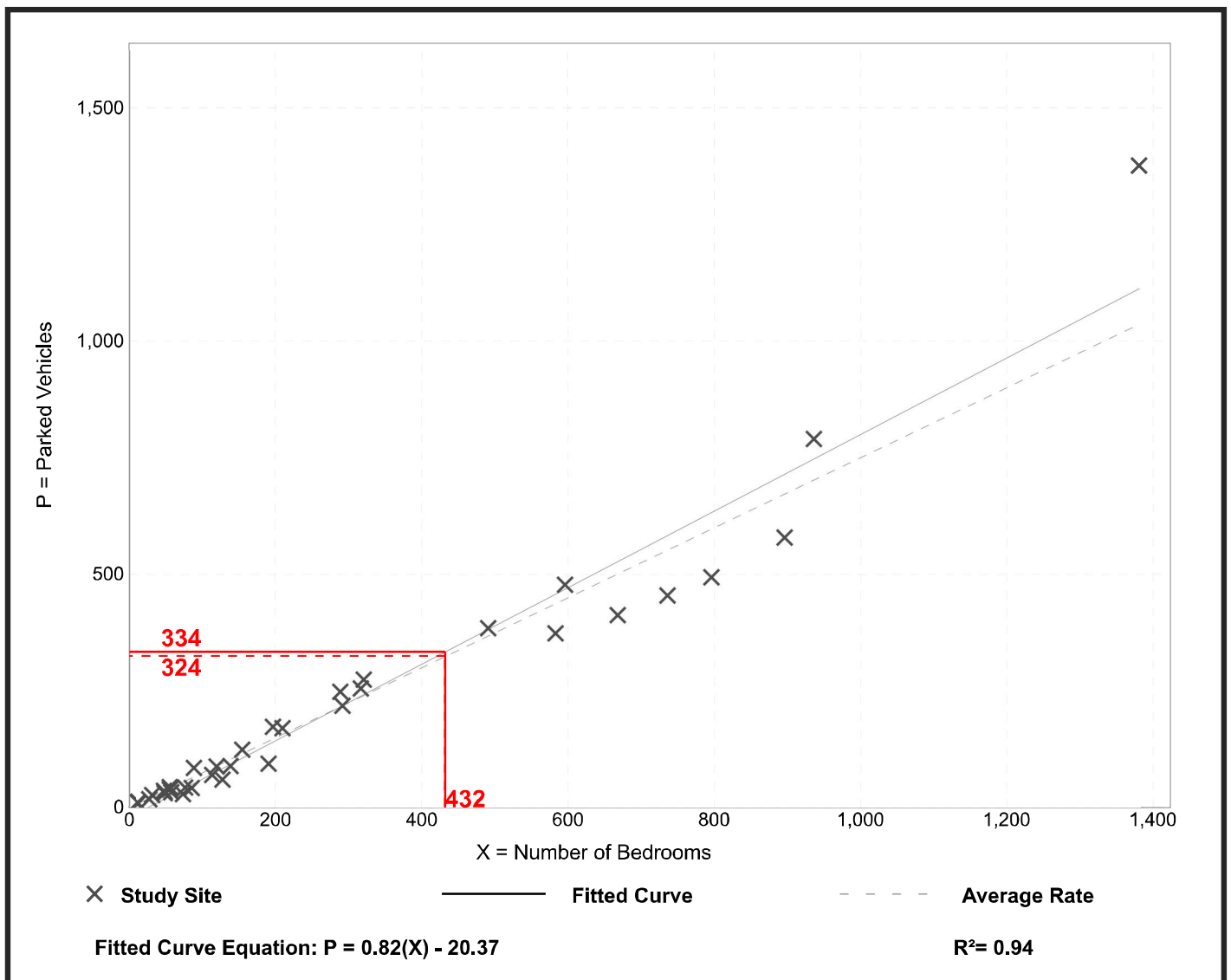
Multifamily Housing (Mid-Rise) (221)

Peak Period Parking Demand vs: Bedrooms
 On a: Weekday (Monday - Friday)
 Setting/Location: General Urban/Suburban (no nearby rail transit)
 Peak Period of Parking Demand: 10:00 p.m. - 5:00 a.m.
 Number of Studies: 35
 Avg. Num. of Bedrooms: 294

Peak Period Parking Demand per Bedroom

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.75	0.41 - 1.00	0.65 / 0.87	0.70 - 0.80	0.15 (20%)

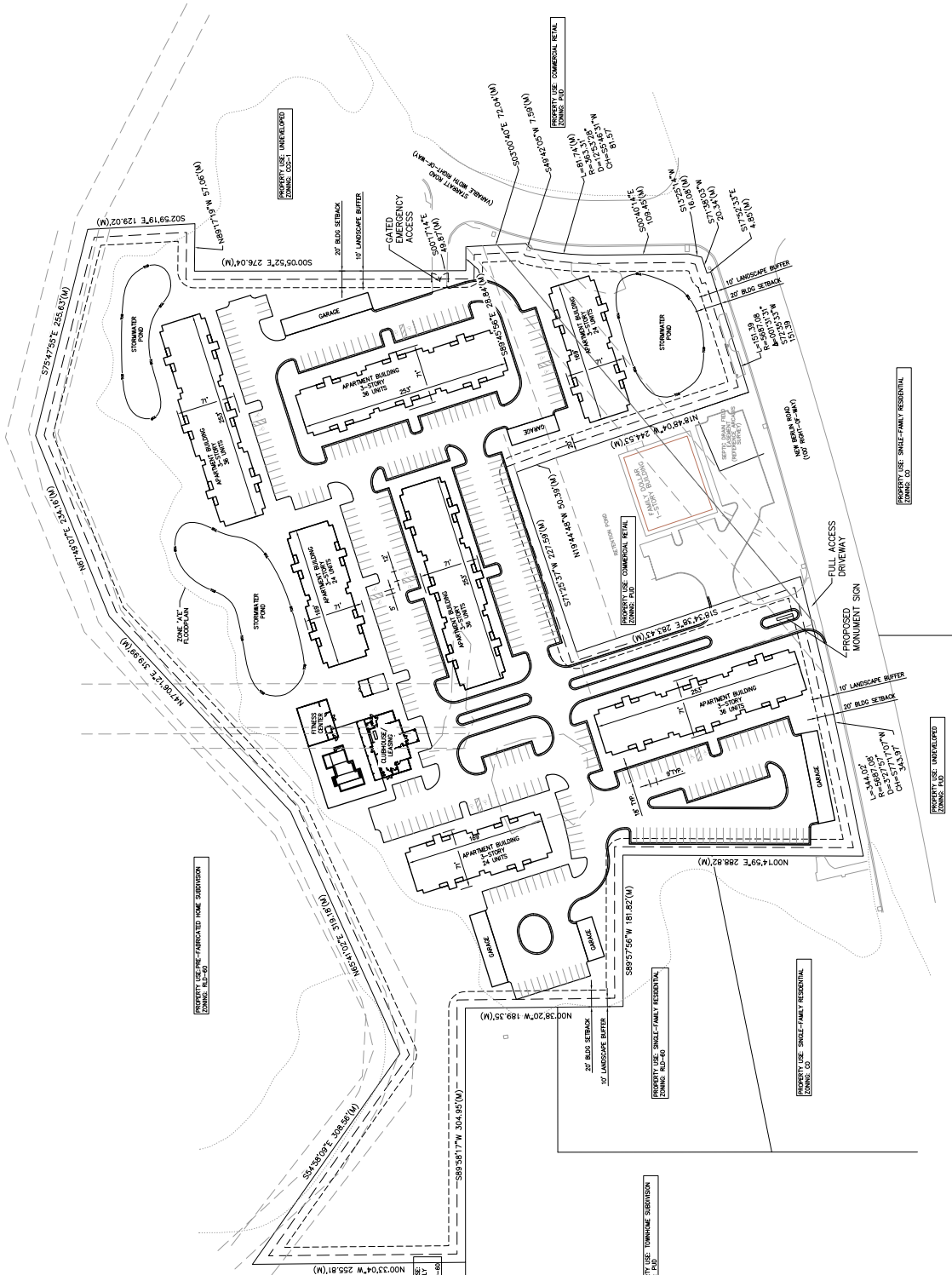
Data Plot and Equation





GRAPHIC SCALE IN FEET
0 30 60

RE NUMBER	106653-0105 & 106665-0000
SITE AREA:	±14.2 AC
DEVELOPMENT SUMMARY:	216 (ALL 2-BEDROOM)
APARTMENT UNITS	
BUILDING FOOTPRINT AREA	±2.3 AC
POND ACREAGE	±0.8 AC
MAX BUILDING HEIGHT	45'
ACTIVE RECREATION (AR)	376 (1.74/UNIT)
STANDARD SPACES:	207
COMPACT SPACES:	112 (0.00K/MAY)
GARAGE SPACES:	43



Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
12740 GRAN BAY PARKWAY WEST, SUITE 2350
JACKSONVILLE, FLORIDA 32258
PHONE: 904-428-8800
WWW.KIMLEY-HORN.COM REGISTRY: 696

NEW BERLIN APARTMENTS

APRIL 21, 2022

JACKSONVILLE, FL

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
106636 0010	389 ASSOCIATES		BB 00 DUVALCOU OCEAN389	PO BOX 1059		HICKSVILLE	NY	11802-1059
107979 0000	725 NEW BERLIN LLC		13473 AVERY PARK LN			JACKSONVILLE	FL	32218
106654 0000	AHMED BEKAS A		817 NEW BERLIN RD			JACKSONVILLE	FL	32218
106671 0000	BOLEN SONIA O		912 NEW BERLIN RD			JACKSONVILLE	FL	32218-2055
106677 0000	BREEDING JENNA		14013 GALLEON TRL			MILTON	GA	30004
106953 0105	CHETS CREEK NORTHSIDE LLC		4420 HODGES BLVD			JACKSONVILLE	FL	32224
106665 0000	CHETS CREEK STARRATT LLC		4420 HODGES BLVD			JACKSONVILLE	FL	32224
106642 0010	CHURCH OF ELEVEN22 INC		14286 BEACH BLVD STE 2			JACKSONVILLE BEACH	FL	32250
106691 0000	CORTEZ POINTE INC		233 TRESCA RD			JACKSONVILLE	FL	32225
107613 0015	GILLESPIE GARDENS HOMEOWNERS ASSOCIATION INC		920 3RD ST	UNIT B		NEPTUNE BEACH	FL	32266
106675 0000	HICKOX OLIVER G JR		12745 PULASKI RD			JACKSONVILLE	FL	32218-8016
107574 0000	HIGGS JACK H		12819 GILLESPIE AVE			JACKSONVILLE	FL	32218-2603
106653 0000	HOUSTONS H & W MEATS INC		12545 N MAIN ST			JACKSONVILLE	FL	32218-2610
106670 0000	LUCAS ROBIN		263 ARCHIE DR			ALBANY	GA	31707
106674 0000	MINTZ LINDA GRACE		12767 PULASKI RD			JACKSONVILLE	FL	32218-8016
106643 0000	NAN L BROWN TRUST		947 CAMDEN RD S			JACKSONVILLE	FL	32218-3885
106676 0000	PRECISION PLAYGROUNDS JAX INC		45 ALABAMA AVE STE 200			JACKSONVILLE	FL	32218
107989 0060	Q DUVAL HOLDINGS LLC		3348 PEACHTREE RD NE SUITE 1460			ATLANTA	GA	30326
106653 0500	REALTY INCOME PROPERTIES 13 LLC		C/O FAMILY DOLLAR STORES INC	500 VOLVO PKWY		CHESAPEAKE	VA	23320
106948 0060	ROBERTS JOHN JR		503 STARRATT RD	PO BOX 28774		JACKSONVILLE	FL	32226-8774
106682 0000	RODRIGUEZ REGIS		887 COLE RD			JACKSONVILLE	FL	32218
106672 0000	SCOTT KATHERINE J ET AL		15393 CAPE DR N			JACKSONVILLE	FL	32226-1266
106685 0000	SPAULDING JIM T		1636 HAMMOCK RD			JACKSONVILLE	FL	32218-2026
106667 0010	SPEARS CLAUDOS G		PO BOX 906			YOUNG HARRIS	GA	30582-0906
106673 0000	XANITA INC		2614 NW 8TH ST			GAINESVILLE	FL	32609
106952 1000	YES COMPANIES KEY LLC		5050 S SYRACUSE ST SUITE 1200			DENVER	CO	80237
106654 0100	ZARCZYNSKI FELIKS		819 NEW BERLIN RD			JACKSONVILLE	FL	32218
	GILLESPIE GARDENS HOA	SHAWN KALBRENER	388 GILLESPIE GARDENS DR			JACKSONVILLE	FL	32218
	M & M DAIRY INC	TERESA L. MOORE	12275 HOLSTEIN DR			JACKSONVILLE	FL	32226
	NORTH	DR. DONALD GREEN	2940 CAPTIVA BLUFF RD S			JACKSONVILLE	FL	32226
	THE EDEN GROUP INC.	DICK BERRY				JACKSONVILLE	FL	32226