

Application For Administrative Deviation

Planning and Development Department Info

Application # AD-22-65 **Staff Sign-Off/Date** CMC / 08/24/2022
Filing Date N/A **Number of Signs to Post** 4
Current Land Use Category LDR
Deviation Sought REDUCE THE MINIMUM NUMBER OF LOADING SPACES FROM 5 TO 0
Applicable Section of Ordinance Code 656.605
Notice of Violation(s) N/A
Hearing Date N/A
Neighborhood Association M&M DAIRY INC; THE EDEN GROUP INC.
Overlay DUNN & MAIN

Application Info

Tracking # 4399 **Application Status** FILED COMPLETE
Date Started 07/14/2022 **Date Submitted** 07/22/2022

General Information On Applicant

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

General Information On Owner(s)

Last Name WILLIAMS **First Name** DONNETTE **Middle Name** CHRISTINE
Company/Trust Name
Mailing Address 2830 COLD CREEK BOULEVARD
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name MAIN OBJECTIVE A LLC
Mailing Address 731 DUVAL STATION ROAD, SUITE 107-415
City JACKSONVILLE **State** FL **Zip Code** 32218
Phone **Fax** **Email**

Last Name **First Name** **Middle Name**

N/A

Company/Trust Name

MAIN OBJECTIVE B LLC

Mailing Address

731 DUVAL STATION ROAD, SUITE 107-415

City JACKSONVILLE **State** FL **Zip Code** 32218

Phone **Fax** **Email**

Last Name BREEDING **First Name** KAYLA **Middle Name** ANN

Company/Trust Name

Mailing Address

2830 COLD CREEK BOULEVARD

City JACKSONVILLE **State** FL **Zip Code** 32221

Phone **Fax** **Email**

Last Name UPTON **First Name** JACQUELINE **Middle Name**

Company/Trust Name

Mailing Address

4983 GREENLAND ROAD

City JACKSONVILLE **State** FL **Zip Code** 32258

Phone **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**

Company/Trust Name

MAIN LAND TRUST

Mailing Address

4983 GREENLAND ROAD

City JACKSONVILLE **State** FL **Zip Code** 32258

Phone **Fax** **Email**

Last Name BECK **First Name** KAREN **Middle Name** LYNN

Company/Trust Name

Mailing Address

2830 COLD CREEK BOULEVARD

City JACKSONVILLE **State** FL **Zip Code** 32221

Phone Fax Email

Property Information

Previous Zoning Application Filed?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	Current Zoning District(s)
Map	108290 0100	2	6	PUD
Map	108288 0000	2	6	PUD
Map	108287 0000	2	6	CCG-2,RLD-100A
Map	108284 0500	2	6	CCG-2,RLD-100A
Map	108284 0000	2	6	CCG-2,RLD-100A

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

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

In Whose Name Will The Deviation Be Granted
CEIBA GROUPE LLC

Is transferability requested? Yes No
If approved, the administrative deviation is transferred with the property.

Location Of Property

General Location

House # **Street Name, Type and Direction** **Zip Code**

Between Streets
 and

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 to .
- 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 required to 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.

YES. THE NEED FOR THE PROPOSED DEVIATION ARISES OUT OF THE PHYSICAL SURROUNDINGS, SHAPE, OR CONDITIONS LIMITED TO THE SUBJECT PROPERTY ALONE. APPLICANT PROPOSES TO DEVELOP A MULTI-FAMILY PROJECT ON APPROXIMATELY 11.38 ACRES LOCATED AT 15311, 15249, 15239, 15225, AND 15221 MAIN STREET NORTH (RE#S 108290 0100, 108288 0000, 108287 0000, 108284 0500, AND 108284 0000) (THE "PROPERTY") AS MORE PARTICULARLY DESCRIBED IN THE LEGAL DESCRIPTION FILED

HEREWITH. TO PERMIT THE DEVELOPMENT PLAN, APPLICANT HAS FILED A COMPANION LAND USE AMENDMENT TO MDR AND REZONING APPLICATION TO RMD-D. APPLICANT SEEKS TO DEVELOP A MULTI-FAMILY RESIDENTIAL PROJECT WITH TWO HUNDRED TWENTY-SEVEN (227) UNITS. WITH TWO HUNDRED TWENTY-SEVEN (227) UNITS, THERE IS A LOADING REQUIREMENT OF FIVE (5) SPACES [227 / 50 = 4.54]. ACCORDINGLY, APPLICANT REQUESTS AN ADMINISTRATIVE DEVIATION TO REDUCE OFF-STREET LOADING SPACES FROM FIVE (5) TO ZERO (0). THIS DEVIATION IS REQUESTED AS A RESULT OF SITE LIMITATIONS AND BALANCING THE NEED TO PROVIDE REQUIRED LANDSCAPING, BUFFERING, SETBACKS AND PARKING WHILE CREATING A CONSISTENT AND COMPATIBLE DEVELOPMENT THAT WILL ALLOW RESIDENTS TO LOAD IN AVAILABLE PARKING SPACES OR DRIVE AISLES WHEN NEEDED.

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. APPLICANT HAS PRIORITIZED PROVIDING LANDSCAPING, BUFFERS AND PARKING IN LIEU OF LOADING SPACES GIVEN THE EXISTING SITE CONSTRAINTS. IN APPLICANT'S DEVELOPMENT EXPERIENCE, RESIDENTS WILL UTILIZE AVAILABLE PARKING SPACES OR DRIVE AISLES TO FACILITATE LOADING WHEN NEEDED. PROVIDING DESIGNATED LOADING SPACES DOES NOT BEST SERVE THE DEVELOPMENT AND WOULD GO CRITICALLY UNDERUTILIZED WHEN THAT AREA INSTEAD COULD GO TO ENSURING AVAILABLE PARKING OR ADDITIONAL LANDSCAPING.

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 BASED UPON A DESIRE TO DEVELOP AN UNDERUTILIZED PARCEL OF LAND, WHERE THE DEVELOPER MUST BALANCE MEETING ALL ZONING CODE REQUIREMENTS, INCLUDING LANDSCAPING, PARKING AND BUFFERS, WITHIN A CONFINED SPACE. BASED UPON THEIR EXPERIENCE AS MULTI-FAMILY OPERATORS, APPLICANT HAS UTILIZED BEST EFFORTS IN MEETING ALL THE REQUIREMENTS WHILE PROVIDING SUFFICIENT HOUSING STOCK.

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 UNDERDEVELOPED PROPERTY WITH MODERN MULTI-FAMILY RESIDENCES. APPLICANT HAS PROGRAMED TWO (2) STORY BUILDINGS ALONG THE NORTH, EAST AND SOUTH BOUNDARIES TO ENSURE CONSISTENT AND COMPATIBLE SCALE TRANSITION WITH THE NEIGHBORING SINGLE-FAMILY PROPERTIES. A MINIMUM TEN (10) FOOT LANDSCAPE BUFFER AND TWENTY (20) FOOT SETBACKS ARE IMPLEMENTED AROUND THOSE BOUNDARIES TO FURTHER MAINTAIN CONSISTENT AND COMPATIBLE SCALE TRANSITION. LOADING WILL BE CONDUCTED INTERIOR TO THE SITE, SUCH THAT THIS DEVIATION WILL NOT SUBSTANTIALLY DIMINISH PROPERTY VALUES, ALTER THE CHARACTER OF THE AREA, NOR INTERFERE WITH THE PROPERTY RIGHTS OF OTHERS.

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 WILL ACTIVATE PROPERTY ABUTTING MAIN STREET NORTH, A MAJOR ARTERIAL.

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. APPLICANT HAS HAD TO BALANCE MEETING THE ZONING CODE PROVISIONS FOR SETBACKS, BUFFERS, LANDSCAPING, PARKING AND LOADING WHILE PROVIDING SUFFICIENT DENSITY TO MAKE THE PROJECT ECONOMICALLY VIABLE. APPLICANT HAS MET ALL OF THE ZONING CODE REQUIREMENTS EXCEPT FOR LOADING AND INTENDS TO MEET THE RESIDENTS' LOADING DEMAND WITH THE AVAILABLE SPACE PROGRAMMED THROUGHOUT THE PROJECT. IF GRANTED, THE ADMINISTRATIVE DEVIATION WILL ALLOW FOR MUCH NEEDED HOUSING STOCK WITH NO DETRIMENTAL IMPACT TO SURROUNDING PROPERTIES.

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	
39 Notifications @ \$7.00/each:	\$273.00
3) Total Application Cost:	\$1,239.00

* 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 15225 and 15221 Main Street North,
Jacksonville, FL 32218 (RE#s 108284 0500 and 108284 0000)**

Ladies and Gentlemen:

We, Mark Moore, as trustee of the Main Land Trust, and Jacqueline Upton, hereby certify that we are the Owners of the property described in **Exhibit 1**, in connection with filing an application for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

MAIN LAND TRUST

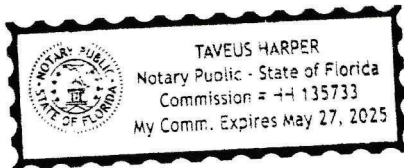



Mark Moore, trustee

STATE OF Florida
COUNTY OF Clay

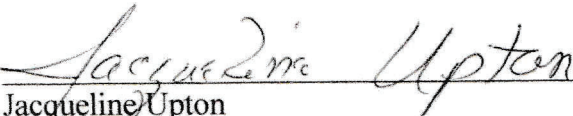
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of June, 2022 by, Mark Moore, as trustee of the Main Land Trust, on behalf of the trust and beneficiaries, who is personally known to me or has produced FL Driver License as identification.

[Notary Seal]





(Notary Signature)

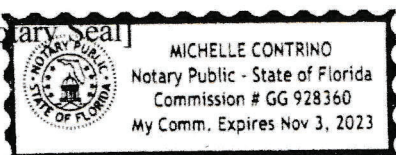


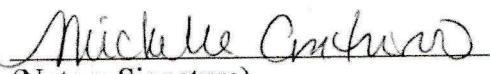
Jacqueline Upton

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of June, 2022 by, Jacqueline Upton, who is personally known to me or has produced FL Drivers License as identification.

[Notary Seal]





(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 15239 North Main Street, Jacksonville,
FL 32218 (RE# 108287 0000)**

Ladies and Gentlemen:

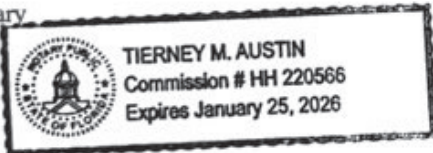
We, Kayla Breeding, Donnette Christine Williams, and Karen Lynn Beck, hereby certify that we are the Owners of the property described in Exhibit 1, in connection with filing an application for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

K Breeding
Kayla Breeding

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2th day of June, 2022 by, Kayla Breeding, who is personally known to me or has produced FL DL as identification.

[Notary



Tierney Austin Seal]
(Notary Signature)

Donnette Christine Williams

Donnette Christine Williams

STATE OF Georgia
COUNTY OF Charlton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of June, 2022 by, Donnette Christine Williams, who is personally known to me or has produced Drivers license as identification.

[Notary

Tiffany Annette Dority Seal]



(Notary Signature)

[signature block continues to next page]

Karen Lynn Beck

Karen L Beck

STATE OF Georgia
COUNTY OF Chatham

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of June, 2022 by, Karen Lynn Beck, who is personally known to me or has produced Drivers License as identification.

[Notary

Tiffany Annette
(Notary Signature)

Seal



EXHIBIT A
Property Ownership Affidavit

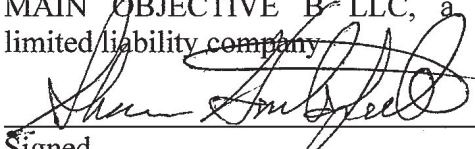
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

Re: Property Ownership Affidavit for 15249 North Main Street, Jacksonville, FL 32218 (RE# 108288 0000)

Ladies and Gentlemen:

I, Shawn Hartsfield, as Managing Member of Main Objective B 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, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

MAIN OBJECTIVE B LLC, a Florida
limited liability company



Signed

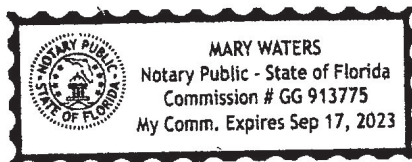
Shawn Hartsfield
Printed

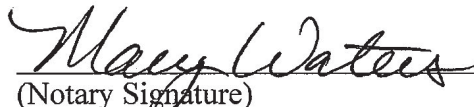
Managing Member
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022 by, Shawn Hartsfield as Managing Member of Main Objective B LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FL DL as identification.

[Notary Seal]





(Notary Signature)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MAIN OBJECTIVE B LLC

Filing Information

Document Number	L16000060673
FEI/EIN Number	81-2249740
Date Filed	03/25/2016
Effective Date	03/25/2016
State	FL
Status	ACTIVE

Principal Address

731 DUVAL STATION ROAD
SUITE 107-415
JACKSONVILLE, FL 32218

Mailing Address

731 DUVAL STATION ROAD
SUITE 107-415
JACKSONVILLE, FL 32218

Registered Agent Name & Address

HARTSFIELD, SHAWN
731 DUVAL STATION ROAD
SUITE 107-415
JACKSONVILLE, FL 32218

Authorized Person(s) Detail

Name & Address

Title MGRM

HARTSFIELD, NICOLE
731 DUVAL STATION ROAD SUITE 107-415
JACKSONVILLE, FL 32218

Title MGRM

HARTSFIELD, SHAWN
731 DUVAL STATION ROAD SUITE 107-415
JACKSONVILLE, FL 32218

EXHIBIT A
Property Ownership Affidavit

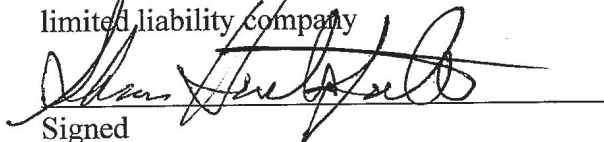
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 15311 North Main Street, Jacksonville, FL
32218 (RE# 108290 0100)**

Ladies and Gentlemen:

I, Shawn Hartsfield, as Managing Member of Main Objective A LLC, a Florida limited liability corporation, 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, administrative deviation, exception, waiver, variance and such other entitlements as may be required for the above referenced property, submitted to the Jacksonville Planning and Development Department.

MAIN OBJECTIVE A LLC, a Florida
limited liability company


Signed

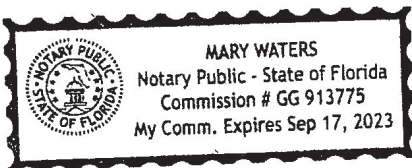
Shawn Hartsfield
Printed


Managing Member
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022 by Shawn Hartsfield as Managing Member of Main Objective A LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FLDL as identification.

[Notary Seal]




(Notary Signature)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MAIN OBJECTIVE A LLC

Filing Information

Document Number	L16000060652
FEI/EIN Number	81-2249653
Date Filed	03/25/2016
Effective Date	03/25/2016
State	FL
Status	ACTIVE

Principal Address

731 DUVAL STATION ROAD
SUITE 107-415
JACKSONVILLE, FL 32218

Mailing Address

731 DUVAL STATION ROAD
SUITE 107-415
JACKSONVILLE, FL 32218

Registered Agent Name & Address

HARTSFIELD, SHAWN
731 DUVAL STATION ROAD
SUITE 107-415
JACKSONVILLE, FL 32218

Authorized Person(s) Detail

Name & Address

Title MGRM

HARTSFIELD, NICOLE
731 DUVAL STATION ROAD SUITE 107-415
JACKSONVILLE, FL 32218

Title MGRM

HARTSFIELD, SHAWN
731 DUVAL STATION ROAD SUITE 107-415
JACKSONVILLE, FL 32218

EXHIBIT B
Agent Authorization


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

**Re: Agent Authorization for 15225 and 15221 Main Street North, Jacksonville,
FL 32218 (RE#s 108284 0500 and 108284 0000)**

Ladies and Gentlemen:

You are hereby advised that Mark Moore, as trustee of the Main Land Trust, and Jacqueline Upton hereby authorize and empower Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for land use amendment, rezoning, administrative deviation, exception, waiver, variance 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.

MAIN LAND TRUST

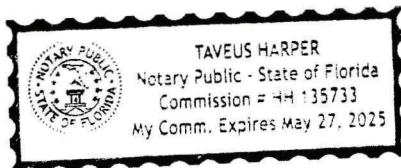


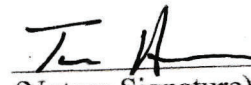
Mark Moore, trustee

STATE OF Florida
COUNTY OF Clay

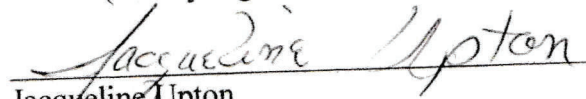
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of June, 2022 by, Mark Moore, as trustee of the Main Land Trust, on behalf of the trust and beneficiaries, who is personally known to me or has produced FL Driver License as identification.

[Notary Seal]





(Notary Signature)

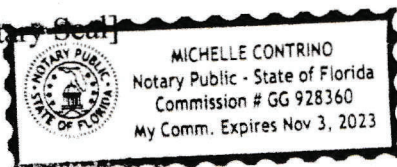


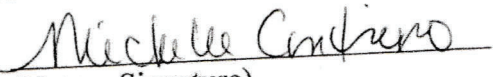
Jacqueline Upton

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of June, 2022 by, Jacqueline Upton, who is personally known to me or has produced FL Drivers license as identification.

[Notary Seal]





(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 15239 North Main Street, Jacksonville, FL 32218
(RE# 108287 0000)

Ladies and Gentlemen:

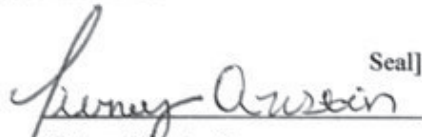
You are hereby advised that Kayla Breeding, Donnette Christine Williams, and Karen Lynn Beck, hereby authorize and empower Driver, McAfee, Hawthorne & Diebenow, PLLC, to act as agent to file an application for land use amendment, rezoning, administrative deviation, exception, waiver, variance and such 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.

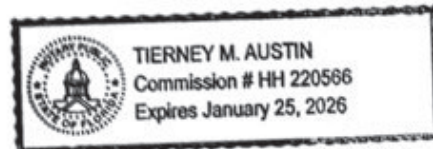

Kayla Breeding

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of June, 2022 by, Kayla Breeding, who is personally known to me or has produced FL DL as identification.

[Notary


(Notary Signature) Seal]



[signature block continues to next page]

Donnette Christine Williams

Donnette Christine Williams

STATE OF Georgia
COUNTY OF Charlton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of June, 2022 by, Donnette Christine Williams, who is personally known to me or has produced Drivers License as identification.

[Notary

Tiffany Annette Dority Seal]
(Notary Signature)



Karen Lynn Beck

Karen Lynn Beck

STATE OF Georgia
COUNTY OF Charlton

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of June, 2022 by, Karen Lynn Beck, who is personally known to me or has produced DRIVERS LICENSE as identification.

[Notary

Tiffany Annette Dority Seal]
(Notary Signature)



EXHIBIT B
Agent Authorization

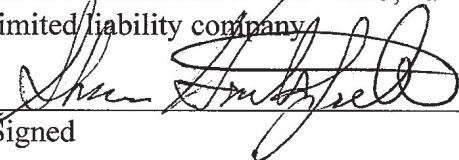
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

**Re: Agent Authorization for 15249 North Main Street, Jacksonville, FL 32218
(RE# 108288 0000)**

Ladies and Gentlemen:

You are hereby advised that Shawn Hartsfield, as Managing Member, of Main Objective B 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, administrative deviation, exception, waiver, variance 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.

MAIN OBJECTIVE B LLC, a Florida
limited liability company



Signed

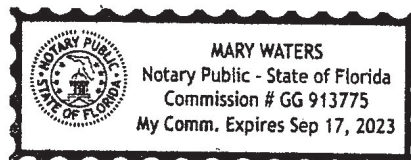
Shawn Hartsfield
Printed

Managing Member
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022 by, Shawn Hartsfield as Managing Member of Main Objective B LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FDL as identification.

[Notary Seal]



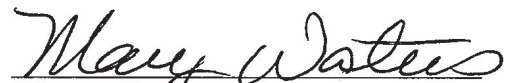

(Notary Signature)

EXHIBIT B
Agent Authorization

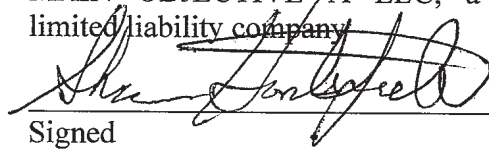
City of Jacksonville
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, Florida 32202

**Re: Agent Authorization for 15311 North Main Street, Jacksonville, FL 32218
(RE# 108290 0100)**

Ladies and Gentlemen:

You are hereby advised that Shawn Hartsfield, as Managing Member, of Main Objective A 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, administrative deviation, exception, waiver, variance 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.

MAIN OBJECTIVE A LLC, a Florida
limited liability company



Signed

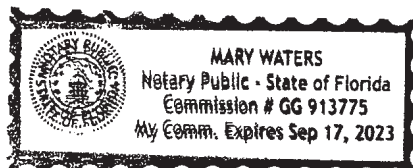
Shawn Hartsfield
Printed

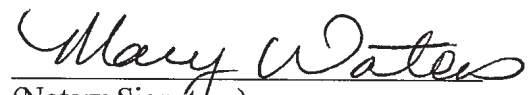
Managing Member
Title

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022 by, Shawn Hartsfield as Managing Member of Main Objective A LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FLDL as identification.

[Notary Seal]





(Notary Signature)

Prepared by:

C. Randolph Coleman
10161 N. Centurion Parkway, Suite 310
Jacksonville, Florida 32256

When recorded return to:

C. Randolph Coleman
10161 N. Centurion Parkway, Suite 310
Jacksonville, Florida 32256

(Space above this line reserved for recording office use only)

WARRANTY DEED TO TRUSTEE UNDER
MAIN LAND TRUST

THIS WARRANTY DEED made this 21st day of November, 2014, by Jacqueline Upton, a married woman, hereinafter called "Grantor", to Mark Moore, as Trustee under that certain land trust dated November 21, 2014, MAIN LAND TRUST, (hereinafter referred to as "Trustee") with full power and authority to protect, conserve and to sell, or to lease or to encumber, or to otherwise manage and dispose of the property hereinafter described and whose Post Office address is: 4983 Greenland Road, Jacksonville, Florida 32258.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys ALL OF HER FIFTY PERCENT (50%) INTEREST and confirms unto Trustee, all that certain land situate in Duval County, Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO.

This conveyance is subject to:

1. Taxes and Assessments for the year 2014 and subsequent years.
2. Zoning and other governmental regulations.

TO HAVE AND TO HOLD the above described real estate in fee simple with the appurtenances upon the trust and for the purposes set forth in this Deed and in the MAIN LAND TRUST, dated November 21, 2014 (Trust Agreement).

Full power and authority is hereby granted to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part

thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to submit said property or any part thereof to condominium, to place restrictions on the property or any part thereof, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof and to deal with said property and every part thereof in all other ways, and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or Declaration of Trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement and Declaration of Trust was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and Declaration of Trust and is binding upon all beneficiaries under those instruments, (c) that Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust. If there are co-trustees, it is specifically understood that the signature of only one of the Co-Trustees shall be required to accomplish the foregoing.

Any contract, obligation or indebtedness incurred or entered into by Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustees shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of Trustee shall be

applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Trustee, while in form purporting to be the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the trustee individually on account of any instrument executed by or on account of any representation warranty, covenant, undertaking or agreement of the said Trustee, either expressed or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under this Deed and under the Trust Agreement referred to previously and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real estate, and that interest is declared to be personal property, and no beneficiary under this Deed shall have any title or interest, legal or equitable, in or to the real estate as such but only as interest in the earnings, avails and proceeds from that real estate as aforesaid.

In the event of the death of the Trustee, the successor trustee under the trust agreement referred to above shall be Frank A. Upton then Jacqueline R. Upton, and upon a recording in the public records of Duval County, Florida, of a death certificate of the Trustee or of any successor trustee, title to the land described herein shall be deemed to be held by the successor trustee and to pass to the successor trustee without the requirement of recording any further or additional documents.

This deed is given and accepted in accordance with Section 689.073, Florida Statutes. The Trustee shall have no personal liability whatsoever for action as trustee under the trust agreement referred to above or by virtue of taking title to the land described above and the sole liability of Trustee hereunder shall be limited to the property which the Trustee holds under the trust agreement referred to above.

And the Grantor by this Deed fully warrants the title to the above-described real estate and will defend the title against the lawful claims of all persons whomsoever. "Grantor", "Grantee", "Trustee", and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set its hand and seal this 21st day of November, 2014.

Jacqueline R Upton 11/21/14
Jacqueline Upton, Grantor (Date)
4983 Greenland Road
Jacksonville, Florida 32258

Signed in the presence of:

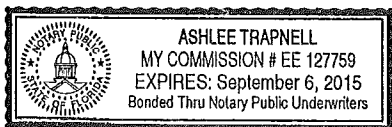
Signed in the presence of:

Sheryl L. Walter 11/21/14
Sheryl L. Walter (Date)
10161 Centurion Pkwy N Ste 310
Jacksonville, FL 32256
Witness

Mary Buckner 11/21/14
Mary Buckner (Date)
10161 Centurion Pkwy N Ste 310
Jacksonville, FL 32256
Witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21 day of November, 2014, by Jacqueline Upton, who is personally known to me or has produced _____ as identification, and Sheryl L. Walter and Mary Buckner as witnesses who are personally known to me.



Ashlee Trapnell
Notary Public - State of Florida

THIS DEED WAS PREPARED BY C. RANDOLPH COLEMAN, ATTORNEY AT LAW, PURSUANT TO THE REQUEST OF THE GRANTOR(S). TITLE TO THE LANDS DESCRIBED HEREIN HAS NOT BEEN EXAMINED BY ME AND NO REPRESENTATION EITHER EXPRESS OR IMPLIED IS MADE AS TO THE STATUS OF THE TITLE.

EXHIBIT A

PARCEL I:

BEING A PART OF LOT 3, PLEASANT PARK, AS RECORDED IN PLAT BOOK 9, PAGE 31, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.60 FEET TO THE NOW EXISTING EASTERLY RIGHT-OF-WAY OF THE NORTH MAIN STREET, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE TO RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 3, 703.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SAID LOT 3, 125 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 3, 387.20 FEET; THENCE RUN SOUTHERLY, PARALLEL TO THE AFORESAID EAST LINE OF LOT 3, A DISTANCE OF 110 FEET; THENCE WESTERLY, PARALLEL TO THE AFORESAID SOUTH LINE OF LOT 3, 316 FEET TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT-OF-WAY OF NORTH MAIN STREET; THENCE RUN SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY OF NORTH MAIN STREET, 15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART OF CAPTION IN ROAD RIGHT-OF-WAY.

PARCEL II:

WEST 316 FEET OF THE NORTH 110 FEET OF NORTH 125 FEET OF LOT 3, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 31A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART OF CAPTION IN ROAD RIGHT-OF-WAY.

THIS INSTRUMENT PREPARED BY:
Sunset Capital Title Services
Sabrina Chappell
1637 Racetrack Road, Suite 116B
Jacksonville, FL 32259

RECORD AND RETURN TO:
Jaqueline Upton
4983 Greenland Road
Jacksonville, FL 32258

RE PARCEL ID #: 108284-0000/108284-0500

QUIT - CLAIM DEED

THIS QUIT - CLAIM DEED made this 11 day of August, 2014 by **Jeffery Schinker, conveying non-homestead property**, hereinafter referred to as Grantor, whether one or more, to **Jaqueline Upton, a married person**, hereinafter referred to as Grantee, whether one or more, and whose address is **4983 Greenland Road Jacksonville, FL 32258**

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, does remise, release and quit-claim unto Grantee the following described land situate, lying and being in the County of **Duval**, State of **Florida** to wit:

See Legal description attached hereto and by this reference made a part hereof

This instrument prepared without benefit of title examination

SUBJECT TO taxes accruing subsequent to **December 31, 2013.**

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Julie Errard
Witness

Jeffery Schinker
Jeffery Schinker

Stephanie Buechel
Witness

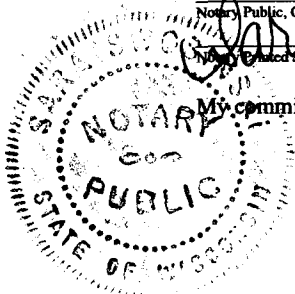
STATE OF **Florida**
COUNTY OF **Duval**

The foregoing instrument was acknowledged before me this 11 day of August 2014 by Jeffery Schinker, conveying non-homestead property. He/She/They have produced WI Drivers License as identification.

State of Wisconsin - County of Milwaukee
Notary Public, County and State Aforesaid

SARA SWOSINSKI SARA SWOSINSKI

My commission expires: June 15, 2018



PARCEL I:

BEING A PART OF LOT 3, PLEASANT PARK, AS RECORDED IN PLAT BOOK 9, PAGE 31, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 3, THENCE RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 32.60 FEET TO THE NOW EXISTING EASTERLY RIGHT OF WAY OF NORTH MAIN STREET, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE CONTINUE TO RUN EASTERLY ALONG THE SOUTH LINE OF SAID LOT 3, 703.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE RUN NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 125 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE RUN WESTERLY ALONG THE NORTH LINE OF SAID LOT 3, 387.20 FEET; THENCE RUN SOUTHERLY, PARALLEL TO THE AFORESAID EAST LINE OF LOT 3, A DISTANCE OF 110 FEET; THENCE WESTERLY, PARALLEL TO THE AFORESAID SOUTH LINE OF LOT 3, 316 FEET TO THE INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF NORTH MAIN STREET; THENCE RUN SOUTHERLY ALONG SAID EASTERLY RIGHT OF WAY OF NORTH MAIN STREET, 15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PART OF CAPTION IN ROAD RIGHT OF WAY.

PARCEL II:

WEST 316 FEET OF THE NORTH 110 FEET OF NORTH 125 FEET OF LOT 3, PLEASANT PARK, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 31A, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART OF CAPTION IN ROAD RIGHT OF WAY.

RECORD AND RETURN TO
PREPARER OF THIS INSTRUMENT:
TIMOTHY P. KELLY, ESQ.
TIMOTHY P. KELLY PA
1016 LaSalle Street
Jacksonville, FL 32207

PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATION OF DISTRIBUTION OF REAL PROPERTY
(single individual personal representative)

The undersigned, KAYLA ANN BREEDING, whose post office address is 2830 Cold Creek Boulevard, Jacksonville, FL 32221, as personal representative of the estate of Stephen Ozzie Beck, deceased, hereby acknowledges that title to the real property located in Duval County, Florida, was owned by the decedent at the time of death, described as follows:

The South ½ of Lot 4, PLEASANT PARK, according to the plat thereof, as recorded in Plat Book 9, Page 31, of the current public records of Duval County, Florida

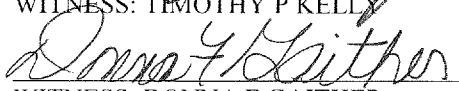
Property Appraiser's Parcel Identification Number 108287-0000 (the "Property"), vests in KAYLA ANN BREEDING, DONNETTE CHRISTINE WILLIAMS AND KAREN LYNN BECK, in equal shares, as tenants in common, whose post office address is 2830 Cold Creek Boulevard, Jacksonville, FL 32221 (the "Beneficiary" or "Beneficiaries") as will more fully appear from the proceedings in the Circuit Court for Nassau County, Florida, Probate Division, in File No. 2019 CP 196, subject to rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, seller, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.


Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed according to agreement of the Beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in KAYLA BREEDING, DONNETTE CHRISTINE WILLIAMS and KAREN LYNN BECK, in equal shares, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on February 7, 2020.

Executed in the presence of:


WITNESS: TIMOTHY P KELLY


WITNESS: DONNA F GAITHER


KAYLA ANN BREEDING

As personal representative of the Estate of
STEPHEN OZZIE BECK, deceased

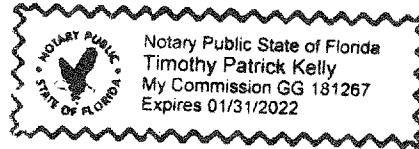
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me on February 7, 2020, by Kayla Ann Breeding, as personal representative of the estate of Stephen Ozzie Beck, deceased, who is personally known to me.



NOTARY PUBLIC

My Commission Expires:



Record and Return to Preparer
of this Instrument:
Timothy P. Kelly, P.A.
1016 LaSalle Street
Jacksonville, Florida 32207
(904) 399-3705

QUIT CLAIM DEED

THIS DEED is made this 7 day of February, 2020, by **ELIZABETH LYNN BECK, a single woman** whose address is: 43 Sharman Street, Jacksonville, FL 32254 (the "Grantor") to **KAYLA ANN BREEDING, DONNETTE CHRISTINE WILLIAMS and KAREN LYNN BECK, in equal shares, as tenants in common**, whose address is 2830 Cold Creek Boulevard, Jacksonville, FL 32221 (the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby quitclaims, remises, and releases unto the Grantee, all that certain land situate in Duval County, Florida, more particularly described as:

The South 1/2 of Lot 4, PLEASANT PARK, according to the plat thereof, as recorded in Plat Book 9, Page 31, of the current public records of Duval County, Florida
RE No. 108287-0000
a/k/a 15239 N. Main Street, Jacksonville, FL 32218


THIS DEED PREPARED without the benefit of title examination or survey.

THIS IS NON-HOMESTEAD PROPERTY.

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

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

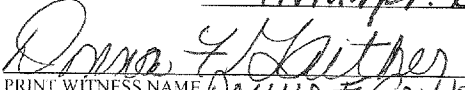
Signed, sealed and delivered
in our presence:



PRINT WITNESS NAME Timothy P. Kelly



ELIZABETH LYNN BECK

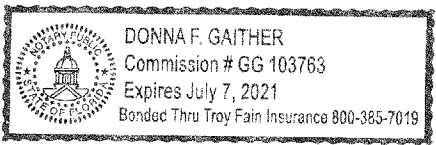


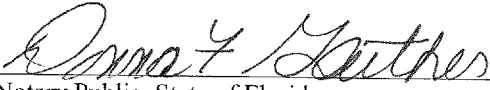
PRINT WITNESS NAME DONNA F. GAITHER

STATE OF FLORIDA
COUNTY OF DUVAL

by means of physical presence

The foregoing instrument was acknowledged before me this 7 day of February, 2020, by Elizabeth Lynn Beck. She is personally known to me.





Notary Public, State of Florida
Commission No. _____
My Commission Expires: _____

PREPARED BY, RECORD AND RETURN TO:

Osborne & Sheffield Title Services, LLC
4776 Hodges Boulevard, Suite 206
Jacksonville, Florida 32224

File #: 2016-438A

Parcel Identification Number:

108288-0000

\$ 182000⁰⁰

WARRANTY DEED

THIS WARRANTY DEED made this 15 day of **June, 2016**, by **Property Investment Group of Jacksonville, Inc., a Florida corporation, as to an undivided 50% interest, and Gary A. Iwanowski and Mary B. Iwanowski, husband and wife, as to an undivided 50% interest** hereinafter called Grantors, whose post office address is 11376 Kingsley Manor Way, Jacksonville, Florida 32225, to **Main Objective B, LLC, a Florida limited liability company**, hereinafter called Grantee, and whose post office address is 731 Duval Station Rd., Suite 107-415, Jacksonville, Florida 32218.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations).

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Duval**, State of Florida, to-wit:

North one-half (N 1/2) of Lot four (4), PLEASANT PARK, according to the plat thereof as recorded in Plat Book 9, Page 31, of the current Public Records of Duval County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 2015.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Property Investment Group of Jacksonville, Inc., a Florida corporation

Liska Hagins
Witness #1 signature
Liska Hagins
Witness #1 printed name

By: [Signature]
Dino Ponson
Its President

Angela M Stinespring
Witness #2 signature
Angela M Stinespring
Witness #2 printed name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of **June, 2016**, by **Dino Ponson, as President of Property Investment Group of Jacksonville, Inc., a Florida corporation, as to an undivided 50% interest**, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced _____ as identification.



Angela M Stinespring
Notary Public
My Commission Expires:
(Notary Seal)

IN WITNESS WHEREOF, the said Grantor has set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence.

Witness #1 signature

Witness #1 printed name

Witness #2 signature

Witness #2 printed name

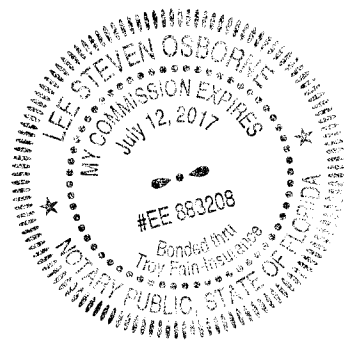
Gary A. Iwanowski

Mary B. Iwanowski

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of June, 2016, by **Gary A. Iwanowski and Mary B. Iwanowski, husband and wife**, as to an **undivided 50% interest**, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced _____ as identification.

Notary Public
My Commission Expires:
(Notary Seal)



PREPARED BY, RECORD AND RETURN TO:

Osborne & Sheffield Title Services, LLC
4776 Hodges Boulevard, Suite 206

Jacksonville, Florida 32224

File #: 2016-439A

Parcel Identification Number:

108290-0100

\$218000⁰⁰

WARRANTY DEED

THIS WARRANTY DEED made this 15 day of June, 2016, by **Property Investment Group of Jacksonville, Inc., a Florida corporation, as to an undivided 50% interest, and Gary Iwanowski and Mary Iwanowski, husband and wife, as to an undivided 50% interest** hereinafter called Grantors, whose post office address is 11376 Kingsley Manor Way, Jacksonville, Florida 32225, to **Main Objective A, LLC, a Florida limited liability company**, hereinafter called Grantee, and whose post office address is **731 Duval Station Rd., Suite 107-415, Jacksonville, Florida 32218.**

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations).

W I T N E S S E T H:

THAT the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the said Grantee the following described land situate, lying and being in the County of **Duval**, State of Florida, to-wit:

SEE ATTACHED EXHIBIT A

SUBJECT TO taxes accruing subsequent to December 31, 2015.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

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

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor has set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Property Investment Group of Jacksonville, Inc., a Florida corporation

Lokas Hagins
Witness #1 signature

By: *[Signature]*

Lokas Hagins
Witness #1 printed name

Dino Ponson
Its President

Angela M Stinespring
Witness #2 signature

Angela M Stinespring
Witness #2 printed name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of **June, 2016**, by **Dino Ponson, as President of Property Investment Group of Jacksonville, Inc., a Florida corporation, as to an undivided 50% interest**, , who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced _____ as identification.



Angela M Stinespring
Notary Public

My Commission Expires:
(Notary Seal)

IN WITNESS WHEREOF, the said Grantor has set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 signature
Lee S. Osborne

Witness #1 printed name

Gary Iwanowski

Gary Iwanowski

Mary Iwanowski

Mary Iwanowski

Witness #2 signature
Angela Di Stasio

Witness #2 signature

Witness #2 printed name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17 day of **June, 2016**, by **Gary Iwanowski and Mary Iwanowski, husband and wife**, as to an **undivided 50% interest**, who is/are personally known to me, has/have produced a valid driver's license(s) or has/have produced _____ as identification.

[Signature]

Notary Public
My Commission Expires:
(Notary Seal)

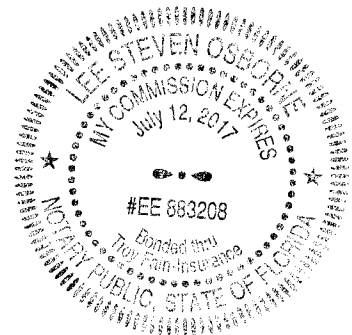


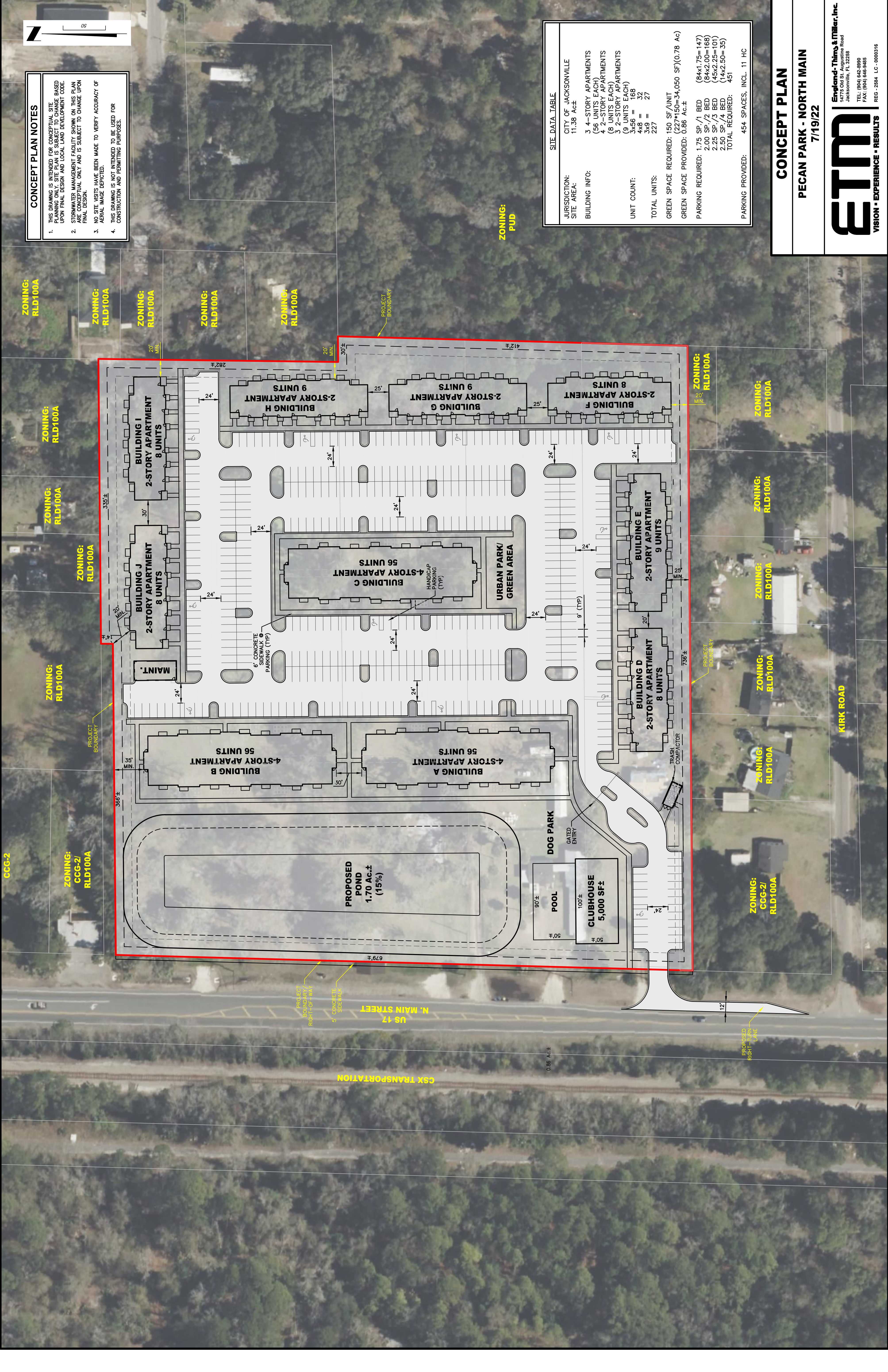
Exhibit "A"

All of the South (1/2) of Lot 5, and part of the North (1/2) of Lot 5, Pleasant Park, according to plat thereof as recorded in Plat Book 9, page 31 of the current public records of Duval County, Florida, being a subdivision of Blocks (or lots) 1 through 19, inclusive, Los Angeles, according to plat recorded in Plat Book 5, page 6, Duval County, Florida and all of Block 2, Los Angeles Gardens, according to plat recorded in Plat Book 5, page 55, Duval County, Florida, public records, said part of the North (1/2) of Lot 5 being described as:

Beginning at the Northeast corner of said Lot 5, thence Westerly along the North line thereof, 335.8 feet to an iron pipe; thence at right angles South 14 feet to an iron pipe; thence at right angles and parallel to the North line of said lot 5, 366.4 feet to a point 14 feet South of the Southwest corner of Lot 1, Block 1, Pleasant Park Terrace, according to plat recorded in Plat Book 11, page 39, Duval County, Florida, public records; thence at right angles on a line parallel to the West line of said Lot 5, 130.33 feet South to a point; thence at right angles 702.2 feet East to the East line of said Lot 5; thence along the East line of said Lot 5, 144.33 feet to the Point of Beginning.

CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. NO. SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.



ZONING:
PUD

SITE DATA TABLE

JURISDICTION:	CITY OF JACKSONVILLE
SITE AREA:	11.38 Ac.±
BUILDING INFO:	3 4-STORY APARTMENTS (56 UNITS EACH) 4 2-STORY APARTMENTS (8 UNITS EACH) 3 2-STORY APARTMENTS (9 UNITS EACH) 3x56 = 168 4x8 = 32 3x9 = 27 227
UNIT COUNT:	
TOTAL UNITS:	227
GREEN SPACE REQUIRED:	150 SF/UNIT (227*150=34,050 SF)(0.78 Ac)
GREEN SPACE PROVIDED:	0.86 Ac.±
PARKING REQUIRED:	1.75 SP./1 BED (84x1.75=147) 2.00 SP./2 BED (84x2.00=168) 2.25 SP./3 BED (45x2.25=101) 2.50 SP./4 BED (14x2.50=35)
TOTAL REQUIRED:	451
PARKING PROVIDED:	454 SPACES, INCL. 11 HC

CONCEPT PLAN

PECAN PARK - NORTH MAIN

7/19/22

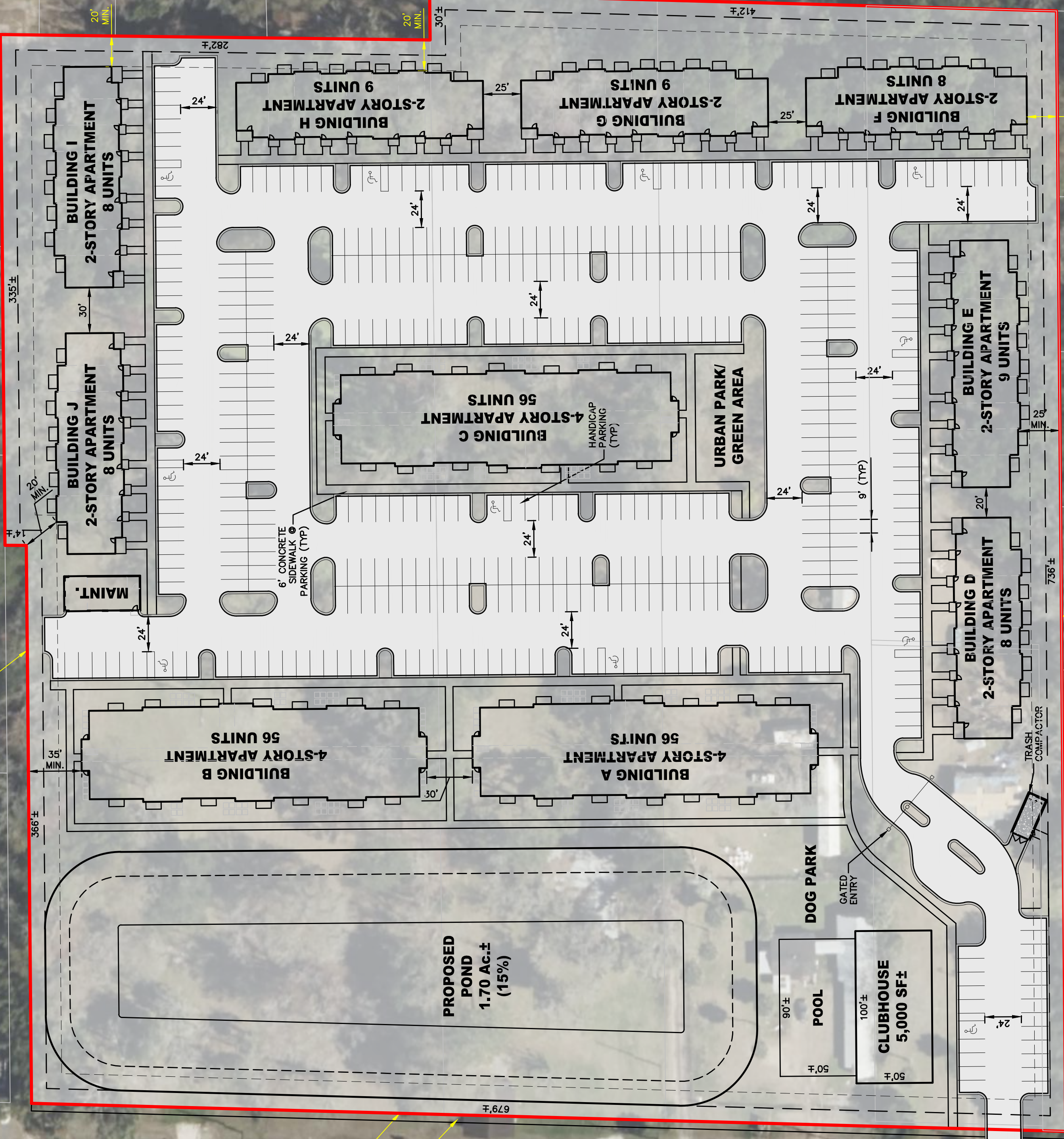
ETM

England, Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32258
TEL: (904) 842-8990
FAX: (904) 846-8465
REG. 2884 LC - 0000316

VISION • EXPERIENCE • RESULTS

CONCEPT PLAN NOTES

1. THIS DRAWING IS INTENDED FOR CONCEPTUAL SITE PLANNING ONLY. SITE PLAN IS SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND LOCAL LAND DEVELOPMENT CODE.
2. STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE UPON FINAL DESIGN.
3. NO. SITE VISITS HAVE BEEN MADE TO VERIFY ACCURACY OF AERIAL IMAGE DEPICTED.
4. THIS DRAWING IS NOT INTENDED TO BE USED FOR CONSTRUCTION AND PERMITTING PURPOSES.



ZONING:
PUD

SITE DATA TABLE

JURISDICTION:	CITY OF JACKSONVILLE
SITE AREA:	11.38 Ac±
BUILDING INFO:	3 4--STORY APARTMENTS (56 UNITS EACH) 4 2--STORY APARTMENTS (8 UNITS EACH) 3 2--STORY APARTMENTS (9 UNITS EACH) 3x56 = 168 4x8 = 32 3x9 = 27 227
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TOTAL REQUIRED:	451
PARKING PROVIDED:	454 SPACES, INCL. 11 HC

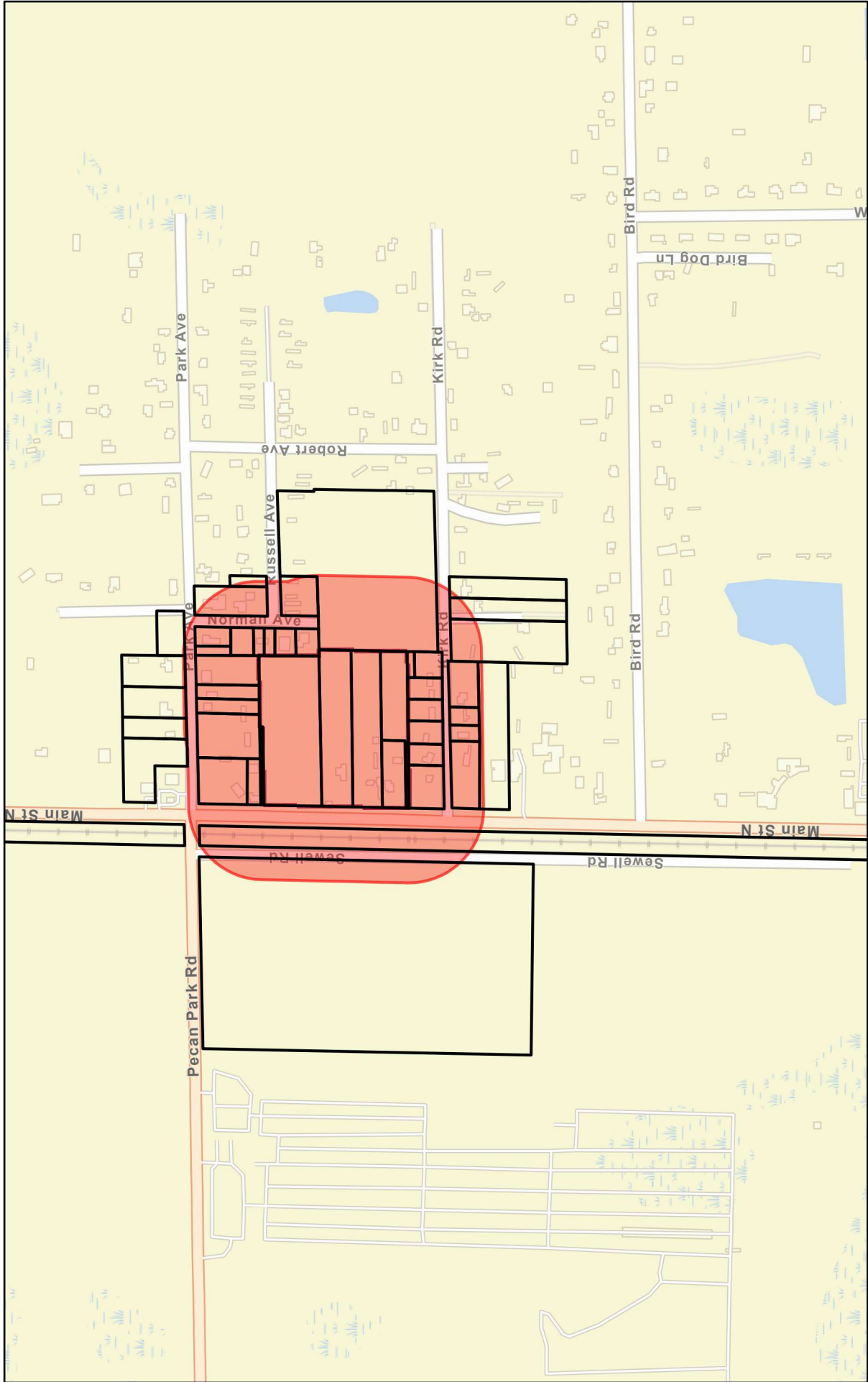
CONCEPT PLAN

PECAN PARK - NORTH MAIN

7/19/22

England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32258
 TEL: (904) 842-8890
 FAX: (904) 846-8465
 REG. 2884 LC - 0000316

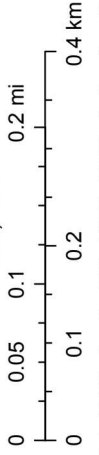
Land Development Review



On File August 16, 2022

161040_T-2022-4399

1:9,028



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
108327 0000	EASTER CURTIS DEAN		138 KIRK RD			JACKSONVILLE	FL	32218-6863
108325 0000	SUMMEY ROBERT D		44641 WOODLAND CIR			CALLAHAN	FL	32011
108315 0255	CENTURY COMMUNITIES OF FLORIDA LLC		8930 E CRESCENT PKWY STE 650			GREENWOOD VILLAGE	CO	80111
108297 0010	WILSON WILLIAM M		270 JAMES ST			HACKENSACK	NJ	07601-2739
108294 0010	VAUGHN TED CURTIS JR ETAL ET AL		117 PARK AVE			JACKSONVILLE	FL	32218
108292 0010	RAY WANDA S		45 PARK AVE			JACKSONVILLE	FL	32218-1457
108291 0000	MALIH GROUP LLC		77 MONUMENT RD			JACKSONVILLE	FL	32225
108290 0100	MAIN OBJECTIVE A LLC		731 DUVAL STATION RD STE 107-415			JACKSONVILLE	FL	32218
108288 0000	MAIN OBJECTIVE B LLC		731 DUVAL STATION RD	STE 107-415		JACKSONVILLE	FL	32218
108287 0000	BREEDING KAYLA ANN ET AL		2830 COLD CREEK BLVD			JACKSONVILLE	FL	32221
108286 0020	MANGOLD REBECCA D		113 KIRK RD			JACKSONVILLE	FL	32218
108285 0040	SARAMAK EDWARD J		31 KIRK RD			JACKSONVILLE	FL	32218-1829
108285 0030	SARAMAK EDWARD J		37 KIRK RD			JACKSONVILLE	FL	32218-1829
108285 0020	POMART SUSUAN ET AL		C/O BARBARA DYKES	43 KIRK RD		JACKSONVILLE	FL	32218
108285 0010	LOVETT JIMMY JR		55 KIRK RD			JACKSONVILLE	FL	32218
108285 0000	WILLIAM NESSIM		8315 IRISH MIST DR			ONSTED	MI	49265
108284 0500	UPTON JACQUELINE ET AL		4983 GREENLAND RD			JACKSONVILLE	FL	32258-1519
108282 0010	JACKSON WILLIAM ESTATE		48 KIRK RD			JACKSONVILLE	FL	32218-6862
108282 0000	BOUCHON INVESTMENTS LLC		24600 HARBOUR VIEW DR			PONTE VEDRA	FL	32082
108281 0000	BOUNTIFUL OCTOBER 2016 LAND TRUST		PO BOX 351835			JACKSONVILLE	FL	32235
108280 0110	JACKSON TODD JAMES ET AL		104 1 KIRK RD			JACKSONVILLE	FL	32218
108280 0100	CUDJOE KEY LAND TRUST		P O BOX 351835			JACKSONVILLE	FL	32235
108265 0010	SCHLESIER ROGER B ET AL		3530 NEW BERLIN RD			JACKSONVILLE	FL	32226
108256 0000	AMERICAN CLASSIC HOMES LLC		4550 SAINT AUGUSTINE RD STE 1			JACKSONVILLE	FL	32207
108246 0010	PECAN PARK BAPTIS CHRUCH		162 PARK AV			JACKSONVILLE	FL	32218
108245 0000	RAWLINGS BETTY J ESTATE		15306 NORMAN AVE			JACKSONVILLE	FL	32218-1836
108244 0070	RAWLINGS JOHN T		15306 NORMAN AVE			JACKSONVILLE	FL	32218-1836
108244 0060	JOHNSON MISTY D		6358 E 136TH PL			THORTON	CO	80602
108244 0055	NACIANCENO PEDRO FREOLO JR		7 PENNYROYAL CT			PRINCETON	NJ	08540
108244 0000	CLAY RICHARD N		134 PARK AVE			JACKSONVILLE	FL	32218
108243 0000	FREELAND THOMAS W ET AL		116 PARK AVE			JACKSONVILLE	FL	32218-1454
108241 0000	ROBERTSON NANCY S		116 PARK AVE			JACKSONVILLE	FL	32218-1454
108240 0000	COOPER JANEENE		104 PARK AVE			JACKSONVILLE	FL	32218
108239 0000	SHEPARD EDDIE S		62 PARK AVE			JACKSONVILLE	FL	32218
108238 0060	RAY WANDA		45 PARK AVE			JACKSONVILLE	FL	32218-1457
108238 0000	3H PROPERTIES LLC		731 DUVAL STATION RD #107-415			JACKSONVILLE	FL	32218
108237 0000	PEOPLES GAS SYSTEM		PO BOX 2562			TAMPA	FL	33601
108147 5800	C S X TRANSPORTATION INC		500 WATER ST STE 800			JACKSONVILLE	FL	32202
108131 0000	SEEFRIED PSO JAX LLC		3333 RIVERWOOD PKWY STE 200			ATLANTA	GA	30339
	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