

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

August 3, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2021-273**

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairperson Diamond and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve**

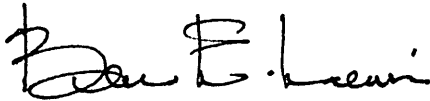
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: Despite numerous emails opposed to this application, there were no speakers in opposition. There was no debate among the Commissioners.

Planning Commission Vote:	6-0
Joshua Garrison, Chair	Aye
Dawn Motes, Vice Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Ian Brown	Aye
Alex Moldovan	Absent
Jason Porter	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis
City Planner Supervisor – Current Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7820
blewis@coj.net

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2021-0273 TO
PLANNED UNIT DEVELOPMENT

JUNE 17, 2021

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance 2021-0273 to Planned Unit Development.

Location: 13901 Sutton Park Drive South
Between Sutton Park Drive South and Sutton Drive North

Real Estate Numbers: 167722-0820, 167722-1110, 167733-0810, 167733-1000, 167722-1120

Current Zoning Districts: Planned Unit Development (PUD) 1994-0842

Proposed Zoning District: Planned Unit Development (PUD)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Southeast, District 3

Applicant/Agent: Steve Diebenow, Esq.
One Independent Drive, Ste.1200
Jacksonville, FL 32202

Owner: Steinemann Windsor Park II, LLC.
13901 Sutton Park Drive South, Suite 105
Jacksonville, FL 32224

Steinemann Windsor Parke I, LLC.
13901 Sutton Park Drive South, Suite 105
Jacksonville, FL 32224

Frank C. Steinemann
13901 Sutton Park Drive South, Suite 105
Jacksonville, FL 32224

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Planned Unit Development **2021-0273** seeks to rezone approximately 19.45± acres of land from Planned Unit Development (PUD) Ord. #1994-0842 to Planned Unit Development (PUD). The rezoning to a new PUD is being sought to permit the development of up to 260 multi-family units and/or additional office space on the property.

The current PUD, 1994-0842-E, allows for a mixed-use development pursuant to a bubble site plan, but only allows for one type of use in each bubble. A portion of the property is already developed with approximately 500,000 square feet 3-story office space structure. The proposed PUD differs from the current PUD in that the use of Multi-family dwellings will be a permitted use and reduction in required setbacks. The proposed PUD will also incorporate sign regulations approved through Minor Modification application MM-20-17.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(A) Is the proposed zoning district consistent with the 2030 Comprehensive Plan?

Yes. The Planning and Development Department finds that the subject property is located in the Community General Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. According to the land use category description, CGC land use in the Suburban Development Area is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Development should occur in a nodal development pattern.

The CGC land use category continues stating that residential uses shall not be the sole use and shall not exceed 80 percent of the development with a maximum gross density of 20 units/acre. However, this site is located within the boundaries of the Windsor Parke DRI, a mixed use DRI allowing a mix of residential, office and commercial uses. The overall DRI provides for a balance of uses through the Development Order and the Master Plan Map H of the DRI. Pursuant to FLUE Policy 1.1.14 below, the site is exempt from the mix of uses requirement of the CGC land use category due to its location within the boundaries of the Windsor Parke DRI.

The proposed 260 multi-family residential units meets the density limitation of 20 units/acre of the CGC land use category.

The CGC land use category allows warehousing and light manufacturing as an accessory use provided it is part of a commercial retail sales or service establishment and located on a road classified as a collector or higher on the Functional Highway Classification map. The written description of the PUD should include these limitations within the permitted uses to provide consistency with the CGC land use category.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive Planning for Future Development of the Ordinance Code. A description of the category is noted below.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2030 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

Objective 3.1

Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

The proposed rezoning at the subject site would directly address the projected growth for the surrounding area by providing for a greater variety of housing options for local citizens.

Airport Environment Zone

The site is located within the 500 foot Height and Hazard Zone for the Jacksonville Naval Air Station (NAS Jax). Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Objective 2.5

Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with

aviation-related activities.

Windsor Park DRI

The site is part of the Windsor Parke DRI which allows a mix of residential, office and commercial uses. Consistent with the DRI locational requirements, the proposed PUD is located within the Business Park (office)/residential portion of the master plan Map H of the DRI.

According to the latest information on file with the Planning and Development Department, the DRI has remaining entitlements for approximately 94 residential units. **In order to proceed with site plan review and future development of the proposed 260 residential units of the PUD, a notice of conversion of uses to the DRI to allow an increase in residential units must be received by the Planning and Development Department.** Additionally, the conversion of uses must be consistent with the Minimum and Maximum table of uses to the DRI. If an increase to the maximum allowable uses is needed, a change to the DRI would be required before proceeding.

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

The written description and the site plan of the intended development meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(1) Consistency with the 2030 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC).

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO).

This development is subject to mobility fee review.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to allow the development of up to 260 multi-family units and/or additional office space on the property. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage

Allocation Analysis For 2030 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

The use of existing and proposed landscaping: Development will be consistent with Part 12 Landscape Regulations of the Zoning Code.

The treatment of pedestrian ways: The property is an existing developed property and sidewalks have already been constructed along Sutton Park Drive South.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced using Sutton Park Drive South. Comments from Traffic & Engineering include:

- Traffic studies may be required at ten set review, when the final plans are determined.
- For residential uses with a 10' front yard, future sidewalks shall not be blocked by parked vehicles.
- The entrance of this PUD is located within ½ mile of an elementary school. Children walking to this school will have to cross Sutton Park Drive S. Provide a study for a school zone per FDOT Speed Zoning for Highways Roads and Streets in Florida, Chapter 15.3. If school zone traffic control devices are required, they shall be reviewed and approved by the City of Jacksonville Traffic Engineering Division and installed by the developer. ADA compliant sidewalk shall be provided to all of the residential units to the existing sidewalk on Sutton Park Court.

Hodges Boulevard from Hunt Club Road to J Turner Butler Boulevard (State Route 202) is the directly accessed functionally classified roadway in the vicinity. Hodges Boulevard is a 4 lane undivided minor arterial in this vicinity and is currently operating at 100 24 % of capacity. This Hodges Boulevard segment has a maximum daily capacity of 39 492 vpd and a 2019 daily traffic volume of 39,588 vpd.

This development is for 260 dwelling units of ITE Code 220 Multifamily Low Rise, which would generate 1,903 vpd.

The use and variety of building setback lines, separations, and buffering: Setback requirements will differ between uses of residential and Business Park. Residential uses will have a 10 foot setback from all property lines, while Business Park uses will have a front setback of 20

feet and rear/side 10 foot setback. If the existing vegetation is sparse, new planting shall be provided, consisting of a combination of native trees and shrubs. The ultimate goal is to provide noise attenuation and visual density at adjacent properties and rights-of-way.

The use and variety of building sizes and architectural styles: Maximum height of residential uses will be Sixty-five (65) feet; provided, however, that there will be no living space above fifty (50) feet. Residential buildings shall be limited to a maximum of four (4) stories in height. Business Park maximum height requirement is be Sixty-five (65) feet.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

The type, number and location of surrounding external uses: The proposed development is located in a mixed-use area with residential properties as the prevailing use ranging from single family dwellings to multi-family dwellings. The property additionally is adjacent to office space.

The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	PUD 1994-0842	Multi-Family Dwellings
South	CGC	PUD 1994-0842	Office Space
East	CGC	PUD 1988-1084	Office Space
West	CGC	PUD 1994-0842	Multi-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the proposed CGC functional land use category and will allow for the development of a maximum of 260 multifamily apartment units. The PUD is appropriate at this location because it will support the existing offices and contribute to the variety of housing products within the area.

The availability and location of utility services and public facilities and services:

The subject site will be serviced by JEA for city water and sewer. Additionally, in a memo provided by JEA dated May 11, 2021, JEA has no objection to proposed PUD. Any modifications to the existing water or sewer services to meet the JEA Design Standards in effect at the time of construction plan approval.

School Capacity:

Based on the Development Standards for impact assessment, the 6.10± acre proposed PUD rezoning has a development potential of 31 single-family units. The proposed development was

analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

School Impact Analysis
PUD 2021-0273

Development Potential: 260 Residential Units

School Type	CSA	2020-21 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats CSA	Available Seats Adjacent CSA 3&5
Elementary	5	8,312	85%	43	94%	851	1,752
Middle	5	2,343	83%	18	88%	139	581
High	5	7,615	98%	24	98%	42	175
Total New Students				85			

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2

The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3

The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use

decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2

Adopted Level of Service (LOS) Standards

Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long-range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1

The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Chets Creek ES #264	5	43	1,070	1,168	109%	73%
Kernan MS #279	5	18	1,151	1,212	105%	97%
Atlantic Coast HS #268	5	24	2,443	2,311	95%	97%

- Does not include ESE & room exclusions
- Analysis based on a maximum 260 dwelling units – 2021-0273
- Same as Above (SAA)

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.

(8) Impact on wetlands

Review of a 2004 Florida Land Use and Cover Classification System map provided by the St. Johns River Water Management District did not identify any wetlands on-site.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The proposed residential parking will provided at a rate of 1.25 spaces/unit for all residential uses. The proposed Business Park shall be consistent with the requirements of Part 6 of the Zoning Code.

(11) Sidewalks, trails, and bikeways

External sidewalks exist along Sutton Park Drive South.

Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be consistent with the requirements outlined in Part 6 of the Zoning Code.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **May 18, 2021** by the Planning and Development Department, the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance 2021-0273 be **APPROVED with the following exhibits:**

1. The original legal description dated March 16, 2021
2. The original written description dated April 28, 2021
3. The original site plan dated March 12, 2021

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning 2021-0273 be **APPROVED.**



Aerial View

Source: JaxGIS



View of Subject Property and proposed location of Multi-Family Units

Source: Planning & Development Dept.

Date: May 18, 2021



View of Subject Property Existing Office Space

Source: Planning & Development Dept.

Date: May 18, 2021



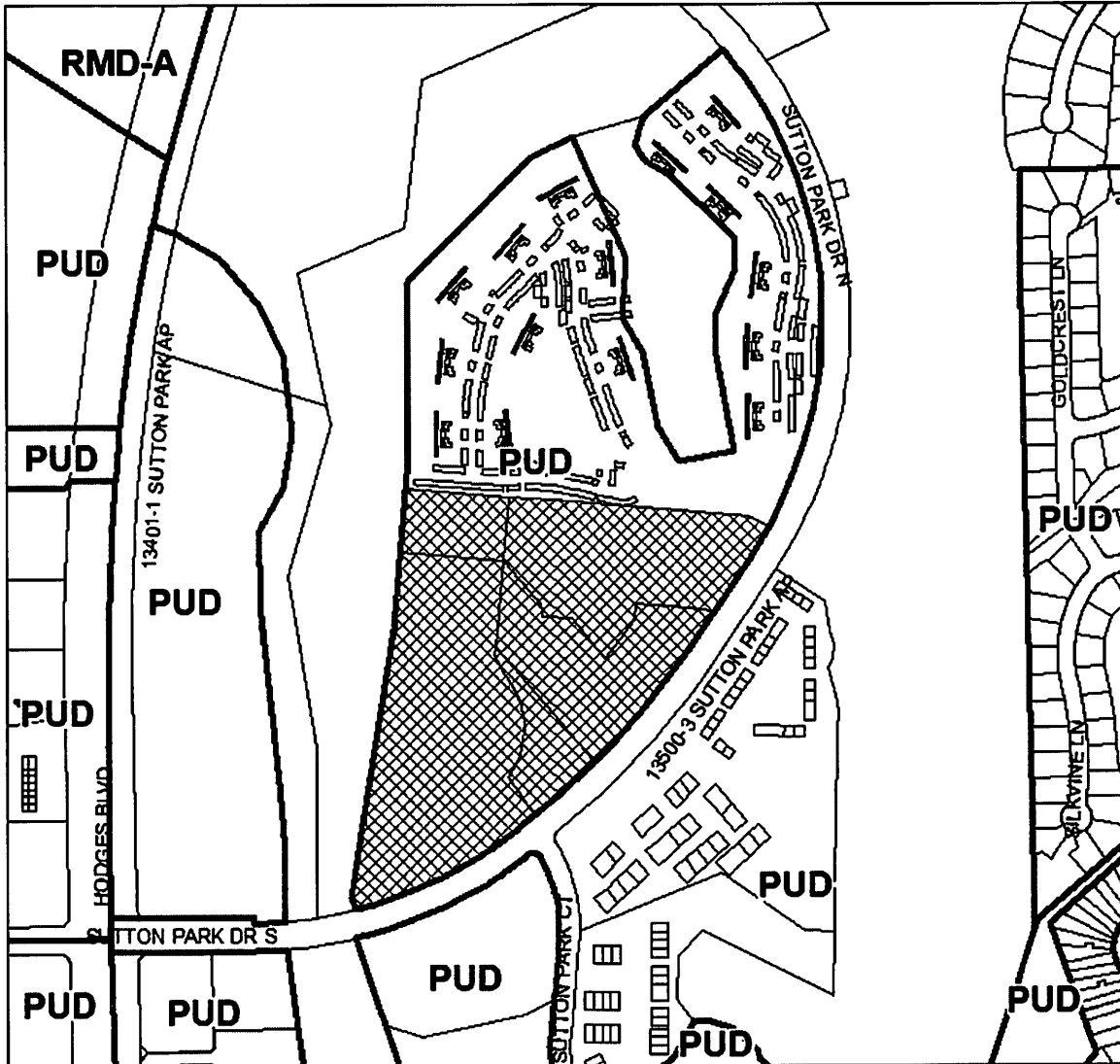
View of Property to the East

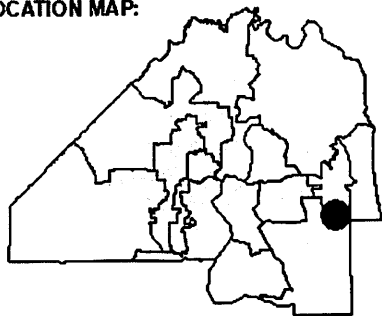
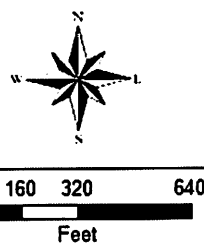
*Source: Planning & Development Dept.
Date: May 18, 2021*



View of Property to the West

*Source: Planning & Development Dept.
Date: May 18, 2021*



<p>REQUEST SOUGHT:</p> <p>FROM: PUD</p> <p>TO: PUD</p>	<p>LOCATION MAP:</p> 	
	<p>TRACKING NUMBER</p> <p>T-2021-3447</p>	<p>COUNCIL DISTRICT:</p> <p>3</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

PLANNING AND DEVELOPMENT DEPARTMENT



MEMORANDUM

DATE: 5/17/2021

TO: Erin Abney
City Planner II

FROM: Soliman Peter Salem
City Planner Supervisor

SUBJECT: TRANSPORTATION REVIEW OF 2021-0273 SUTTON PARK PUD

Hodges Boulevard, from Hunt Club Road to J Turner Butler Boulevard (State Route 202), is the directly accessed functionally classified roadway in the vicinity. Hodges Boulevard is a 4-lane undivided minor arterial in this vicinity, and is currently operating at 100.24% of capacity. This Hodges Boulevard segment has a maximum daily capacity of 39,492 vpd and a 2019 daily traffic volume of 39,588 vpd.

This development is for 260 dwelling units of ITE Code 220 Multifamily Low Rise, which would generate 1,903 vpd.

Transportation Planning Division comments to be included in staff report:

This development is subject to mobility fee review. Pursuant to Policy 4.1.5 of the Transportation Element of the 2030 Comprehensive Plan, the applicant must provide for the convenient and safe access by and securing of bicycles on site. The bicycle parking must be

PLANNING AND DEVELOPMENT DEPARTMENT



consistent with the requirements outlined in Part 6 of the Zoning Code. All comments or conditions made by Transportation Planning Division or Traffic Engineering Division are to be included in the staff report unless otherwise waived in writing by the Chief of Transportation Planning Division or waived by Planning Commission, LUZ Committee, or City Council. For residential uses with a 10' front yard, future sidewalks shall not be blocked by parked vehicles.

*Transportation Planning Division CONDITIONS the following for approval:

Traffic studies may be required at 10-set review when the final plans are determined. The entrance of this PUD is located within a half-mile of an elementary school. Children walking to this school will have to cross Sutton Park Drive S. Provide a study for a school zone per FDOT Speed Zoning for Highways, Roads, and Streets in Florida, Chapter 15.3. If school zone traffic control devices are required, they shall be reviewed and approved by the City of Jacksonville's Traffic Engineering Division and installed by the developer. ADA complaint sidewalks shall be provided to all of the residential units to the existing sidewalk on Sutton Park Court.



Planning and Development Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Bruce Lewis
Current Planning Division

FROM: Helena Parola
Community Planning Division

RE: Ordinance 2021-273

DATE: May 19, 2021

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

Current Land Use	CGC
LU Companion Application	N/A
Current Zoning	PUD
Proposed Zoning	PUD
Land Development Area	Suburban Area
Acres	19.45 acres

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES * NO

*** With Condition: The CGC land use category allows warehousing and light manufacturing as an accessory use provided it is part of a commercial retail sales or service establishment and located on a road classified as a collector or higher on the Functional Highway Classification map. The written description of the PUD should include these limitations within the permitted uses to provide consistency with the CGC land use category.**

ZONING REQUEST:

The request is to rezone the 19.45 acre area from PUD to PUD in order to allow for a mix of residential and business park uses on the property at 13901 and 0 Sutton Park Drive South. The project area is in the Community General Commercial (CGC) land use category and the Suburban Development Area, as identified on the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The site is within Planning District 3 (Southeast), Council District 3 and located on the northeast corner of Sutton Park Drive, an unclassified roadway, and Hodges Boulevard, a minor arterial roadway. The site is also located within the boundaries of the Windsor Parke DRI.

LAND USE CATEGORY CONSISTENCY REVIEW:

According to the land use category description, CGC land use in the Suburban Development Area is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Development should occur in a nodal development pattern.

The CGC land use category continues stating that residential uses shall not be the sole use and shall not exceed 80 percent of the development with a maximum gross density of 20 units/acre. However, this site is located within the boundaries of the Windsor Parke DRI, a mixed use DRI allowing a mix of residential, office and commercial uses. The overall DRI provides for a balance of uses through the Development Order and the Master Plan Map H of the DRI.

Pursuant to FLUE Policy 1.1.14 below, the site is exempt from the mix of uses requirement of the CGC land use category due to its location within the boundaries of the Windsor Parke DRI.

Future Land Use Element

Policy 1.1.14 Exempt the internal arrangement of uses within the Central Business District (CBD) Land Use Category and Developments of Regional Impact (DRIs) from the nodal and other locational criteria of the 2030 Comprehensive Plan, subject to required local and regional reviews.

The proposed 260 multi-family residential units meets the density limitation of 20 units/acre of the CGC land use category.

The CGC land use category allows warehousing and light manufacturing as an accessory use provided it is part of a commercial retail sales or service establishment and located on a road classified as a collector or higher on the Functional Highway Classification map. The written description of the PUD should include these limitations within the permitted uses to provide consistency with the CGC land use category.

A detailed review of the PUD's consistency with the Windsor Park DRI is found below and should be considered before the applicant's final determination of the number of proposed dwelling units in the project. Additionally, the PUD rezoning site is within the boundaries of the 500-foot Height Restriction Zone for Craig Municipal Airport and is located within an area of low, medium and high sensitivity for archaeological resources. . These areas are reviewed in more detail below.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element:

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

- Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial, and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
- Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-element.
- Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
- Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Airport Environment Zone

The site is located within the 500 feet Height and Hazard Zone for the Craig Municipal Airport. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

- Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site

Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Windsor Park DRI

The site is part of the Windsor Parke DRI which allows a mix of residential, office and commercial uses. Consistent with the DRI locational requirements, the proposed PUD is located within the Business Park (office)/residential portion of the master plan Map H of the DRI.

According to the latest information on file with the Planning and Development Department, the DRI has remaining entitlements for approximately 94 residential units. **In order to proceed with site plan review and future development of the proposed 260 residential units of the PUD, a notice of conversion of uses to the DRI to allow an increase in residential units must be received by the Planning and Development Department.** Additionally, the conversion of uses must be consistent with the Minimum and Maximum table of uses to the DRI. If an increase to the maximum allowable uses is needed, a change to the DRI would be required before proceeding.

Abney, Erin

From: Warnock, Blaine
Sent: Tuesday, May 11, 2021 9:28 AM
To: Abney, Erin
Subject: FW: Review and Comments Request (2021-0273)
Attachments: 2021-0273 APP.pdf; Baseline Review.pdf; T-2021-3447.jpg

Erin,

Good morning.

Currently, there is nothing in the Concurrency system regarding this proposed project.

The agent/owner will need to submit a Mobility application & CRC application to the Concurrency & Mobility Management System Office for review/fee assessment/approval.

Regards,
Blaine

Blaine Warnock
City Planner III
City of Jacksonville / Concurrency & Mobility Management System Office
Ed Ball Building
214 N. Hogan Street, 2nd Floor
Jacksonville, Florida 32202
Phone (904) 255-8321
warnock@coj.net

From: Abney, Erin <EAbney@coj.net>
Sent: Tuesday, May 11, 2021 9:11 AM
To: Salem, Soliman <Soliman@coj.net>; Dickerson, Christopher <CDickerson@coj.net>; Parola, Helena <HParola@coj.net>; McDaniel, Jody <JodyM@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Kolczynski, John <JohnFK@coj.net>; Warnock, Blaine <Warnock@coj.net>; Namey, Joe <Namey@coj.net>; Reed, Nikita <NReed@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; pricml@jea.com; westsr@jea.com; macktd@jea.com; Estes, Shalene B. <EstesS@duvalschools.org>; growthmanagement.d2@dot.state.fl.us; Clem, Scott <Scott.Clem@dot.state.fl.us>; Austin, Brian <Brian.Austin@dot.state.fl.us>
Subject: Review and Comments Request (2021-0273)

Good Morning,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed Planned Unit Development 2021-0273. Please review the attached files and e-mail your comments or recommendations to this office no later than Wednesday May 19th.

Please let me know if you have any questions and thank you for your assistance.

Erin L. Abney
City Planner II



21 West Church Street
Jacksonville, Florida 32202-3139

May 11, 2021

MEMORANDUM

To: Planning and Development Department

From: Susan R. West, PE
JEA

Subject: PUD Zoning Application
Sutton Park PUD
ORD 2021-0237

PUD application for a mixed use development. No objection to proposed PUD. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal. If you have any questions, please call or email me directly at 904-665-7980 or westsr@jea.com.

Application Review Request: COJ PDD: Baseline Checklist Review

Proposed Name: Ord. 2021-0273 Sutton Park

Requested By: Erin Abney

Reviewed By: Shalene B. Estes

Due: 5/19/2021

Analysis based on maximum dwelling units: **260**

SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded)	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2020/21)	% OCCUPIED	4 YEAR PROJECTION
Chets Creek ES #264	5	43	1070	1168	109%	73%
Kernan MS #279	5	18	1151	1212	105%	97%
Atlantic Coast HS #268	5	24	2443	2311	95%	97%
		85				

NOTES:

¹ Attendance school may not be in proposed development's CSA

² Does not include ESE & room exclusions

³ Same As Above (SAA)



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

May 12, 2021

Erin L. Abney
City Planner II
Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

RE: Sutton Park Drive PUD

Introduction

Sutton Park Drive PUD is a proposed rezoning on 19.45 acres to Planned Unit Development (PUD). The subject property is located on the north side of Sutton Park Drive South, approximately 0.45 miles north of SR-202 (J.T. Butler Boulevard). The rezoning to PUD is being sought to develop 260 multi-family dwelling units and/or offices space.

Accessibility

Access to the site is provided via Sutton Park Drive South. There is no direct access to a State facility.

Bicycle and Pedestrian Facilities

There are pedestrian facilities along Sutton Park Drive South.

Programmed Improvements

FDOT has programmed capacity improvements in the vicinity of the project site. An interchange improvement at SR-202 (JTB) and San Pablo Road is under construction and is estimated to be completed in Summer 2021 (FPID 439467-1). Another interchange project at SR-202 and Kernan Boulevard is scheduled for construction in FY 2022 (FPID 447149-1).

Trip Generation

Table 1 shows trip generation based on the plan of development using ITE’s Trip Generation Manual, 10th Edition.

Table 1

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Mid-Rise)	221	260	Dwelling Units	1,415	87	111

When the square footage of the additional office is known, a new trip generation analysis should be conducted.

Roadway Capacity

Table 2 shows the maximum level of service and peak hour volume for SR-202 according to FDOT's *Florida State Highway System Level of Service Report*, dated June 2020.

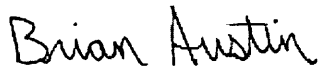
Table 2

County	Road	Segment ID	Segment	FDOT LOS Standard	Maximum Service Volume	2020 Peak Hour Volume	2020 Peak LOS	2025 Peak Hour Volume	2025 Peak LOS
Duval	SR-202	449	Kernan Blvd to Hodges Blvd	D	12,020	10,758	D	11,220	D
Duval	SR-202	543	Hodges Blvd to San Pablo Rd	D	10,220	8,801	D	9,325	D

The segments mentioned in Table 2 have sufficient capacity to accommodate the trips generated from the development, and FDOT does not identify any potential adverse impacts on SR-202.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,



Brian Austin
Transportation Planner
FDOT District Two

Abney, Erin

From: Kolczynski, John
Sent: Tuesday, May 11, 2021 11:14 AM
To: Abney, Erin
Cc: Salem, Soliman
Subject: RE: Review and Comments Request (2021-0273)

Erin,

My comments for this PUD are as follows:

- Traffic studies may be required at ten set review, when the final plans are determined.
- For residential uses with a 10' front yard, future sidewalks shall not be blocked by parked vehicles.
- The entrance of this PUD is located within ½ mile of an elementary school. Children walking to this school will have to cross Sutton Park Drive S. Provide a study for a school zone per FDOT Speed Zoning for Highways Roads and Streets in Florida, Chapter 15.3. If school zone traffic control devices are required, they shall be reviewed and approved by the City of Jacksonville Traffic Engineering Division and installed by the developer. ADA compliant sidewalk shall be provided to all of the residential units to the existing sidewalk on Sutton Park Court.

John Kolczynski E.I.

Traffic Technician Senior

City of Jacksonville | Planning and Development Department

214 N. Hogan Street, Suite 2100

Jacksonville, Florida 32202

(904) 255-8583

www.coj.net

From: Abney, Erin <EAbney@coj.net>
Sent: Tuesday, May 11, 2021 9:11 AM
To: Salem, Soliman <Soliman@coj.net>; Dickerson, Christopher <CDickerson@coj.net>; Parola, Helena <HParola@coj.net>; McDaniel, Jody <JodyM@coj.net>; McCoy, Tanja <TMcCoy@coj.net>; Kolczynski, John <JohnFK@coj.net>; Warnock, Blaine <Warnock@coj.net>; Namey, Joe <Namey@coj.net>; Reed, Nikita <NReed@coj.net>; Hubsch, Charles <CHUBSCH@coj.net>; pricml@jea.com; westsr@jea.com; macktd@jea.com; Estes, Shalene B. <EstesS@duvalschools.org>; growthmanagement.d2@dot.state.fl.us; Clem, Scott <Scott.Clem@dot.state.fl.us>; Austin, Brian <Brian.Austin@dot.state.fl.us>
Subject: Review and Comments Request (2021-0273)

Good Morning,

The Current Planning Division of the Planning and Development Department would appreciate any comments or recommendations that your agency/department may have on the proposed Planned Unit Development 2021-0273. Please review the attached files and e-mail your comments or recommendations to this office no later than Wednesday May 19th.

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2021-0273 **Staff Sign-Off/Date** ELA / 05/11/2021
Filing Date 05/11/2021 **Number of Signs to Post** 8
Hearing Dates:
1st City Council 06/08/2021 **Planning Comission** 06/03/2021
Land Use & Zoning 06/15/2021 **2nd City Council** N/A
Neighborhood Association WINDSOR PARKE PROPERTY OWNERS, HANOVER PARKE ASSOCIATION, INC., WEST BEACHES COMMUNITY ASSOCIATION
Neighborhood Action Plan/Corridor Study WINDSOR PARKE DRI

Application Info

Tracking # 3447 **Application Status** FILED COMPLETE
Date Started 03/24/2021 **Date Submitted** 03/24/2021

General Information On Applicant

Last Name DIEBENOW **First Name** STEVE **Middle Name**
Company Name
Mailing Address
 ONE INDEPENDENT DRIVE, STE. 1200
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9043011269 **Fax** 9043011279 **Email** SDIEBENOW@DMPHLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 STENEMANN WINDSOR PARK II, LLC
Mailing Address
 13901 SUTTON PARK DRIVE SOUTH, SUITE 105
City JACKSONVILLE **State** FL **Zip Code** 32224
Phone 9043011269 **Fax** **Email**

Last Name N/A **First Name** N/A **Middle Name**
Company/Trust Name
 STEINEMANN WINDSOR PARKE I, LLC
Mailing Address
 13901 SUTTON PARK DRIVE SOUTH, SUITE 105
City JACKSONVILLE **State** FL **Zip Code** 32224

Phone	Fax	Email
9043011269		
<hr/>		
Last Name	First Name	Middle Name
STEINEMANN	FRANK	C.
Company/Trust Name		
Mailing Address		
13901 SUTTON PARK DRIVE SOUTH, SUITE 105		
City	State	Zip Code
JACKSONVILLE	FL	32224
Phone	Fax	Email
9043011269		

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s) 1994-0842-0738 AND MM-2020-17

Map RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map 167733 0820	3	3	PUD	PUD
Map 167733 1110	3	3	PUD	PUD
Map 167733 0810	3	3	PUD	PUD
Map 167733 1000	3	3	PUD	PUD
Map 167733 1120	3	3	PUD	PUD

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

Existing Land Use Category
CGC

Land Use Category Proposed?

If Yes, State Land Use Application #

Total Land Area (Nearest 1/100th of an Acre) 19.45

Development Number

Proposed PUD Name SUTTON PARK DRIVE PUD

Justification For Rezoning Application

APPLICANT PROPOSES TO REZONE THE PROPERTY TO PERMIT THE DEVELOPMENT OF MULTIFAMILY UNITS AND/OR ADDITIONAL OFFICES ON THE PROPERTY. THE CURRENT PUD IS FILED TO ALLOW FOR A MIX OF USES INSIDE A BUBBLE AREA OF THE ORIGINAL SITE PLAN (AS OPPOSED TO A SINGLE USE AS CONTEMPLATED BY THE CURRENT PUD) AND TO NUANCE YARD AND HEIGHT RESTRICTIONS TO ACCOMMODATE SITE CONSTRAINTS.

Location Of Property

General Location
NORTHEAST OF THE CORNER OF SUTTON PARK DR S AND HIDGES BLVD

House #	Street Name, Type and Direction	Zip Code
13901	SUTTON PARK DR S	32224

Between Streets
SUTTON PARK DR N and SUTTON PARK DR S

Required Attachments For Formal, Complete application

The following items must be labeled as exhibits and attached to application in the order prescribed below. All pages of the application must be on 8½" X 11" paper with provision for page numbering by the staff as prescribed in the application instructions manual. Please check each item below and the PUD Check List for inclusion of information required.

- Exhibit 1** A very clear, accurate and legible legal description of the property that must be only and entirely placed on the JP&DD formatted forms provided with the application package. The legal description may be either lot and block or metes and bounds.
- Exhibit A** Property Ownership Affidavit – Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.
- Exhibit C** Binding Letter.
- Exhibit D** Written description in accordance with the PUD Checklist and with provision for dual page numbering by the JP&DD staff.
- Exhibit E** Scalable site plan with provision for dual page numbering by the JP&DD staff drawn at a scale large enough to clearly indicate the following: (a) North arrow and scale; (b) Property lines and dimensions of the site; (c) Building locations and building lot coverage; (d) Parking area; (e) Required Landscaped Areas; (f) All ingress and egress locations (driveways, alleys and easements) within 660 feet; (g) Adjacent streets and rights-of-way; (h) jurisdictional wetlands; and (i) existing site conditions and improvements that will be undisturbed.
- Exhibit F** Land Use Table
- Exhibit G** Copy of the deed to indicate proof of property ownership.

Supplemental Information

Supplemental Information items are submitted separately and not part of the formal application

- Exhibit H** Aerial Photograph.
- Exhibit I** Listed Species Survey (If the proposed site is greater than fifty acres).
- Exhibit J** Other Information as required by the Department (i.e.-*building elevations, *signage details, traffic analysis, etc.).
- Exhibit K** Site Location Map.

Public Hearings And Posting Of Signs

No application will be accepted until all the requested information has been supplied and the required fee has been paid. Acceptance of a completed application does not guarantee its approval by the City Council. The applicant will be notified of public hearing dates on this application upon the filing of the application. The applicant or authorized agent **MUST BE PRESENT** at the public hearings. The required **SIGN(S)** must be **POSTED** on the property **BY THE APPLICANT** within 5 days after the filing of an application. The sign(s) may be removed only after final action of the Council and must be removed within 10 days of such action.

The applicant must also pay for the required public notice stating the nature of the proposed request which is required to be published in an approved newspaper **AT LEAST 14 DAYS IN ADVANCE OF THE PUBLIC HEARING.** (The Daily Record - 10 North Newnan Street, Jacksonville, FL 32202 • (904) 356-2466 • Fax (904) 353-2628) Advertising costs are payable by the applicant directly to the newspaper and the applicant must furnish **PROOF OF PUBLICATION** to the Planning and Development Department, 214 North Hogan Street, Ed Ball Building, Suite 300, Jacksonville, Florida, 32202, prior to the public hearing.

Application Certification

I, hereby, certify that I am the owner or the authorized agent of the owner(s) of the

property described herein, that all answers to the questions in this application and all information contained in the material attached to and made a part of this application, are accurate and true to the best of my knowledge and belief. I also attest that all required information for this rezoning application is completed and duly attached in the prescribed order. Furthermore, if the package is found to be lacking the above requirements, I understand that the application will be returned for correct information.

Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**
 19.45 Acres @ \$10.00 /acre: \$200.00
- 3) Plus Notification Costs Per Addressee**
 119 Notifications @ \$7.00 /each: \$833.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$3,302.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

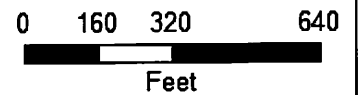
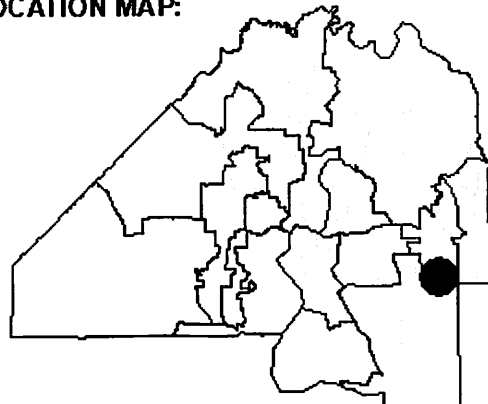


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



COUNCIL DISTRICT:

3

TRACKING NUMBER

T-2021-3447

**EXHIBIT 2
PAGE 1 OF 1**

LEGAL DESCRIPTION

March 16, 2021

RE # 167733-0810:

A PART OF SECTION 11. TOWNSHIP 3 SOUTH. RANGE 28 EAST. DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD STATE ROAD NO. 202 (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE CENTERLINE OF HODGES BOULEVARD. COUNTY ROAD NO. 3888 (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED): THENCE N. 01°00'29"W ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N. 88°59'31"E A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N 01°00'29"W ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B" AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY: THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID 'WINDSOR PARKE UNIT ONE "B" THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET A CHORD BEARING S 46°00'28"E AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N 88°59'32"E A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S 01°00'28"E RADIAL TO SAID CURVE A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N 82°15'29"E AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE, BEING THE POINT OF BEGINNING; THENCE N 08°08'00"W A DISTANCE OF 44.19 FEET: THENCE N 09°03'23"E A DISTANCE OF 793.80 FEET; THENCE N 04°55'49"E A DISTANCE OF 226.20 FEET; THENCE S 85°04'11"E A DISTANCE OF 302.83 FEET; THENCE S 04°55'49"W A DISTANCE OF 253.00 FEET; THENCE S 40°04'11"E A DISTANCE OF 442.37 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2070.00 FEET BEING A POINT ON THE NORTHERLY BOUNDARY OF AFORESAID WINDSOR PARKE UNIT ONE "B"; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE COURSES: COURSE (1) 162.92 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING S 47°44'15" W AND A CHORD DISTANCE OF 162.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S 49°59'32"W A DISTANCE OF 108.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY. HAVING A RADIUS OF 1270.00 FEET; COURSE (3) 565.93 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING S 62°45'29"W AND A CHORD DISTANCE OF 561.26 FEET TO THE POINT OF BEGINNING CONTAINING 9.57 ACRES, MORE OR LESS

RE #'s 167733-1110 and 167733-1000:

A PART OF SECTION 11. TOWNSHIP 3 SOUTH. RANGE 28 EAST, DUVAL COUNTY. FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202 (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888 (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE N 01°00'29"W ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N 88°59'31"E A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N 01°00'29"W ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY: THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B", BEING THE NORTHERLY RIGHT-OF-WAY OF SUTTON PARK DRIVE SOUTH (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THE FOLLOWING FOUR COURSES: COURSE (1) SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S 46°00'28"E AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N 88°59'32"E A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S 01°00'28"E, RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) EASTERLY 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1270.00 FEET; A CHORD BEARING N 82°15'29"E AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE, THENCE N 08°08'00"W A DISTANCE OF 44.19 FEET: THENCE N 09°03'23"E A DISTANCE OF 793.80 FEET; THENCE N 04°55'49" E A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING; THENCE N 04°55'49"E A DISTANCE OF 190.00 FEET: THENCE S 85°04'11"E A DISTANCE OF 1006.06 FEET; THENCE S 61°32'40"E A DISTANCE OF 62.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID SUTTON PARK DRIVE SOUTH, BEING A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1225.00 FEET, THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID SUTTON PARK DRIVE SOUTH. THE FOLLOWING TWO COURSES: COURSE (1) 100.73 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 31°26'33"W AND A CHORD DISTANCE OF 100.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S 33°47'54"W A DISTANCE OF 193.79 FEET; THENCE N 81°59'53" W A DISTANCE OF 79.21 FEET; THENCE N 84°54'19" W A DISTANCE OF 148.86 FEET: THENCE S 05°02'30"W A DISTANCE OF 48.06 FEET; THENCE S 36°31'30"W A DISTANCE OF 141.35 FEET; THENCE N 40°04'20"W A DISTANCE OF 149.41 FEET: THENCE N 84°59'11"W A DISTANCE OF 87.06 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70.00 FEET: THENCE NORTHWESTERLY 56.99 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING N 17°48'51"W, AND A CHORD DISTANCE OF 55.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE: THENCE N 41°08'14"W A DISTANCE OF 146.27 FEET; THENCE N 85°04'11"W A DISTANCE OF 302.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202 (A 300- FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N 01°00'29"W ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET: THENCE N 88°59'31"E A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N 01°00'29"W, ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B", BEING THE NORTHERLY RIGHT-OF-WAY OF SUTTON PARK DRIVE SOUTH, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THE FOLLOWING FOUR COURSES: COURSE (1) SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S 46°00'28"E AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N 88°59'32"E A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S 01°00'28"E RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) EASTERLY 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1270.00 FEET. A CHORD BEARING N 82°15'29"E AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE, THENCE N 08°08'00" W A DISTANCE OF 44.19 FEET; THENCE N 09°03'23"E A DISTANCE OF 793.80 FEET; THENCE N 04°55'49"E A DISTANCE OF 226.20 FEET: THENCE S 85°04'11"E, A DISTANCE OF 302.83 FEET TO THE POINT OF BEGINNING. THENCE S 41°08'14"E A DISTANCE OF 146.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY 56.99 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 17°48'51"E A CHORD DISTANCE OF 55.43 FEET TO A POINT ON SAID CURVE; THENCE S 84°59'11"E A DISTANCE OF 87.06 FEET; THENCE S 40°04'20"E, A DISTANCE OF 149.41 FEET: THENCE N 36°31'30"E A DISTANCE OF 141.35 FEET; THENCE N 05°02'30"E A DISTANCE OF 48.06 FEET; THENCE S 84°54'19"E A DISTANCE OF 148.86 FEET: THENCE S 81°59'53"E A DISTANCE OF 79.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID SUTTON PARK DRIVE SOUTH; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID SUTTON PARK DRIVE SOUTH, THE FOLLOWING TWO COURSES: COURSE (1) S 33°47'54" W, A DISTANCE OF 142.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2070.00 FEET; COURSE (2) SOUTHWESTERLY 422.14 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 39°38'25"W AND A CHORD DISTANCE OF 421.41 FEET TO A POINT ON SAID CURVE; THENCE N 40°04'11"W A DISTANCE OF 442.37 FEET; THENCE N 04°55'49"E A DISTANCE OF 263.00 FEET TO THE POINT OF BEGINNING.

RE # 167733-0820:

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 01°00'29" W., ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET, THENCE N. 88°59'31" E., A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N. 01°00'29" W., ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B" THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S. 46°00'28" E., AND A CHORD DISTANCE OF 42.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N. 88°59'32" E., A DISTANCE OF 813.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S. 01°00'28" E., RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N. 82°15'29" E., AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE; THENCE N. 08°08'00" W., A DISTANCE OF 44.19 FEET; THENCE N. 09°03'23" E., A DISTANCE OF 798.80 FEET; THENCE N. 04°55'49" E., A DISTANCE OF 226.20 FEET; THENCE S. 85°04'11" E., A DISTANCE OF 302.83 FEET; THENCE S. 04°55'49" W., A DISTANCE OF 258.00 FEET TO THE POINT OF BEGINNING; THENCE S. 40°04'11" E., A DISTANCE OF 442.37 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2070.00 FEET, BEING A POINT ON THE NORTHERLY BOUNDARY OF AFORESAID WINDSOR PARKE UNIT ONE "B"; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO COURSES: COURSE (1) 162.92 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S. 47°44'15" W., AND A CHORD DISTANCE OF 162.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S. 49°59'32" W., A DISTANCE OF 68.79 FEET TO A POINT ON SAID NORTHERLY BOUNDARY; THENCE N. 34°24'43" W., A DISTANCE OF 134.71 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF AN INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 9149, PAGE 205; THENCE NORTHWESTERLY ALONG SAID WESTERLY EASEMENT LINE THE FOLLOWING TWO COURSES: COURSE (1) 313.45 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 251.42 FEET, A CHORD BEARING N. 00°39'01" W., AND A CHORD DISTANCE OF 293.54 FEET TO A POINT OF REVERSE CURVATURE; COURSE (2) 70.60 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 281.42 FEET, A CHORD BEARING N. 29°10'46" W., AND A CHORD DISTANCE OF 70.42 FEET TO A POINT ON SAID CURVE; THENCE N. 04°55'49" E., A DISTANCE OF 26.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1.165 ACRES, MORE OR LESS.

RE # 167733-1120:

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 01°00'29" W., ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N. 88°59'31" E., A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD. SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N. 01°00'29" W., ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B" THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S. 46°00'28" E., AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N. 88°59'32" E., A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S. 01°00'28" E., RADIAL TO SAID CURVE A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N. 82°15'29" E., AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE; THENCE N. 08°08'00" W., A DISTANCE OF 44.19 FEET; THENCE N. 09°03'23" E., A DISTANCE OF 793.80 FEET; THENCE N. 04°55'49" E., A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING: THENCE N. 04°55'49" E., A DISTANCE OF 190.00 FEET; THENCE S. 85°04'11" E., A DISTANCE OF 302.83 FEET; THENCE S. 04°55'49" W., A DISTANCE OF 190.00 FEET; THENCE N. 85°04'11" W., A DISTANCE OF 302.83 FEET TO THE POINT OF BEGINNING. CONTAINING 1.321 ACRES. MORE OR LESS.

PUD WRITTEN DESCRIPTION

SUTTON PARK DRIVE PUD

April 28, 2021

I. PROJECT DESCRIPTION

A. Number of acres, location of site, existing use, surrounding uses, types of businesses, and proposed uses: Applicant proposes to rezone approximately 19.45 acres of property along Sutton Drive from PUD (1994-0842-0738) to PUD to permit the development of multifamily units and/or offices on the property located at 0 Sutton Park Drive, Jacksonville, FL 32224 (RE# 167733-0810 and 167733-1120) as more particularly described in Exhibit 1 (the "Property") and conceptually depicted in the Site Plan filed herewith. Applicant proposes to allow for a mix of residential and business park uses on the properties located at 13901 and 0 Sutton Park Drive South (RE #'s 167733-0810, 167733-1120, 167733-1110, 167733-1000 and 167733-0820) as contemplated by the original site plan attached to PUD Ordinance 1994-0842-0738.

The proposed uses are complimentary to the neighboring commercial, business/office and residential uses. The uses will compliment such surrounding uses and will fulfill the City's demand for housing to address an ever-increasing population.

The surrounding land use and zoning designations are as follows:

<i>Direction</i>	<i>Land Use</i>	<i>Zoning</i>	<i>Existing Use</i>
North	CGC	PUD	Grand Reserve condominiums
East	CGC	PUD	Professional/business offices, mortgage offices, insurance offices
South	CGC	PUD	Professional/business offices, medical offices
West	CGC	PUD	Registry at Windsor Parke apartments

- B. Project name: Sutton Park Drive PUD
- C. Project engineer: Prosser, Inc.
- D. Project developer: The Bainbridge Companies.
- E. Project agent: Driver, McAfee, Hawthorne & Diebenow, PLLC
- F. Current land use designation: CGC.
- G. Requested land use designation: CGC.

H. Current zoning district: PUD (1994-0842-0738).

I. Requested zoning district: PUD.

J. Real estate numbers: 167733-0810, 167733-1120, 167733-1110, 167733-1000 and 167733-0820.

II. QUANTITATIVE DATA

A. Total acreage: 19.45 acres

B. Total number of dwelling units: Up to 260 dwelling units.

C. Total amount of non-residential floor area: 500,000 sq feet.

D. Total amount of land coverage of all buildings and structures:

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The existing PUD permits mixed use development pursuant to a bubble site plan, but only allows for one type of use in each bubble. The proposed PUD will allow for a mix of uses within one bubble of the original site plan allowing for the development of multifamily units to compliment the already developed business uses. In addition, the applicant proposes ten (10) foot yards instead of the standard twenty (20) feet in medium residential to allow applicant to provide parking and on-site stormwater management. The proposed PUD incorporates those sign regulations permitted by MM-2020-17. Last, the current PUD (1994-0842-0738) has been modified to allow business park uses a maximum height of sixty-five feet. This will make the developed office building and garage on parcel 167733-1110 compliant with current code.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided, operated or maintained by the City.

The continued operation and maintenance of the areas and functions described herein and facilities which are not to be provided, operated or maintained by the City will be the sole responsibility of the owner of the Property.

IV. USES AND RESTRICTIONS

A. Permitted Uses:

i. Multiple-family dwellings.

- ii. Research offices and laboratories, including testing, providing such testing complies with the environmental standards set forth herein.
- iii. Corporate headquarters, regional headquarters and administrative offices. Local service offices such as real estate sales, insurance agencies, doctor's offices, or other offices.
- iv. Industries that manufacture medical equipment; communications equipment; electronic components; or measuring, analyzing, controlling instruments, light manufacturing, fabrication, assembly of components, printing, high tech carpentry and cabinet shops (not including saw or planing mills); indoor high-tech processing, reprocessing and/or recycling of used and new materials and other similar type manufacturing which is conducted wholly within a structure and requires no outdoor storage.
- v. Warehouse, storage, wholesale, jobber, distribution and all similar uses, where the storage is conducted wholly within a structure and requires no outside storage.
- vi. Retail sales and service uses when they are part of the planned business park development and provided that the uses are conducted entirely within an enclosed building and said uses are directly related to any of the uses and activities permitted herein or otherwise as approved by the Planning Department of the City of Jacksonville. Such limited uses shall be located and integrated within structures that also house the primary uses.
- vii. Compatible with the above uses and purposes and development standards of the following uses are also permitted:
 - a. Equipment rentals located inside a structure and having no outside storage.
 - b. Vocational, technical, trade and industrial schools and similar uses.
 - c. Banks, including drive-through tellers, loan companies, mortgage brokers, stock brokers and similar financial institutions.
 - d. Hotels and/or motels (not to exceed two in total number in the Business Park District as contemplated by the original PUD) provided that said hotels and/or motels are located on sites having close proximity to Butler Blvd. and/or Hodges Blvd.
 - e. Medical clinics, emergency care facilities, ambulatory care facilities and related uses.
 - f. Convention centers, indoor athletic complexes, skating rinks, indoor arenas, auditoriums and similar uses, and restaurants, including the retail sales and

service of alcoholic beverages for on premises consumption and provided that any such restaurants have no drive-through facilities.

- g. Any other similar and/or related uses as determined by the Jacksonville Planning Commission.

B. Permissible Uses by Exception:

- i. Group care homes for advanced aged.
- ii. Patio homes. Such "patio homes" shall have lot and yard requirements as follows: minimum lot width of 50 feet: minimum lot area of 5,000 square feet: minimum yard requirements of 20 feet at front, 20 feet at rear, 10 feet on one side and zero feet on the other side; maximum lot coverage by all buildings and structures shall be 40% and maximum height shall be 35 feet. Encroachments of the eaves on "patio homes" shall not exceed eighteen (18) inches into the adjoining lot. Developer will submit documentation to Planning Department and Office of General Counsel for review and approval which will provide for eave encroachment together with air rights and ingress for maintenance. This land use shall not exceed 10 units per acre overall.
- iii. Churches (but not temporary revival establishments).

C. Permitted Accessory Uses and Structures: As permitted in Section 656.403. Additionally, the following business park accessory uses shall be allowed:

- i. Uses and structures customarily accessory and incidental to a primary use.
- ii. Temporary buildings for uses incidental to construction work, which buildings shall be removed upon completion or abandonment of the construction work.
- iii. Bus shelters.
- iv. Solar collection apparatus.
- v. Childcare centers.
- vi. Indoor and outdoor recreational facilities, such as swimming pools, saunas, game and craft rooms, exercise and dance studios, community meeting rooms, lounges, playgrounds, tennis and other courts, bike and walking trails, and pedestrian plazas and courts which are provided in association with a primary use within the same development.

D. Prohibited Uses: Uses with physical and operational requirements generating substantial truck traffic, noise, odors, dust, glare, heat, or vibrations, or of a character not compatible with high aesthetic standards of the area. These should include:

- i. Motor freight terminals.
- ii. Auto, truck, or farm implements and machinery storage or repair facilities.
- iii. Activities entailing movement of heavy equipment on or off the site except during construction.
- iv. Any activity requiring continued use, handling, storage or manufacturing of hazardous waste material.
- v. Aluminum recycling plants.
- vi. Small gasoline engine repair facilities.
- vii. Bulk storage of flammable liquids.

V. DESIGN GUIDELINES

A. Lot Requirements (residential uses):

- i. Minimum lot requirements (width and area). The minimum lot width shall be sixty (60) feet and the minimum lot area shall be six thousand (6,000) square feet for the first two family units and two thousand one hundred (2,100) square feet for each additional unit not to exceed 20 units per acre.
- ii. Maximum lot coverage by all buildings. Fifty percent (50%).
- iii. Minimum yard requirements.
 - a. Front – Ten (10) feet.
 - b. Side – Ten (10) feet.
 - c. Rear – Ten (10) feet.
- iv. Maximum height of structures. Sixty-five (65) feet; provided, however, that there will be no living space above fifty (50) feet. Residential buildings shall be limited to a maximum of four (4) stories in height. Notwithstanding, height may be unlimited where all required yards are increased by one foot for each one foot of building height or fraction thereof in excess of sixty-five (65) feet.

B. Lot Requirements (business park uses):

- i. Minimum lot requirements (width and area). The minimum lot width shall be one hundred (100) feet and the minimum lot area shall be ten thousand (10,000) square feet.

- ii. Maximum lot coverage by all buildings. Sixty-five percent (65%).
- iii. Minimum yard requirements.
 - a. Front – Twenty (20) feet.
 - b. Side – Ten (10) feet.
 - c. Rear – Ten (10) feet.
- iv. Maximum height of structures. Sixty-five (65) feet.
- v. No site obscuring structures or plantings exceeding thirty (30) inches in height shall be located within a twenty-five (25) foot radius of the lot corner nearest the intersection of two public, county or state roads, or from the intersection of a private driveway or easement and a public, county, or state road. Trees located within a twenty-five (25) foot radius of such an intersection shall be maintained to allow ten (10) feet of visual clearance below the lowest hanging branches.

C. Ingress, Egress and Circulation:

- i. *Parking Requirements.*
 - a. Residential uses: Parking will provided at a rate of 1.25 spaces/unit for all residential uses.
 - b. Business park uses: The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. In addition, parking and loading of each development shall:
 - 1. Screen all loading and truck maneuvering activities from the view of adjacent and access roads and buffer perimeter parking areas.
 - 2. Provide priority parking spaces convenient to building entrances for handicapped parking.
 - 3. All loading facilities shall be from the side or rear of buildings.
- ii. *Vehicular Access.* Vehicular access to the Property shall be by way of Sutton Park Drive S with access points between parcels as conceptually shown on the attached site plan.
- iii. *Pedestrian Access.* Sidewalks have already been established along Sutton Park Drive S.

D. Signs: Signs for this development shall be consistent with the requirements of Part 13 of the Zoning Code. In addition, the following sign regulations apply:

- i. Multiple uses, owners, and/or tenants may be identified on signs within the Property, including project identification signs, occupancy signs, and streetscape identification signs. If the Property includes multiple parcels, signs may be located within the site without regard to boundaries that may exist among the individual parcels, uses, owners, and/or tenants.
- ii. A project-wide, coordinated system of identification, directional and vehicular control signage will be provided by the Windsor Parke Association for all common areas and road R.O.W. signage within individual sites will be the responsibility of the owner of the site.
- iii. Project Identification Signs - Each site may have one sign, oriented to each street on which the premises have frontage, identifying the building as a whole in addition to listing individual tenants within that building. Any site with a street frontage in excess of five hundred (500) feet may have two signs oriented to that street.

Additionally, there may be one occupancy sign for each major occupant within the building, oriented to the major doorway entrance of the building. These signs will be of one general design to provide graphic continuity for the building and site.

For all buildings the street address (number only) must be legible from the street.

- iv. Internal Directional Signs - Directional signs indicating loading or delivery areas, employment office, various building entries, parking lots, etc., shall not exceed eight (8) sq. ft. in size or employ lettering larger than 8" in height. The design of these signs should reflect the character of the building identity sign and be constructed for low maintenance.
- v. Vehicular Control Signs – All Vehicular Control Signs shall meet the requirements of the Manual on Uniform Traffic Control Devices.
- vi. Temporary Signs - There are two types of temporary signs allowed on individual sites - construction and real estate marketing. Only one of each type of temporary sign shall be permitted on a Site at any given time and must be removed immediately upon completion of the construction or marketing activity.
 - a. Temporary signs shall be of post and panel wood construction, and shall have a total height of no more than ten feet (10'-0"). Message panels shall have a maximum size of 40 square feet.
 - b. Temporary signs shall be non-illuminated. The use of reflective material or paint is not permitted.

c. Material for construction/leasing signs will be one-half inch (1/2") or larger exterior grade plywood, sealed and painted, or wood boards stained, painted, or bleached.

vii. Illumination - Signs shall be illuminated only by a steady, stationary, shielded light source, directed solely at the sign or internal to it, without causing glare for motorist, pedestrians or neighboring premises.

Illuminated signs, including neon signs, may produce up to one foot candle of illumination four feet from the sign.

viii. Prohibited Devices - No sign shall move, make noise or employ blinking, flashing, or strobe lights, or exposed fluorescent lamps. No portable signs shall be allowed.

Colored lights and illuminated signs employing colors used in traffic signal lights are prohibited in view of any signalized intersection.

Any imitation of official traffic signs or signals is prohibited.

E. Landscaping: Development will be consistent with Part 12 Landscape Regulations of the Zoning Code. Furthermore, the following landscape guidelines apply to the development:

i. Parking Landscape Area – The Parking Landscape Area consists of the landscape islands within the parking area.

a. It is the general intent that parking areas be screened from view with grading and landscaping.

b. An area equal to the percent (10%) of the total size of a parking lot must be landscaped and permeable. This shall not include perimeter plantings.

c. At least one two and one-half inch (2-1/2") caliper tree will be included for each five thousand (5,000) square feet of vehicular use area.

d. All ground planes within landscape islands shall be planted with sod, groundcover or shrubs.

ii. Site Buffers and Screening Strips - If the existing vegetation is sparse, new planting shall be provided, consisting of a combination of native trees and shrubs. The ultimate goal is to provide noise attenuation and visual density at adjacent properties and rights-of-way.

iii. Open Spaces All required open space on the project shall have a planned landscape program and shall be illustrated on the landscape plan prepared by a registered

landscape architect. On sites over 5 acres, it shall not be required to cover all open spaces with lawns or other ground cover.

- iv. Access Roads and Site Entrances – All access roads and entrance areas shall be landscaped with ornamental plants (unless existing vegetation is being preserved) while maintaining required sight lines.
- v. Plant Material - All landscape installation shall meet the applicable requirements of USA Standard of Nursery Stock, American Association of Nurserymen, and Hortus III, Baily Horatorium, Cornell University, latest editions.

Plant material sizes shall vary according to their specific locations:

- a. In naturalized areas, away from the main development areas, plants shall vary in size from young seedlings to mature three and one-half inch (3-1/2") to four inch (4") caliper trees (larger is acceptable).
 - b. Building Entrances: Parking lots and specifically high impact areas adjacent to buildings shall have mature plants provided (minimum sizes: major trees, two and one-half inches (2-1/2") to five inch (5") caliper).
 - c. Access roads and other circulation areas shall be planted with medium to large size plant materials of an aesthetic mix of sizes, as well as different species. At a minimum, a ten foot (10') landscape strip shall be planted along any street right-of-way, which shall contain a minimum of one tree per thirty feet (30') of street frontage, which may be located in clusters, with a maximum ninety feet (90') between each cluster.
 - d. Park Areas shall have planting similar to the circulation areas with more emphasis on mature trees being visible to the public areas (view corridors).
 - e. Formalized geometric, topiary or bosque are not acceptable except where intended of specific design.
- vi. Irrigation – An automatic underground sprinkler system shall be installed where required to maintain the vitality of the landscaping. In general, this would include high impact areas adjacent to buildings, main entry drives and parking.

- F. Recreation and Open Space: Recreation and open space shall be provided as required by the 2030 Comprehensive Plan.
- G. Utilities: Essential services, including water, sewer, gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.
- H. Wetlands: Development which would impact wetlands will be permitted in accordance with local, state and federal requirements.

VI. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project allows for the infill development of a vacant parcel as additional multi family housing and/or offices to address rising demand in the City. The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be beneficial to the surrounding neighborhood and community in that:

- A. The project is more efficient than would be possible through strict application of the Zoning Code;
- B. The project is compatible with surrounding land uses and will improve the characteristics of the surrounding area;
- C. The project will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan as follows:
 - i. The project furthers the following goals, objectives and policies of the Future Land Use Element of the 2030 Comprehensive Plan:
 - 1. Policy 1.1.8 - Ensure that all future development and redevelopment meets or exceeds the requirements of all Land Development Regulations, including, but not limited to zoning, subdivision of land, landscape and tree protection regulations, and signage, as established and adopted by the City, State of Florida and the federal government, unless such requirements have been previously waived by those governmental bodies.
 - 2. Policy 1.1.9 - Permit development only if it does not exceed the densities and intensities established in the Future Land Use Element as defined by the Future Land Use map category description and their associated provisions.
 - 3. Policy 1.1.12 - Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.
 - 4. Policy 1.1.13 - Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:

- i. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
 - ii. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the 2030 Comprehensive Plan; and
 - iii. The proposed development is compatible with surrounding existing land uses and zoning.
5. Policy 1.1.16 - Require mitigation of adverse land use impacts on adjacent uses during development and redevelopment through:
 - i. Creation of like uses;
 - ii. Creation of complementary uses;
 - iii. Enhancement of transportation connections;
 - iv. Use of noise, odor, vibration and visual/ aesthetic controls; and/or
 - v. Other appropriate mitigation measures such as requirements for buffer zones and landscaping between uses.
6. Policy 1.1.25 - The City will encourage the use of such smart growth practices as:
 - i. Interconnectivity of transportation modes and recreation and open space areas;
 - ii. A range of densities and types of residential developments;
 - iii. A mix of uses including office, commercial, and residential which encourage internal capture of trips;
 - iv. Use of the Development Areas;
 - v. Revitalization of older areas and the downtown, and
 - vi. Purchase of land through the Preservation Project to remove it from development and preserve it as open space, recreation or conservation use.
7. Objective 1.2 - Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.
8. Policy 1.2.9 - Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in

this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

9. Policy 1.3.4 - New development sites shall be required, wherever possible to share existing access points. The City will encourage new service drives or roads and connections to existing service drives or roads when deemed appropriate by the Traffic Engineering Division and JPDD. This policy is not to conflict with and will not exempt a developer from complying with landscape and tree protection regulations.
10. Objective 3.1 - Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
11. Objective 3.2 - Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
12. Objective 6.3 - The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

P:\12\1121016.01 Bainbridge Station PA\Production\Drawings\Modets121016.01 Base.dwg (EXHIBIT A) 3/12/2021 9:51:55 AM Matthew Meacham

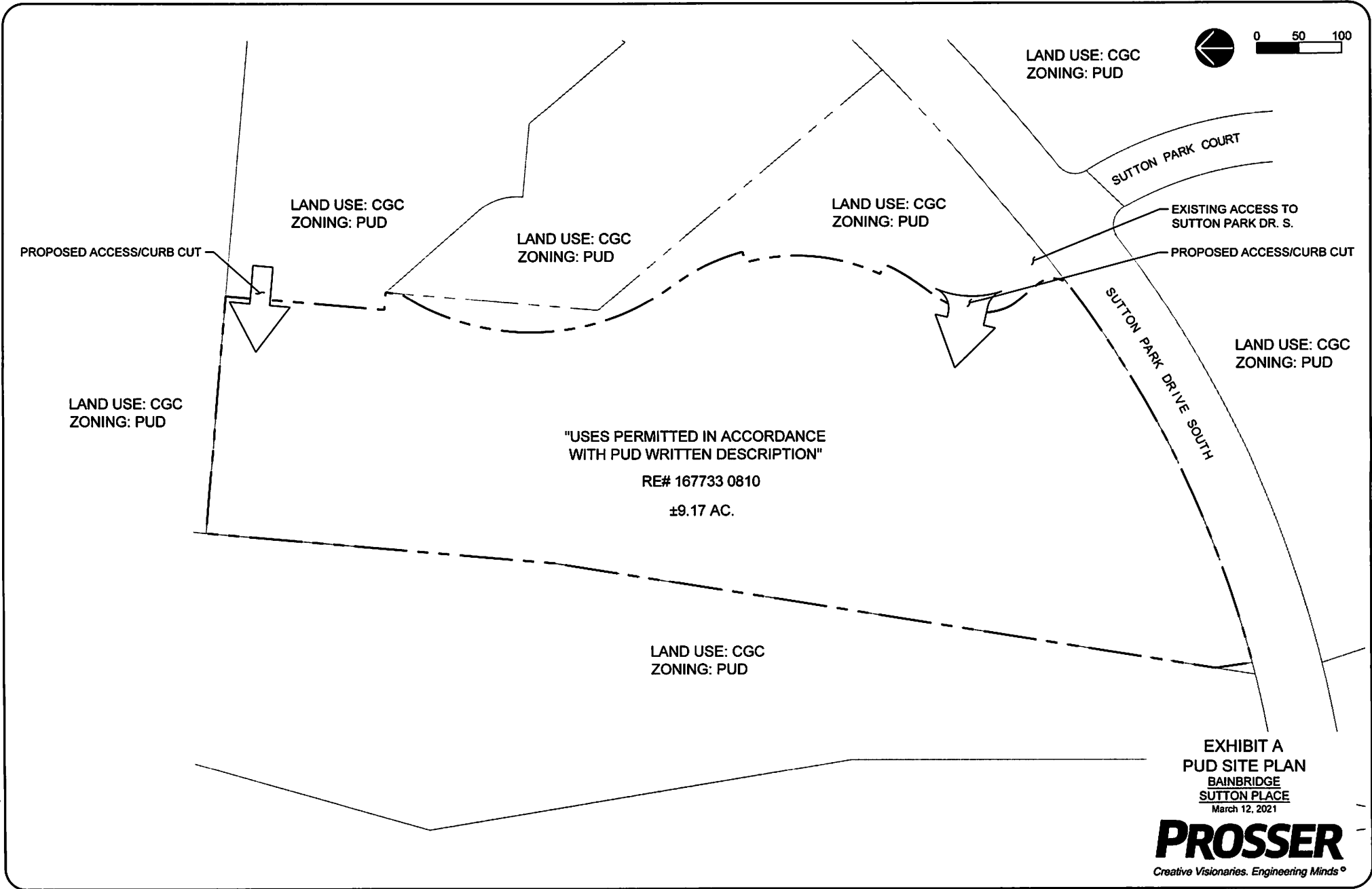
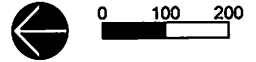


EXHIBIT A
 PUD SITE PLAN
 BAINBRIDGE
 SUTTON PLACE
 March 12, 2021

PROSSER
 Creative Visionaries. Engineering Minds®



LAND USE: CGC
ZONING: PUD

PUD BOUNDARY
ORD. 1994-0842-0738

LAND USE: CGC
ZONING: PUD

LAND USE: CGC
ZONING: PUD

"USES PERMITTED IN ACCORDANCE
WITH PUD WRITTEN DESCRIPTION"

RE# 167733 0810

±9.17 AC.

LAND USE: CGC
ZONING: PUD

EXHIBIT B
PUD BOUNDARY
BAINBRIDGE
SUTTON PLACE
March 12, 2021

PROSSER
Creative Visionaries. Engineering Minds®

EXHIBIT F
SUTTON PARK DRIVE PUD

Land Use Table

Total gross acreage	<u>19.45</u> Acres	<u>100</u> %
Amount of each different land use by acreage		
Single family	_____ Acres	_____ %
Total number of dwelling units	_____ D.U.	
Multiple family	<u>9.17</u> Acres	<u>47</u> %
Total number of dwelling units	<u>260</u> D.U.	
Commercial	<u>10.28</u> Acres	<u>53</u> %
Industrial	_____ Acres	_____ %
Other land use (Hospital and related uses)	_____ Acres	_____ %
Active recreation and/or open space	_____ Acres	_____ %
Passive open space	_____ Acres	_____ %
Public and private right-of-way	_____ Acres	_____ %

The land use estimates in this table are subject to change within the allowable densities and intensities of use, as set forth in the PUD Written Description. The maximum coverage by buildings and structures is subject to the PUD Written Description.

EXHIBIT H
Aerial Photograph



EXHIBIT C
Binding Letter

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

**Re: Binding Letter for 13901 and 0 Sutton Park Drive S, Jacksonville, FL 32224
(RE# 167733-1110, 167733-1000 and 167733-0820)**

Ladies and Gentlemen:

You are hereby advised that the undersigned, Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, Manager of Steinemann Windsor Parke I, L.L.C., a Florida limited liability company, Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

STEINEMANN WINDSOR PARKE I, L.L.C., a
Florida limited liability company

By: Steinemann Development Company-Florida,
Inc., a Florida corporation



Michael Cills, its President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March, 2021 by Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, as Manager of Steinemann Windsor Parke I, L.L.C., on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

(Notary Signature)

MELANIE C. STEINEMANN
Notary Public, State of Florida
My Comm. Expires 04/14/2023
Commission No. GG292848

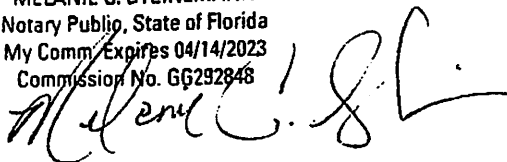


EXHIBIT C
Binding Letter

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Binding Letter for 0 Sutton Park Drive S, Jacksonville, FL 32224 (RE# 167733-0810)

Ladies and Gentlemen:

You are hereby advised that the undersigned, Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, Manager of Steinemann Windsor Parke II, L.L.C., a Florida limited liability company, Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.

STEINEMANN WINDSOR PARKE II, L.L.C., a
Florida limited liability company

By: Steinemann Development Company-Florida,
Inc., a Florida corporation



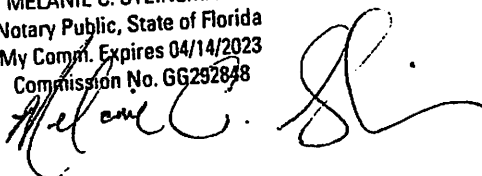
Michael Cills, its President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March, 2021 by Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, as Manager of Steinemann Windsor Parke II, L.L.C., on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

MELANIE C. STEINEMANN
Notary Public, State of Florida
My Comm. Expires 04/14/2023
Commission No. GG292848



(Notary Signature)

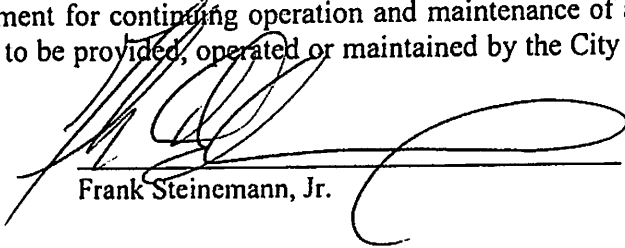
EXHIBIT C
Binding Letter

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Binding Letter for 0 Sutton Park Drive S, Jacksonville, FL 32224 (RE# 167733-1120)

Ladies and Gentlemen:

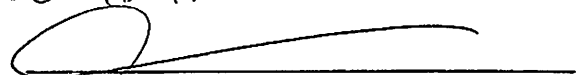
You are hereby advised that the undersigned, Frank Steinemann, Jr., Owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the written description of the proposed rezoning plan submitted with the rezoning application and (b) any conditions set forth by the City Council of the City of Jacksonville in the rezoning ordinance. Owner also agrees to proceed with the development of the subject property in accordance with items (a) and (b) above and will complete such development in accordance with the site plan approved by that ordinance. Provisions shall be made by written agreement for continuing operation and maintenance of all common areas and facilities, which are not to be provided, operated or maintained by the City of Jacksonville.


Frank Steinemann, Jr.

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ St Johns

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12th day of March, 2021, by Frank Steinemann, Jr., who is personally known to me has produced Florida as identification.

S355203450970


(Notary Signature)

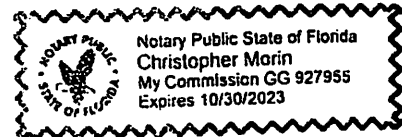


EXHIBIT A
Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 Sutton Park Drive S, Jacksonville, FL
32224 (RE# 167733-0810)**

Ladies and Gentlemen:

I, Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, Manager of Steinemann Windsor Parke II, L.L.C., a Florida limited liability company, hereby certify that said entity is the Owner of the property described in **Exhibit 1**, in connection with filing application for land use amendment and/or rezoning to Planned Unit Development district, submitted to the Jacksonville Planning and Development Department.

STEINEMANN WINDSOR PARKE II, L.L.C., a
Florida limited liability company

By: Steinemann Development Company-Florida,
Inc., a Florida corporation

Michael Cills
Michael Cills, its President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March, 2021 by Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, as Manager of Steinemann Windsor Parke II, L.L.C., on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

(Notary Signature)

MELANIE C. STEINEMANN
Notary Public, State of Florida
My Comm. Expires 04/14/2023
Commission No. GG292948

Melanie C. Steinemann

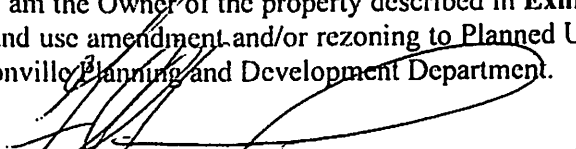
EXHIBIT A
Property Ownership Affidavit

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

**Re: Property Ownership Affidavit for 0 Sutton Park Drive S, Jacksonville, FL
32224 (RE# 167733-1120)**

Ladies and Gentlemen:

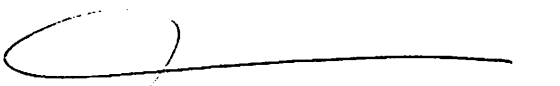
I, Frank Steinemann, Jr., hereby certify that I am the Owner of the property described in **Exhibit 1**, in connection with filing application for land use amendment and/or rezoning to Planned Unit Development district, submitted to the Jacksonville Planning and Development Department.



Frank Steinemann, Jr.

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ St. Johns

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12th day of March, 2021, by **Frank Steinemann, Jr.**, who is personally known to me has produced DLID as identification.
5355263480970



(Notary Signature)

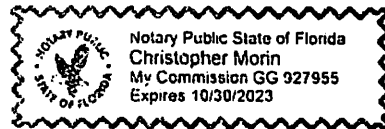


EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for 13901 and 0 Sutton Park Drive S, Jacksonville, FL 32224 (RE# 167733-1110, 167733-1000 and 167733-0820)

Ladies and Gentlemen:

You are hereby advised that Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, Manager of Steinemann Windsor Parke I, L.L.C., 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 and/or rezoning to planned unit development, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

STEINEMANN WINDSOR PARKE I, L.L.C., a
Florida limited liability company

By: Steinemann Development Company-Florida,
Inc., a Florida corporation

Michael Cills
Michael Cills, its President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of March, 2021 by Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, as Manager of Steinemann Windsor Parke I, L.L.C., on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

(Notary Signature)

MELANIE C. STEINEMANN
Notary Public, State of Florida
My Comm. Expires 04/14/2023
Commission No. GG292848

Melanie C. Steinemann

EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for 0 Sutton Park Drive S, Jacksonville, FL 32224 (RE# 167733-0810)

Ladies and Gentlemen:

You are hereby advised that Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, Manager of Steinemann Windsor Parke II, L.L.C., 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 and/or rezoning to planned unit development, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

STEINEMANN WINDSOR PARKE II, L.L.C., a
Florida limited liability company

By: Steinemann Development Company-Florida,
Inc., a Florida corporation



Michael Cills, its President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of MARCH, 2021 by Michael Cills, as President of Steinemann Development Company-Florida, Inc., a Florida corporation, as Manager of Steinemann Windsor Parke II, L.L.C., on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

(Notary Signature)

MELANIE C. STEINEMANN
Notary Public, State of Florida
My Comm. Expires 04/14/2023
Commission No. GG282848

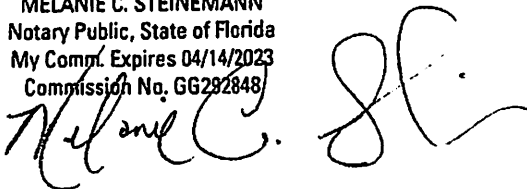


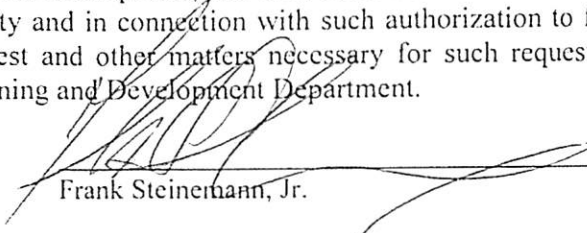
EXHIBIT B
Agent Authorization

City of Jacksonville
Planning and Development Department
214 N. Hogan St. Edward Ball Bldg. Ste. 300
Jacksonville, Florida 32202

Re: Agent Authorization for 0 Sutton Park Drive S, Jacksonville, FL 32224 (RE# 167733-1120)

Ladies and Gentlemen:

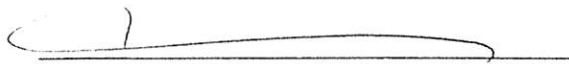
You are hereby advised that Frank Steinemann, Jr., hereby authorize and empower DRIVER, MCAFEE, HAWTHORNE & DIEBENOW PLLC, to act as agent to file an application for land use amendment and/or rezoning to planned unit development, and such other entitlements as may be required for the above referenced property and in connection with such authorization to file such applications, papers, documents, request and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

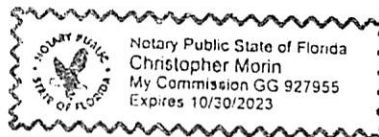

Frank Steinemann, Jr.

STATE OF FLORIDA
COUNTY OF ~~DUVAL~~ *ST. JAMES*

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 12th day of March, 2021, by Frank Steinemann, Jr., who is personally known to me has produced FLID as identification.

5355263460970


(Notary Signature)



Prepared by and Return to:
W. A. Gartner
Gartner, Brock and Simon
1660 Prudential Drive, Suite 203
Jacksonville, Florida 32207
Phone No. (904) 399-0870

Doc# 99304237
Book: 9495
Pages: 167 - 173
Filed & Recorded
12/16/99 02:42:24 PM
HENRY W COOK
CLERK CIRCUIT COURT
DUVAL COUNTY
TRUST FUND \$ 4.00
DEED DOC STAMP \$ 10,718.40
RECORDING \$ 29.00

179412

SPECIAL WARRANTY DEED

THIS DEED, made as of the 10th day of December, 1999, by and between JTB Land Development, Inc., a Florida corporation (the "Grantor") and Steinemann Windsor Parke II, LLC, a Florida limited liability company, whose address is One Georgia Center, 600 West Peachtree Street, N.W., Suite 1800, Atlanta, Georgia, 30308 (the "Grantee");

WITNESETH:

That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the Grantee, its heirs, successors and assigns, forever, those certain tracts or parcels of land more particularly described on Exhibit A attached hereto and by this reference incorporated herein, subject only to those matters set forth on Exhibit B hereto and the Development, Architectural and Construction Criteria Windsor Parke set forth on Exhibit C, both attached hereto;


RE: 167733-0800-9

TO HAVE AND TO HOLD the same in fee simple; and the said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

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

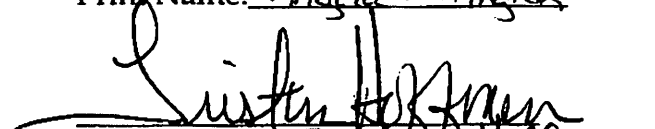
Signed, sealed and delivered in the presence of:

JTB Land Development, Inc.,
a Florida corporation


Print Name: Angela Harrington

By: 
Print Name: Gus Sankers

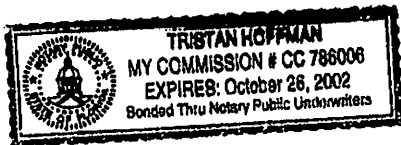
Title: Vice President

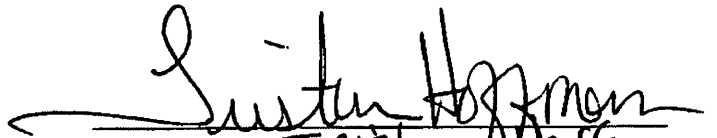

Print Name: Tristan Hoffman

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of December, 1999, by Gus Sankers, as the Vice President of JTB Land Development, Inc., a Florida corporation, as agent for Windsor Parke Ventures, a Florida general partnership, on behalf of the corporation, who is either () personally known to me or () has produced _____ identification.




Print Name: Tristan Hoffman
Notary Public, State and
County Aforesaid

My Commission Expires:

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD No. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD No. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 01°00'29" W., ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N. 88°59'31" E., A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N. 01°00'29" W., ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CUSP, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH-EASTERLY, EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B" THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S. 46°00'28" E., AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N. 88°59'32" E., A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S. 01°00'28" E., RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N. 82°15'29" E., AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE, BEING THE POINT OF BEGINNING; THENCE N. 08°08'00" W., A DISTANCE OF 44.19 FEET; THENCE N. 09°03'23" E., A DISTANCE OF 793.80 FEET; THENCE N. 04°55'49" E., A DISTANCE OF 226.20 FEET; THENCE S. 85°04'11" E., A DISTANCE OF 302.83 FEET; THENCE S. 04°55'49" W., A DISTANCE OF 253.00 FEET; THENCE S. 40°04'11" E., A DISTANCE OF 442.37 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2070.00 FEET, BEING A POINT ON THE NORTHERLY BOUNDARY OF AFORESAID WINDSOR PARKE UNIT ONE "B"; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING THREE COURSES: COURSE (1) 162.92 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S. 47°44'15" W., AND A CHORD DISTANCE OF 162.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S. 49°59'32" W., A DISTANCE OF 108.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET; COURSE (3) 565.93 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S. 62°45'29" W., AND A CHORD DISTANCE OF 561.26 FEET TO THE POINT OF BEGINNING, CONTAINING 9.57 ACRES, MORE OR LESS

Exhibit "B"
Permitted Exceptions

1. Declaration of Covenants and Restrictions recorded in Official Records Volume 7479, Page 1141, of the Current Public Records of Duval County, Florida;
2. Jacksonville Electric Authority Easement recorded in Official Records Volume 7160, Page 1677 and in Official Records Volume 7160, page 1692 of the Public Records of Duval County, Florida.
3. Jacksonville Electric Authority Easement recorded in Official Records Volume 6764, Page 1043 and in Official Records Volume 6898, page 118 of the Public Records of Duval County, Florida;
4. Grant of Easement as recorded in Official Records Volume 8381, page 1660 of the public records of Duval County, Florida;
5. Resolution as recorded in Official Records Volume 6253, page 928, certification in Official records Volume 6253, page 947, as assigned in Official Records Volume 6268, page 1182 and in Official Records Volume 7479, page 1136 of the public records of Duval County, Florida.
6. Jacksonville Electric Authority Easement recorded in Official Records Volume 7160, page 1681 of the Public Records of Duval County, Florida.
7. Terms and Conditions of Drainage Easement as recorded in Official Records Volume 9081, page 1924; as re-recorded in Official Records Volume 9149, page 175 of the public records of Duval County, Florida.

DEVELOPMENT, ARCHITECTURAL AND CONSTRUCTION CRITERIA
WINDSOR PARKE

1. Building Type. No building shall be erected, altered, placed, or maintained on any portion of the Property, other than detached or attached residential dwelling units and ancillary improvements meeting a standard of construction quality and materials and architectural style such that the visible exterior elevations and materials of such improvements shall meet or exceed the general quality and style of the adjacent Windsor Parke development, a mixed use, commercial and residential master planned development, except as otherwise approved by Grantor.

2. Building and Amenity Layout. The layout of buildings and amenities on the Property, all building elevations and the location of entranceways to the improvements including those from Sutton Park shall be subject to Grantor's approval and shall conform to the terms of the Development of Regional Impact ("DRI") and Planned Unit Development (PUD) documentation affecting the Property.

3. Density.

4. Setbacks. Grantee shall maintain a fifty (50) foot undisturbed natural landscape buffer along the entire Property boundary. All other setbacks shall be consistent with the standards require by governmental authorities having jurisdiction. All storage area, loading areas and the like attached to or adjacent to a building will be deemed part of a building for the purpose of establishing setbacks.

5. Landscaping. The entire Property, including those portions of the dedicated rights of way over which the Grantee is hereby assigned the right to landscape, shall be landscaped, irrigated and maintained and the design of same shall be approved by the Grantor.

6. Garbage and Trash Containers. All trash, garbage and other waste shall be kept in sanitary containers within three-sided enclosures in locations that are not readily visible from adjacent Windsor Parke properties, Sutton Park or any dedicated roadways, and the Windsor Parke Golf Course.

7. Temporary Structures. No structure of a temporary character, trailer, garage, barn or other out-building shall be used on the Property at any time as a residence or office, either

temporarily or permanently without the express written approval of the Grantee. Construction trailer and sales office trailers shall be permitted provided the location has been approved in advance by the Seller.

8. Antennae. No aerials or antennae shall be placed or erected upon the Property, or affixed in any manner to the exterior of any building on the Property except as may be approved in writing by Grantor.

9. Utility Connections. Building connections for all utilities, including, but not limited to water, electricity, telephone and televisions shall be run underground from the proper connection points to the building structure in such manner as is acceptable to the governing utility authority.

10. Storage of Materials. To the extent reasonably practical, all construction materials and equipment stored upon the property shall be screened from view of adjacent developed properties within the Windsor Parke development.

11. Condition of Property. The Property shall be maintained at all times in a clean and sightly condition to the extent reasonably practical during the period of construction. All construction debris shall be removed from the Property.

12. Plan Approval. No improvements shall be constructed, erected, placed, altered, maintained or permitted on the Property until plans and specifications have been submitted for and received final approval in writing by Grantor, as required herein. The plans and specifications to be reviewed and approved by the Grantor shall include but not be limited to the following:

- a. Final plans and specifications, building elevation, material selection, colors, floor plans, lighting
- b. Site plan (at no less than 1 in. = 50 ft.).
- c. Grading and drainage plan (with no less than 1 ft. contour intervals) showing existing and finish topography.
- d. Landscape plan including;
 1. Plant species, sizes and spacing.
 2. Paving materials, colors and lighting
 3. Areas to be irrigated, which shall include the city right of way adjoining the property to which the Grantee is herein being assigned the right to enter and landscape.

4. Any retaining walls, planters, fencing, etc.
5. Location and design for all perimeter walls and signage

13. Submission. Each request for approval shall require submission of two (2) complete sets of all plans and specifications for any improvement or structure proposed upon any portion of the Property, signed by Grantee. Any landscape plans submitted shall be certified by a registered Florida landscape architect. Grantor may also require submission of samples of building materials proposed for use on any portion of the Property, and may require such additional information as reasonably may be necessary to completely evaluate the proposed structure of improvements.

14. Grantor's Approvals. Grantor shall approve or disapprove in writing any materials submitted to Grantor under these Development Criteria within fifteen (15) days from the date of receipt of such materials, if the same are disapproved the Grantor shall state with particularity the basis for rejection of any submission. However, if the nature of a particular item submitted for approval makes Grantor's review thereof impractical without reference to separate unsubmitted items, Grantor shall have no obligation to review such submitted item until Grantee submits any additional item or items necessary to complete Grantor's review. Subject to the foregoing limitations, failure of Grantor to disapprove any aspect of the final plans within fifteen (15) days after Grantor's receipt thereof shall be deemed an approval. Grantor also reserves the right to request a meeting with Grantee and Grantee's architect to discuss any aspect of the plans. Any resubmission by grantee of materials for Grantor's approval shall be subject to the same procedural requirements for review.

15. Assignment. The Grantor's rights hereunder are assignable to the Windsor Parke Property Owners Association, Inc.



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Detail by Entity Name

Florida Limited Liability Company
STEINEMANN WINDSOR PARKE II, L.L.C.

Filing Information

Document Number L99000008170
FEI/EIN Number 59-3613331
Date Filed 11/29/1999
State FL
Status ACTIVE

Principal Address

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Changed: 01/10/2013

Mailing Address

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Changed: 01/10/2013

Registered Agent Name & Address

SIDNEY S SIMMONS P.L.
562 Park Street
Suite 300
Jacksonville, FL 32204

Name Changed: 01/16/2020

Address Changed: 01/16/2020

Authorized Person(s) Detail

Name & Address

Title MGR

STEINEMANN DEVELOPMENT COMPANY - FL., INC.
13901 SUTTON PARK DRIVE SOUTH, SUITE 105
JACKSONVILLE, FL 32224

Annual Reports

Report Year	Filed Date
2019	02/15/2019
2020	01/16/2020
2021	01/15/2021

Document Images

<u>01/15/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/12/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/10/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/26/2013 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
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<u>01/31/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/30/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/03/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/12/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/06/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/03/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/29/1999 -- Florida Limited Liabilites</u>	View image in PDF format



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

Detail by Entity Name

Florida Profit Corporation

STEINEMANN DEVELOPMENT COMPANY-FLORIDA, INC.

Filing Information

Document Number P98000080331

FEI/EIN Number 59-3537250

Date Filed 09/17/1998

State FL

Status ACTIVE

Principal Address

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Changed: 01/21/2013

Mailing Address

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Changed: 01/21/2013

Registered Agent Name & Address

STEINEMANN, FRANK C JR.
13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Name Changed: 01/16/2018

Address Changed: 01/21/2013

Officer/Director Detail

Name & Address

Title DTC, VP

STEINEMANN, FRANK C JR.
13901 SUTTON PARK DRIVE SOUTH, SUITE 105
JACKSONVILLE, FL 32224

Title P

CILLS, MICHAEL B
13901 SUTTON PARK DR. S., SUITE 105
JACKSONVILLE, FL 32224

Annual Reports

Report Year	Filed Date
2019	02/15/2019
2020	01/28/2020
2021	01/15/2021

Document Images

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<u>08/30/2019 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2018 -- ANNUAL REPORT</u>	View image in PDF format
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<u>01/30/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/25/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/03/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/11/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/27/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/06/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/18/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/03/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/17/1998 -- Domestic Profit</u>	View image in PDF format

Prepared by and return when recorded to:
Sidney S. Simmons, II, Esq.
Stoneburner Berry & Simmons, P.A.
One Independent Drive, Suite 2000
Jacksonville, Florida 32202

Doc# 2003095528
Book: 10996
Pages: 1002 - 1005
Filed & Recorded
03/27/2003 03:43:40 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 17.00
TRUST FUND \$ 2.50
DEED DOC STAMP \$ 0.70

FEE SIMPLE DEED

THIS INDENTURE, made this 27th day of March, 2003, between **STEINEMANN WINDSOR PARKE I, LLC** a Florida limited liability company, whose address is 13901 Sutton Park Drive South, Suite 100, Jacksonville, Florida 32224 herein referred to as the Grantor, and **STEINEMANN WINDSOR PARKE I, LLC**, a Florida limited liability company, whose address 13901 Sutton Park Drive South, Suite 100, Jacksonville Florida 32224 herein referred to as the Grantee.

Grantor is the owner of a parcel of real property located in Duval County, Florida. Grantor desires to cause the parcel to be designated as two smaller separate parcels in order to provide for separate real estate tax identification numbers. To accomplish the division of its parcel Grantor is placing this instrument of record strictly to identify the two smaller parcels, notwithstanding that Grantor and Grantee are the same party.

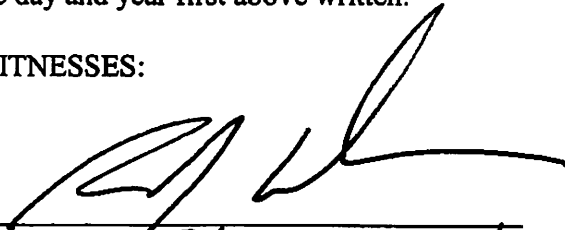
NOW THEREFORE, Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto the Grantee forever, the following described land, situate, lying and being in the County of Duval, State of Florida, described on Exhibit A-1 and Exhibit A-2 hereto.

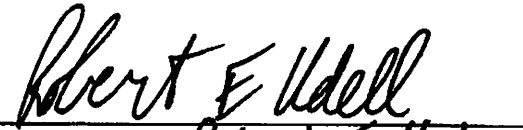
Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining; subject to taxes for the current year and covenants, easements and restrictions of record.

Property Appraiser's Parcel
Identification Number: _____

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name as of the day and year first above written.


WITNESSES:


Printed Name: Rebecca J. Walden


Printed Name: Robert E. Udell

STEINEMANN WINDSOR PARKE I, LLC,
a Florida limited liability company

By: Steinemann Development Company -
Florida, Inc., a Florida corporation, its manager


By: _____
Printed Name: F. C. Steinemann, Jr.
Its: President

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 27 day of March, 2003, by Frank C. Steinemann, Jr. as President of Steinemann Development Company - Florida, Inc., manager of Steinemann Windsor Parke I, LLC, on behalf of said corporation. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Sign: Teri Blake
Print: Teri Blake
State of Florida
My Commission Expires: May 10, 2004

Exhibit A-1

PARCEL "A-1"
A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTRALINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTRALINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N 07°00'29" W. ALONG THE CENTRALINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N 88°59'37" E. A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5561, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N 04°00'29" W. ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CURVE, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARK UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 5A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARK UNIT ONE "B", BEING THE NORTHERLY RIGHT-OF-WAY OF SUTTON PARK DRIVE SOUTH, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THE FOLLOWING FOUR COURSES: COURSE (1) SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S 46°00'28" E. AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) NORTHERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S 01°00'28" E. RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) EASTERLY 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N 82°15'29" E. AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE, THENCE N 08°08'00" W. A DISTANCE OF 44.19 FEET; THENCE N 09°03'23" E. A DISTANCE OF 733.80 FEET; THENCE N 04°55'19" E. A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING; THENCE N 04°55'19" E. A DISTANCE OF 190.00 FEET; THENCE S 85°04'17" E. A DISTANCE OF 1006.08 FEET; THENCE S 61°32'10" E. A DISTANCE OF 62.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID SUTTON PARK DRIVE SOUTH, BEING A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1225.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID SUTTON PARK DRIVE SOUTH THE FOLLOWING TWO COURSES: COURSE (1) 100.73 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 37°28'33" W. AND A CHORD DISTANCE OF 100.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S 32°17'54" W. A DISTANCE OF 193.79 FEET; THENCE N 81°59'53" W. A DISTANCE OF 79.21 FEET; THENCE S 36°31'30" W. A DISTANCE OF 141.35 FEET; THENCE S 06°02'30" W. A DISTANCE OF 48.06 FEET; THENCE N 84°54'19" W. A DISTANCE OF 148.88 FEET; THENCE S 06°02'30" W. A DISTANCE OF 149.41 FEET; THENCE N 84°59'11" W. A DISTANCE OF 87.06 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY 56.99 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N 17°48'51" W. AND A CHORD DISTANCE OF 55.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 17°48'51" W. A DISTANCE OF 146.27 FEET; THENCE N 85°04'17" W. A DISTANCE OF 302.93 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

PARCEL "A-2" A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N 07°00'29" W, ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6661, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N 01°00'29" W, ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CURVE BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 62, PAGES 5 AND 6A OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B", BEING THE NORTHERLY RIGHT-OF-WAY OF SUTTON PARK DRIVE SOUTH, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THE FOLLOWING FOUR COURSES: COURSE (1) SOUTHEASTERLY 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S 46°00'28" E, AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N 88°59'32" E, A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S 01°00'28" E, RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) EASTERLY 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N 82°16'29" E, AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE; THENCE N 08°08'00" W, A DISTANCE OF 44.19 FEET; THENCE N 09°03'23" E, A DISTANCE OF 793.80 FEET; THENCE N04°55'49" E, A DISTANCE OF 226.20 FEET; THENCE S 86°04'11" E, A DISTANCE OF 302.83 FEET TO THE POINT OF BEGINNING; THENCE S 41°08'14" E, A DISTANCE OF 148.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 70.00 FEET; THENCE SOUTHEASTERLY 56.99 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 17°48'51" E, A CHORD DISTANCE OF 65.43 FEET TO A POINT ON SAID CURVE; THENCE S 84°59'11" E, A DISTANCE OF 87.06 FEET; THENCE S 40°04'20" E, A DISTANCE OF 149.41 FEET; THENCE N 36°31'30" E, A DISTANCE OF 141.35 FEET; THENCE N 05°02'30" E, A DISTANCE OF 48.06 FEET; THENCE S 84°54'19" E, A DISTANCE OF 148.86 FEET; THENCE S 81°59'53" E, A DISTANCE OF 79.21 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF AFORESAID SUTTON PARK DRIVE SOUTH; THENCE SOUTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID SUTTON PARK DRIVE SOUTH, THE FOLLOWING TWO COURSES: COURSE (1) S 33°47'54" W, A DISTANCE OF 142.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2070.00 FEET; COURSE (2) SOUTHWESTERLY 422.14 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 39°38'25" W, AND A CHORD DISTANCE OF 421.41 FEET TO A POINT ON SAID CURVE; THENCE N 40°04'11" W, A DISTANCE OF 442.37 FEET; THENCE N04°56'49" E, A DISTANCE OF 269.00 FEET TO THE POINT OF BEGINNING.

PREPARED BY/RECORD AND RETURN TO:

Sidney S. Simmons, II, Esquire
562 Park Street
Suite 300
Jacksonville, Florida 32204

Consideration: \$100,000.00
Tax Folio Numbers: pt of 1673-0800

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 1st day of May, 2018, by and between **STEINEMANN WINDSOR PARKE II, L.L.C.**, a Florida limited liability company (the "Grantor"), whose address is 13901 Sutton Park Drive S., Suite 105, Jacksonville, Florida 32224 and **STEINEMANN WINDSOR PARKE I, L.L.C.**, a Florida limited liability company (the "Grantee"), whose address is 13901 Sutton Park Drive S., Suite 105, Jacksonville, Florida 32224.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Duval, State of Florida (the "Land") described on Exhibit A attached.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, appurtenances, and fixtures now or hereafter a part of the Land (collectively, the "Property"), subject to taxes for the current year and covenants, easements and restrictions of record (the "Permitted Exceptions").

To have and to hold the Property in fee simple forever.

Subject to the Permitted Exceptions, Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Signature page follows]

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

Signed, sealed and delivered in the presence of:

"GRANTOR"

[Signature]
Print Name: ROBERT S. HUMMEL
[Signature]
Print Name: ELEANOR SIMMONS KING

STEINEMANN WINDSOR PARKE II, L.L.C., a Florida limited liability company

By: Steinemann Development Company-Florida, Inc., a Florida corporation
Its: Manager

By: [Signature]
Name: Michael Cills
Manager: Manager President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of April, 2018, by Michael B. Cills, President of Steinemann Development Company-Florida, Inc., a Florida corporation, Manager of Steinemann Windsor Parke II, L.L.C., a Florida limited liability company, on behalf of the company. He or she (check one) is personally known to me, or has produced a valid driver's license as identification.



[Signature]
Notary Public, State of Florida
Name: Eleanor Simmons King
My Commission Expires: _____
My Commission Number is: _____

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF TURNER BUTLER BOULEVARD, STATE ROAD NO. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 01°00'29" W., ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 619.97 FEET; THENCE N. 88°59'31" E., A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 6661, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N. 01°00'29" W., ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CURVE, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 62, PAGES 5 AND 64 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH-EASTERLY, EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B", THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S. 46°00'28" E., AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N. 88°59'32" E., A DISTANCE OF 913.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S. 01°00'28" E., RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N. 82°16'29" E., AND A CHORD DISTANCE OF 297.86 FEET TO A POINT ON SAID CURVE; THENCE N. 08°08'00" W., A DISTANCE OF 44.19 FEET; THENCE N. 09°03'23" E., A DISTANCE OF 793.80 FEET; THENCE N. 04°56'49" E., A DISTANCE OF 226.20 FEET; THENCE S. 86°04'11" E., A DISTANCE OF 302.83 FEET; THENCE S. 04°56'49" W., A DISTANCE OF 253.00 FEET TO THE POINT OF BEGINNING; THENCE S. 40°04'11" E., A DISTANCE OF 442.87 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2070.00 FEET, BEING A POINT ON THE NORTHERLY BOUNDARY OF AFORESAID WINDSOR PARKE UNIT ONE "B"; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO COURSES: COURSE (1) 162.92 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S. 47°44'16" W., AND A CHORD DISTANCE OF 162.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) S. 49°59'32" W., A DISTANCE OF 68.79 FEET TO A POINT ON SAID NORTHERLY BOUNDARY; THENCE N. 34°24'48" W., A DISTANCE OF 194.71 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF AN INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 9149, PAGE 206; THENCE NORTHWESTERLY ALONG SAID WESTERLY EASEMENT LINE THE FOLLOWING TWO COURSES: COURSE (1) 313.46 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 261.42 FEET, A CHORD BEARING N. 00°39'01" W., AND A CHORD DISTANCE OF 293.64 FEET TO A POINT OF REVERSE CURVATURE; COURSE (2) 70.60 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 261.42 FEET, A CHORD BEARING N. 29°10'46" W., AND A CHORD DISTANCE OF 70.42 FEET TO A POINT ON SAID CURVE; THENCE N. 04°56'49" E., A DISTANCE OF 28.26 FEET TO THE POINT OF BEGINNING, CONTAINING 1.166 ACRES, MORE OR LESS.

EXHIBIT A



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

Detail by Entity Name

Florida Limited Liability Company
STEINEMANN WINDSOR PARKE I, L.L.C.

Filing Information

Document Number L98000002598
FEI/EIN Number 59-3599076
Date Filed 11/06/1998
State FL
Status ACTIVE

Principal Address

13901 SUTTON PARK DRIVE SOUTH
105
JACKSONVILLE, FL 32224

Changed: 01/28/2013

Mailing Address

13901 SUTTON PARK DRIVE SOUTH
105
JACKSONVILLE, FL 32224

Changed: 01/28/2013

Registered Agent Name & Address

Simmons, Sidney SII
562 Park Street
Suite 300
Jacksonville, FL 32204

Name Changed: 01/28/2020

Address Changed: 01/28/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

STEINEMANN DEVELOPMENT COMPANY-FLORIDA INC
13901 SUTTON PARK DRIVE SOUTH, SUITE 105
JACKSONVILLE, FL 32224

Annual Reports

Report Year	Filed Date
2019	02/15/2019
2020	01/28/2020
2021	01/15/2021

Document Images

<u>01/15/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/15/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/10/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/01/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/10/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/26/2013 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/31/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/28/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/06/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/03/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/24/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/12/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>07/06/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/03/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/11/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>11/06/1998 -- Florida Limited Liabilites</u>	View image in PDF format

PREPARED BY/RECORD AND RETURN TO:

Sidney S. Simmons, II, Esquire
562 Park Street
Suite 300
Jacksonville, Florida 32204

Consideration: \$100,000.00
Tax Folio Numbers: pt of 16773-1100

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of and effective the 15th day of May, 2018, by and between **STEINEMANN WINDSOR PARKE I, L.L.C.**, a Florida limited liability company (the "Grantor"), whose address is 13901 Sutton Park Drive S., Suite 105, Jacksonville, Florida 32224 and **FRANK C. STEINEMANN, JR.**, an individual (the "Grantee"), whose address is 13901 Sutton Park Drive S., Suite 105, Jacksonville, Florida 32224.

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to the Grantee, and does hereby grant, bargain and sell to the Grantee, its successors and assigns forever, the following described lands, situate, lying and being in the County of Duval, State of Florida (the "Land") described on Exhibit A attached.

TOGETHER WITH all of the improvements now or hereafter erected on the Land, and all easements, appurtenances, and fixtures now or hereafter a part of the Land (collectively, the "Property"), subject to taxes for the current year and covenants, easements and restrictions of record (the "Permitted Exceptions").

To have and to hold the Property in fee simple forever.

Subject to the Permitted Exceptions, Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

[Signature page follows]

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

Signed, sealed and delivered in the presence of:

"GRANTOR"

[Signature]
Print Name: Stanley S. Simmons
[Signature]
Print Name: Eleanor Simmons King

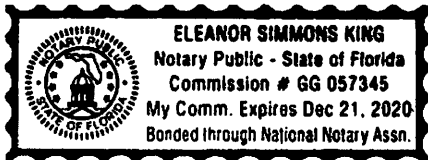
STEINEMANN WINDSOR PARKE I, L.L.C., a Florida limited liability company

By: Steinemann Development Company-Florida, Inc., a Florida corporation
Its: Manager

By: [Signature]
Name: Michael Cills
Manager: Manager President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of April, 2018, by Michael B. Cills, President of Steinemann Development Company-Florida, Inc., a Florida corporation, Manager of Steinemann Windsor Parke I, L.L.C., a Florida limited liability company, on behalf of the company. He or she (check one) is personally known to me, or has produced a valid driver's license as identification.



[Signature]
Notary Public, State of Florida
Name: Eleanor Simmons King
My Commission Expires: _____
My Commission Number is: _____

A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF J. TURNER BUTLER BOULEVARD, STATE ROAD NO. 202, (A 300-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE CENTERLINE OF HODGES BOULEVARD, COUNTY ROAD NO. 3888, (A 200-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N. 01°00'29" W., ALONG THE CENTERLINE OF SAID HODGES BOULEVARD A DISTANCE OF 613.97 FEET; THENCE N. 88°59'31" E., A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD, SAID POINT ALSO BEING THE MOST NORTHERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5661, PAGE 723 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE N. 01°00'29" W., ALONG THE EAST RIGHT-OF-WAY OF SAID HODGES BOULEVARD A DISTANCE OF 1521.57 FEET TO A POINT OF CURVE, BEING THE MOST NORTHWESTERLY CORNER OF WINDSOR PARKE UNIT ONE "B", AS RECORDED IN PLAT BOOK 52, PAGES 5 AND 64 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY; THENCE SOUTH-EASTERLY, SOUTHERLY AND NORTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID WINDSOR PARKE UNIT ONE "B", THE FOLLOWING FOUR COURSES: COURSE (1) 47.12 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S. 46°00'28" E., AND A CHORD DISTANCE OF 42.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N. 88°59'32" E., A DISTANCE OF 313.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTH-WESTERLY, HAVING A RADIUS OF 1250.00 FEET; COURSE (3) S. 01°00'28" E., RADIAL TO SAID CURVE, A DISTANCE OF 20.00 FEET; COURSE (4) 298.54 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1270.00 FEET, A CHORD BEARING N. 82°15'29" E., AND A CHORD DISTANCE OF 297.85 FEET TO A POINT ON SAID CURVE; THENCE N. 08°08'00" W., A DISTANCE OF 44.19 FEET; THENCE N. 09°03'23" E., A DISTANCE OF 293.80 FEET; THENCE N. 04°55'49" E., A DISTANCE OF 226.20 FEET TO THE POINT OF BEGINNING; THENCE N. 04°55'49" E., A DISTANCE OF 190.00 FEET; THENCE S. 85°04'11" E., A DISTANCE OF 302.83 FEET; THENCE S. 04°55'49" W., A DISTANCE OF 190.00 FEET; THENCE N. 85°04'11" W., A DISTANCE OF 302.83 FEET TO THE POINT OF BEGINNING, CONTAINING 1.321 ACRES, MORE OR LESS.

EXHIBIT A

STEINEMANN FRANK C JR
 13901 SUTTON PARK DR S SUITE 105
 JACKSONVILLE, FL 32224-0228

Primary Site Address
 0 S SUTTON PARK DR
 Jacksonville FL 32224

Official Record Book/Page
 18375-01014

Title #
 8511

0 S SUTTON PARK DR
 Property Detail

RE #	167733-1120
Tax District	GS
Property Use	2891 Parking Lot
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	57536

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

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$24,751.00	\$25,912.00
Land Value (Market)	\$574,990.00	\$574,990.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$599,741.00	\$600,902.00
Assessed Value	\$599,741.00	\$600,902.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$599,741.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18375-01014	5/1/2018	\$100,000.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	37,746.00	\$24,535.00
2	LPCC1	Light Pole Concrct	0	0	0	2.00	\$513.00
3	LITC1	Lighting Fixtures	0	0	0	4.00	\$864.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	57,499.00	Square Footage	\$574,990.00	1	11-3S-28E 1.32
										2	PT SEC 11 RECD O/R 18375-1014

Buildings

No data found for this section

2020 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$599,741.00	\$0.00	\$599,741.00	\$6,862.34	\$6,862.18	\$6,574.30
Public Schools: By State Law	\$599,741.00	\$0.00	\$599,741.00	\$2,340.24	\$2,193.25	\$2,256.53
By Local Board	\$599,741.00	\$0.00	\$599,741.00	\$1,348.25	\$1,348.22	\$1,300.00
FL Inland Navigation Dist.	\$599,741.00	\$0.00	\$599,741.00	\$19.19	\$19.19	\$18.35
Water Mgmt Dist. SJRWMD	\$599,741.00	\$0.00	\$599,741.00	\$144.78	\$137.16	\$137.16
Gen Gov Voted	\$599,741.00	\$0.00	\$599,741.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$599,741.00	\$0.00	\$599,741.00	\$0.00	\$0.00	\$0.00
Totals				\$10,714.80	\$10,560.00	\$10,286.34

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$599,755.00	\$599,755.00	\$0.00	\$599,755.00
Current Year	\$599,741.00	\$599,741.00	\$0.00	\$599,741.00

2020 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2020

2019

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

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

STEINEMANN WINDSOR PARKE I LLC
 13901 SUTTON PARK DR S SUITE 105
 JACKSONVILLE, FL 32224-0228

Primary Site Address
 13901 S SUTTON PARK DR 200 B
 Jacksonville FL 32224

Official Record Book/Page
 10996-01002

Title #
 8511

13901 S SUTTON PARK DR
 Property Detail

RE #	167733-1110
Tax District	GS
Property Use	1800 Office 3+ Sty
# of Buildings	2
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	217568

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,271,952.00	\$1,271,952.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$9,546,100.00	\$9,572,000.00
Assessed Value	\$9,546,100.00	\$9,572,000.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$9,546,100.00	See below

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Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
10996-01002	3/27/2003	\$100.00	WD - Warranty Deed	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	ELHC6	Elevator Hydraulic	1	0	0	1.00	\$18,305.00
2	ESHC6	Elevator Stops Hydra	1	0	0	4.00	\$14,851.00
3	FE2C6	Freight Elevator Capacity 2	1	0	0	1.00	\$14,695.00
4	ESHC6	Elevator Stops Hydra	1	0	0	4.00	\$14,851.00
5	SWSC6	Sprinkler Wet System	1	0	0	36,544.00	\$25,489.00
6	ELHC6	Elevator Hydraulic	2	0	0	2.00	\$36,611.00
7	ESHC6	Elevator Stops Hydra	2	0	0	6.00	\$22,276.00
8	SWSC6	Sprinkler Wet System	2	0	0	69,638.00	\$48,573.00
9	PVCC1	Paving Concrete	2	0	0	480.00	\$685.00
10	FCLC1	Fence Chain Link	2	0	0	66.00	\$400.00
11	PVAC1	Paving Asphalt	2	0	0	213,777.00	\$97,269.00
12	LPCC1	Light Pole Concrct	2	0	0	8.00	\$2,054.00
13	LITC1	Lighting Fixtures	2	0	0	16.00	\$3,454.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1700	OFFICE	PUD	0.00	0.00	Common	217,800.00	Square Footage	\$1,271,952.00

Legal

LN	Legal Description
1	11-35-28E 5.00
2	PTSEC 11 RECD O/R 10996-1002
3	BEING PARCEL A-1(EX PT RECD
4	O/R 18375-1014)

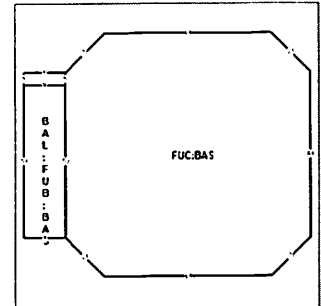
Buildings

Building 1
 Building 1 Site Address
 13901 S SUTTON PARK DR Unit 200 B
 Jacksonville FL 32224

Building Type	1801 - OFFICE 3-8 STY
Year Built	2005
Building Value	\$3,105,255.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 3	25158	25158	25158
Base Area	8386	8386	8386
Balcony	944	0	142

Element	Code	Detail
Exterior Wall	22	22 Precast Panel
Exterior Wall	28	28 Glass Thermo
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet
Int Flooring	11	11 Cer Clay Tile
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit



Property Appraiser - Property Details

Finished upper story 2	1888	1888	1888
Base Area	944	944	944
Canopy	80	0	20
Total	37400	36376	36538

Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	1	1 A-Fireproof St

Element	Code	Detail
Stories	4.000	
Baths	18.000	
Rooms / Units	6.000	
Avg Story Height	12.000	
Common Wall	15.000	

2020 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$9,546,100.00	\$0.00	\$9,546,100.00	\$100,546.84	\$109,225.52	\$104,643.39
Public Schools: By State Law	\$9,546,100.00	\$0.00	\$9,546,100.00	\$34,289.22	\$34,910.09	\$35,917.20
By Local Board	\$9,546,100.00	\$0.00	\$9,546,100.00	\$19,754.52	\$21,459.63	\$20,692.13
FL Inland Navigation Dist.	\$9,546,100.00	\$0.00	\$9,546,100.00	\$281.20	\$305.48	\$292.11
Water Mgmt Dist. SJRWMD	\$9,546,100.00	\$0.00	\$9,546,100.00	\$2,121.33	\$2,183.19	\$2,183.19
Gen Gov Voted	\$9,546,100.00	\$0.00	\$9,546,100.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$9,546,100.00	\$0.00	\$9,546,100.00	\$0.00	\$0.00	\$0.00
			Totals	\$156,993.11	\$168,083.91	\$163,728.02

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$8,787,600.00	\$8,787,600.00	\$0.00	\$8,787,600.00
Current Year	\$9,546,100.00	\$9,546,100.00	\$0.00	\$9,546,100.00

2020 TRIM Property Record Card (PRC)

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Property Record Card (PRC)

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2020

2019

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More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

STEINEMANN WINDSOR PARKE II LLC
 13901 SUTTON PARK DR S STE 105
 JACKSONVILLE, FL 32224

Primary Site Address
 0 S SUTTON PARK DR
 Jacksonville FL 32224

Official Record Book/Page
 09495-00167

Tile #
 8511

0 S SUTTON PARK DR
 Property Detail

RE #	167733-0810
Tax District	GS
Property Use	6900 Organizational/Misc/AGRI
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	364372

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$3,658.00	\$3,835.00
Land Value (Market)	\$2,062,361.00	\$2,062,361.00
Land Value (Agric.)	\$975,341.00	\$975,341.00
Just (Market) Value	\$2,066,019.00	\$2,066,196.00
Assessed Value	\$978,999.00	\$979,176.00
Cap Diff/Portability Amt	\$1,087,020.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$978,999.00	See below

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Taxable Values and Exemptions – In Progress

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
09495-00167	12/10/1999	\$1,531,200.00	SW - Special Warranty	Qualified	Vacant
07485-02226	11/3/1992	\$6,422,000.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	5,130.00	\$3,835.00

Land & Legal

Land										Legal	
LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	6911	NFX/Christmas tree	PUD	0.00	0.00	Agriculture	4.00	Acreage	\$1,980.00	1	11-35-28E 8.4
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	143,748.00	Square Footage	\$973,174.00	2	PT SEC 11 RECD O/R 9495-167
1	1000	COMMERCIAL	PUD	0.00	0.00	Market	174,240.00	Square Footage	\$1,089,000.00	3	LYING N OF SUTTON PARK DR S
2	9607	RETENTION POND	PUD	0.00	0.00	Common	1.10	Acreage	\$187.00	4	(EX PT O/R 18375-1019)

Buildings

No data found for this section

2020 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$978,999.00	\$0.00	\$978,999.00	\$10,916.55	\$11,201.61	\$10,731.69
Public Schools: By State Law	\$978,999.00	\$0.00	\$978,999.00	\$3,820.05	\$3,580.20	\$3,683.48
By Local Board	\$978,999.00	\$0.00	\$978,999.00	\$2,200.79	\$2,200.79	\$2,122.08
FL Inland Navigation Dist.	\$978,999.00	\$0.00	\$978,999.00	\$30.53	\$31.33	\$29.96
Water Mgmt Dist. SJRWMD	\$978,999.00	\$0.00	\$978,999.00	\$230.32	\$223.90	\$223.90
Gen Gov Voted	\$978,999.00	\$0.00	\$978,999.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$978,999.00	\$0.00	\$978,999.00	\$0.00	\$0.00	\$0.00
Totals				\$17,198.24	\$17,237.83	\$16,791.11

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$2,066,019.00	\$954,085.00	\$0.00	\$954,085.00
Current Year	\$2,066,019.00	\$978,999.00	\$0.00	\$978,999.00

2020 TRIM Property Record Card (PRC)

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Property Record Card (PRC)

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2020

2019

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More Information

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STEINEMANN WINDSOR PARKE I LLC
 13901 SUTTON PARK DR S SUITE 105
 JACKSONVILLE, FL 32224-0228

Primary Site Address
 13901 S SUTTON PARK DR A
 Jacksonville FL 32224

Official Record Book/Page
 09149-00187

Title #
 8511

13901 S SUTTON PARK DR

Property Detail

RE #	167733-1000
Tax District	GS
Property Use	1800 Office 3+ Sty
# of Buildings	1
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	157788

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Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$1,031,273.00	\$1,031,273.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$7,711,700.00	\$7,732,600.00
Assessed Value	\$7,711,700.00	\$7,732,600.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$7,711,700.00	See below

Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
09149-00187	11/25/1998	\$1,670,400.00	SW - Special Warranty	Qualified	Vacant
10996-01002	3/27/2003	\$100.00	MS - Miscellaneous	Unqualified	Improved

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	ELHC6	Elevator Hydraulic	1	0	0	2.00	\$23,620.00
2	ESHC6	Elevator Stops Hydra	1	0	0	6.00	\$14,372.00
3	LPCC1	Light Pole Concrct	1	0	0	16.00	\$4,107.00
4	LITC1	Lighting Fixtures	1	0	0	26.00	\$5,613.00
5	PVAC1	Paving Asphalt	1	0	0	109,386.00	\$56,881.00
6	SWSC6	Sprinkler Wet System	1	0	0	63,548.00	\$28,597.00

Land & Legal

Land

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value
1	1700	OFFICE	PUD	0.00	0.00	Common	157,687.00	Square Footage	\$1,031,273.00

Legal

LN	Legal Description
1	11-3S-28E 3.62
2	PT NE1/4 RECD O/R 10996-1002
3	BEING PARCEL A-2

Buildings

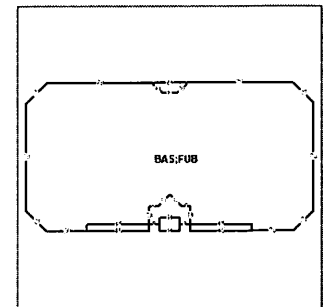
Building 1
 Building 1 Site Address
 13901 S SUTTON PARK DR Unit A
 Jacksonville FL 32224

Building Type	1801 - OFFICE 3-8 STY
Year Built	2000
Building Value	\$6,470,017.00

Type	Gross Area	Heated Area	Effective Area
Canopy	143	0	36
Finished upper story 2	286	286	286
Base Area	21436	21436	21436
Finished upper story 2	42872	42872	42872
Base Area	401	401	401
Finished upper story 1	401	401	401
Canopy	140	0	35
Finished upper story 1	225	225	225

Element	Code	Detail
Exterior Wall	22	22 Precast Panel
Exterior Wall	28	28 Glass Thermo
Roof Struct	10	10 Steel Fr/Trs
Roofing Cover	4	4 Built Up/T&G
Interior Wall	5	5 Drywall
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	4	4 Packaged Unit
Ceiling Wall Finish	5	5 S Cell Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	3	3 C-Masonry

Element	Code	Detail
Stories	3.000	
Baths	70.000	
Rooms / Units	22.000	



Finished upper story 1	225	225	225	Avg Story Height	10.000
Total	66129	65846	65917		

2020 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$7,711,700.00	\$0.00	\$7,711,700.00	\$88,166.70	\$88,236.50	\$84,534.88
Public Schools: By State Law	\$7,711,700.00	\$0.00	\$7,711,700.00	\$30,067.25	\$28,201.69	\$29,015.27
By Local Board	\$7,711,700.00	\$0.00	\$7,711,700.00	\$17,322.19	\$17,335.90	\$16,715.88
FL Inland Navigation Dist.	\$7,711,700.00	\$0.00	\$7,711,700.00	\$246.58	\$246.77	\$235.98
Water Mgmt Dist. SJRWMD	\$7,711,700.00	\$0.00	\$7,711,700.00	\$1,860.13	\$1,763.67	\$1,763.67
Gen Gov Voted	\$7,711,700.00	\$0.00	\$7,711,700.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$7,711,700.00	\$0.00	\$7,711,700.00	\$0.00	\$0.00	\$0.00
			Totals	\$137,662.85	\$135,784.53	\$132,265.68

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$7,705,600.00	\$7,705,600.00	\$0.00	\$7,705,600.00
Current Year	\$7,711,700.00	\$7,711,700.00	\$0.00	\$7,711,700.00

2020 TRIM Property Record Card (PRC)

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Property Record Card (PRC)

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

[2020](#)

[2019](#)

[2018](#)

[2017](#)

[2016](#)

[2015](#)

[2014](#)

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

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)

STEINEMANN WINDSOR PARKE I LLC
 13901 SUTTON PARK DR S STE 105
 JACKSONVILLE, FL 32224

Primary Site Address
 0 S SUTTON PARK DR
 Jacksonville FL 32224

Official Record Book/Page
 18375-01019

Title #
 8511

0 S SUTTON PARK DR
 Property Detail

RE #	167733-0820
Tax District	GS
Property Use	1000 Vacant Comm
# of Buildings	0
Legal Desc.	For full legal description see Land & Legal section below
Subdivision	00000 SECTION LAND
Total Area	50726

Value Summary

Value Description	2020 Certified	2021 In Progress
Value Method	CAMA	CAMA
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$10,713.00	\$11,231.00
Land Value (Market)	\$321,633.00	\$321,633.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$332,346.00	\$332,864.00
Assessed Value	\$332,346.00	\$332,864.00
Cap Diff/Portability Amt	\$0.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$332,346.00	See below

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Taxable Values and Exemptions – In Progress

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County/Municipal Taxable Value
 No applicable exemptions

SJRWMD/FIND Taxable Value
 No applicable exemptions

School Taxable Value
 No applicable exemptions

Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
18375-01019	5/1/2018	\$100,000.00	SW - Special Warranty	Unqualified	Vacant

Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVAC1	Paving Asphalt	0	0	0	15,708.00	\$11,231.00

Land & Legal

LN	Code	Use Description	Zoning Assessment	Front	Depth	Category	Land Units	Land Type	Land Value	LN	Legal Description
1	1000	COMMERCIAL	PUD	0.00	0.00	Common	32,120.00	Square Footage	\$321,200.00	1	11-35-28E 1.17
2	9400	RIGHT-OF-WAY & STS	PUD	0.00	0.00	Common	0.43	Acreage	\$433.00	2	PT SEC 11 RECD O/R 18375-1019

Buildings

No data found for this section

2020 Notice of Proposed Property Taxes Notice (TRIM Notice)

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Govt Ex B&B	\$332,346.00	\$0.00	\$332,346.00	\$3,802.67	\$3,802.67	\$3,643.14
Public Schools: By State Law	\$332,346.00	\$0.00	\$332,346.00	\$1,296.81	\$1,215.39	\$1,250.45
By Local Board	\$332,346.00	\$0.00	\$332,346.00	\$747.11	\$747.11	\$720.39
FL Inland Navigation Dist.	\$332,346.00	\$0.00	\$332,346.00	\$10.64	\$10.64	\$10.17
Water Mgmt Dist. SJRWMD	\$332,346.00	\$0.00	\$332,346.00	\$80.23	\$76.01	\$76.01
Gen Gov Voted	\$332,346.00	\$0.00	\$332,346.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$332,346.00	\$0.00	\$332,346.00	\$0.00	\$0.00	\$0.00
Totals				\$5,937.46	\$5,851.82	\$5,700.16

Description	Just Value	Assessed Value	Exemptions	Taxable Value
Last Year	\$332,346.00	\$332,346.00	\$0.00	\$332,346.00
Current Year	\$332,346.00	\$332,346.00	\$0.00	\$332,346.00

2020 TRIM Property Record Card (PRC)

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

Property Record Card (PRC)

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

2020

2019

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

More Information

[Contact Us](#) | [Parcel Tax Record](#) | [GIS Map](#) | [Map this property on Google Maps](#) | [City Fees Record](#)



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Detail by Entity Name

Florida Limited Liability Company
STEINEMANN WINDSOR PARKE I, L.L.C.

Filing Information

Document Number L98000002598
FEI/EIN Number 59-3599076
Date Filed 11/06/1998
State FL
Status ACTIVE

Principal Address

13901 SUTTON PARK DRIVE SOUTH
105
JACKSONVILLE, FL 32224

Changed: 01/28/2013

Mailing Address

13901 SUTTON PARK DRIVE SOUTH
105
JACKSONVILLE, FL 32224

Changed: 01/28/2013

Registered Agent Name & Address

Simmons, Sidney SII
562 Park Street
Suite 300
Jacksonville, FL 32204

Name Changed: 01/28/2020

Address Changed: 01/28/2020

Authorized Person(s) Detail

Name & Address

Title MGRM

STEINEMANN DEVELOPMENT COMPANY-FLORIDA INC
13901 SUTTON PARK DRIVE SOUTH, SUITE 105
JACKSONVILLE, FL 32224

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2020	01/28/2020
2021	01/15/2021

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02/10/2015 -- ANNUAL REPORT	View image in PDF format
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08/26/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
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Detail by Entity Name

Florida Profit Corporation

STEINEMANN DEVELOPMENT COMPANY-FLORIDA, INC.

Filing Information

Document Number P98000080331
FEI/EIN Number 59-3537250
Date Filed 09/17/1998
State FL
Status ACTIVE

Principal Address

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Changed: 01/21/2013

Mailing Address

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Changed: 01/21/2013

Registered Agent Name & Address

STEINEMANN, FRANK C JR.
13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Name Changed: 01/16/2018

Address Changed: 01/21/2013

Officer/Director Detail

Name & Address

Title DTC, VP

STEINEMANN, FRANK CJR.
13901 SUTTON PARK DRIVE SOUTH, SUITE 105
JACKSONVILLE, FL 32224

Title P

CILLS, MICHAEL B
 13901 SUTTON PARK DR. S., SUITE 105
 JACKSONVILLE, FL 32224

Annual Reports

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2019	02/15/2019
2020	01/28/2020
2021	01/15/2021

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09/17/1998 -- Domestic Profit	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
STEINEMANN WINDSOR PARKE II, L.L.C.

Filing Information

Document Number	L99000008170
FEI/EIN Number	59-3613331
Date Filed	11/29/1999
State	FL
Status	ACTIVE

Principal Address

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Changed: 01/10/2013

Mailing Address

13901 SUTTON PARK DRIVE SOUTH
SUITE 105
JACKSONVILLE, FL 32224

Changed: 01/10/2013

Registered Agent Name & Address

SIDNEY S SIMMONS P.L.
562 Park Street
Suite 300
Jacksonville, FL 32204

Name Changed: 01/16/2020

Address Changed: 01/16/2020

Authorized Person(s) Detail

Name & Address

Title MGR

STEINEMANN DEVELOPMENT COMPANY - FL., INC.
13901 SUTTON PARK DRIVE SOUTH, SUITE 105
JACKSONVILLE, FL 32224

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05/03/2000 -- ANNUAL REPORT	View image in PDF format
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Duval County Tax Collector

Comments - taxcollector@coj.net

Inquiries - (904)255-5700

www.duvaltaxcollect.net

Date: 04/26/2021 Time: 12:36:23

Location: P06 Clerk: JMB

Transaction 0192020

Miscellaneous

Item: CR - CR586748

Receipt 0192020.0001-0001 3,302.00

Total Paid 3,302.00

CHECK 000016892 3,302.00

Total Tendered 3,302.00

Total Tendered 3,302.00

Paid By: BAIN COMMUNITIES MANAG

Thank You

Duval County, City Of Jacksonville
Jim Overton , Tax Collector
 231 E. Forsyth Street
 Jacksonville, FL 32202

General Collection Receipt

Account No: CR586748

User: Abney, Erin

REZONING/VARIANCE/EXCEPTION

Date: 4/21/2021

Email: EAbney@coj.net

Name: Steve Diebenow/ STENEMANN WINDSOR PARK II, LLC

Address: One Independent Drive, Ste. 1200 Jacksonville, FL 32202

Description: Planned Unit Development (Z-3447) 13901 Sutton Park Drive South

TranCode	IndexCode	SubObject	GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
701	PDCU011	342504									3302.00

Total Due: \$3,302.00

Jim Overton , Tax Collector
General Collections Receipt
City of Jacksonville, Duval County

Account No: CR586748**REZONING/VARIANCE/EXCEPTION**

Name: Steve Diebenow/ STENEMANN WINDSOR PARK II, LLC

Address: One Independent Drive, Ste. 1200 Jacksonville, FL 32202

Description: Planned Unit Development (Z-3447) 13901 Sutton Park Drive South

Date: 4/21/2021

Total Due: \$3,302.00