

Date Submitted:	9/22/23
Date Filed:	9/29/23

Application Number:	SW-23-10
Public Hearing:	

Application for Sign Waiver
City of Jacksonville, Florida
Planning and Development Department

Please type or print in ink. Instructions regarding the completion and submittal of this application are located at the end of this form. For additional information, please contact the Planning and Development Department at (904) 255-7865.

For Official Use Only			
Current Zoning District:	PUD 2012-0370-E	Current Land Use Category:	CGC/RP1
Council District:	3	Planning District:	PD2 - Greater Arlington/B
Previous Zoning Applications Filed (provide application numbers):			
Applicable Section of Ordinance Code:	656.1303(6) 656.1310(6)(5)		
Notice of Violation(s):			
Neighborhood Associations: West Beaches Community Association; Greater Arlington/B			
Overlay:			
LUZ Public Hearing Date:		City Council Public Hearing Date:	
Number of Signs to Post:	1	Amount of Fee:	\$1635.00
		Zoning Asst. Initials:	DW

PROPERTY INFORMATION	
1. Complete Property Address: 12645 Salina Drive Jacksonville, FL 32246	2. Real Estate Number: 167067-0435
3. Land Area (Acres): 4.6	4. Date Lot was Recorded: n/a
5. Property Located Between Streets: Josslyn Ln and Kernan Blvd S	6. Utility Services Provider: City Water / City Sewer <input checked="" type="checkbox"/> Well / Septic <input type="checkbox"/>

7. Waiver Sought:

- Increase maximum height of sign from _____ to _____ feet (maximum request 20% or 5 ft. in height, whichever is less). *Note – Per Section 656.1310, no waiver shall be granted which would permit a sign in excess of 40 feet in height in any zoning district.
- Increase maximum size of sign from _____ sq. ft. to _____ sq. ft. (maximum request 25% or 10 sq. ft., whichever is less)
- Increase number of signs from _____ to _____ (not to exceed maximum square feet allowed)
- Allow for illumination or change from _____ external to _____ internal lighting
- Reduce minimum setback from 10 feet to **XX** feet (less than 1 ft. may be granted administratively) **7 ft. 8.5 in.**

8. In whose name will the Waiver be granted?

REUNION JACKSONVILLE RE, LLC

9. Is transferability requested? *If approved, the waiver is transferred with the property.*

- Yes
- No

OWNER'S INFORMATION (please attach separate sheet if more than one owner)

10. Name: REUNION JACKSONVILLE RE, LLC	11. E-mail: bryan@americadevelopment.com
12. Address (including city, state, zip): PO BOX 92129 Southlake, TX 76092	13. Preferred Telephone: 214.708.3070

APPLICANT'S INFORMATION (if different from owner)

14. Name: Auld & White Constructors LLC Josh Barth, Project Manager	15. E-mail: mhill@auld-white.com
16. Address (including city, state, zip): 4168 Southpoint Pkwy Ste 101 Jacksonville, FL 3216	17. Preferred Telephone: 904.296.2555

CRITERIA

Section 656.1310, Ordinance Code, sets forth procedures and criteria for evaluating waivers of the Part 13 sign regulations. Section 656.1302 of the Ordinance Code defines a sign as *"a painting, structure, projected image or device which is placed, erected, constructed or maintained on or in the ground or water, or on or outside of an enclosed building, boat, ship, vessel or other object or structure or affixed or painted on or inside an exterior window of a building for the purpose of display, information, advertisement or attraction of the attention of persons, including posters, pictures, pictorial or reading matter and a letter, word, model, device or representation used in the nature of an advertisement, announcement, attraction or direction."*

Section 656.133(c)1 through 10, Ordinance Code, provides that, with respect to action upon Applications for Sign Waivers, the City Council shall grant a waiver only if substantial competent evidence exists to support a positive finding based on each of the following criteria as applicable:

1. *Will the effect of the sign waiver be compatible with the existing contiguous signage or zoning and consistent with the general character of the area considering population, density, scale, and orientation of the structures in the area?*
2. *Would the result detract from the specific intent of the zoning ordinance by promoting the continued existence of nonconforming signs that exist in the vicinity?*
3. *Could the effect of the proposed waiver diminish property values in, or negatively alter the aesthetic character of the area surrounding the site, and could such waiver substantially interfere with or injure the rights of others whose property would be affected by the same?*
4. *Would the waiver have a detrimental effect on vehicular traffic or parking conditions, or result in the creation of objectionable or excessive light, glare, shadows or other effects, taking into account existing uses and zoning in the vicinity?*
5. *Is the proposed waiver detrimental to the public health, safety or welfare, or could such waiver result in additional public expense, creation of nuisances, or cause conflict with any other applicable law?*
6. *Does the subject property exhibit specific physical limitations or characteristics, which would be unique to the site and which would make imposition of the strict letter of the regulation unduly burdensome?*
7. *Is the request based exclusively upon a desire to reduce the costs associated with compliance and is the request the minimum necessary to obtain a reasonable communication of one's message?*
8. *Is the request the result of a violation that has existed for a considerable length of time without receiving a citation and if so, is the violation that exists a result of construction that occurred prior to the applicant's acquiring the property, not being a direct result of the actions of the current owner?*
9. *Does the request accomplish a compelling public interest such as, for example, furthering the preservation of natural resources by saving a tree or trees?*
10. *Would strict compliance with the regulation create a substantial financial burden when considering the cost of compliance?*

18. Given the above definition of a "sign" and the aforementioned criteria by which the request will be reviewed against, please describe the reason that the waiver is being sought. Provide as much information as you can; you may attach a separate sheet if necessary. Please note that failure by the applicant to adequately substantiate the need for the request and to meet the criteria set forth may result in a denial.

The monument sign for Reunion Rehab has been installed with an 7' - 8.5" setback in lieu of a 10-foot setback from the property line. All landscape, paving, and site work is completed for the project. The sign is located on the south side of the property off of the private road "Salina Drive". The sign is located where it does not affect parking, traffic flow, or pedestrian walkways. We are seeking approval to keep the sign installed at its current location to avoid relocating trees nearby and disturbing the landscape in the area. Photos and site plan attached.

Reference Sign Permit # S22-640038.000

ATTACHMENTS

The following attachments must accompany each copy of the application.

- Survey
- Site Plan – two (2) copies on 8 ½ x 11 and two (2) copies on 11 x 17 or larger
- Property Ownership Affidavit (Exhibit A)
- Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- Legal Description – may be written as either lot and block, or metes and bounds (Exhibit 1)
- Proof of property ownership – may be print-out of property appraiser record card if individual owner, http://apps.coj.net/pao_propertySearch/Basic/Search.aspx, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>.
- Photographs of sign structure showing nonconforming nature and physical impediments to compliance.
- N/A** If waiver is based on economic hardship, applicant must submit the following:
 - Two (2) estimates from licensed contractors stating the cost of bringing the sign structure into compliance; and
 - Any other information the applicant wished to have considered in connection to the waiver request.

FILING FEES

*Applications filed to correct existing zoning violations are subject to a double fee.

<u>Base Fee</u>	<u>Public Notices</u>	<u>Advertisement</u>
Residential Districts: \$1,161.00	\$7.00 per Addressee	Billed directly to owner/agent
Non-residential Districts: \$1,173.00		

NOTE: City Council may, as a condition of the waiver, specify a time period within which the sign structure shall be required to conform to the requirements of the City’s sign regulations.

AUTHORIZATION

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

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

I hereby certify that I have read and understand the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

Owner(s) Print name: _____ Signature: _____	Applicant or Agent (if different than owner) Print name: <u>Josh Barth</u> Signature: _____
<u>Bryan Whitworth</u> <u>Bryan Whitworth</u> <u>Manager, Revision Jacksonville</u> <u>REILLC</u> Owner(s) Print name: _____ Signature: _____	<small>Digitally signed by Josh Barth DN: cn=Josh Barth, o=City of Jacksonville, ou=City of Jacksonville, email=jbarth@cityofjacksonville.com, c=US, postalCode=32202, serial=1632299256</small> *An agent authorization letter is required if the application is made by any person other than the property owner.

SUBMITTAL

This application must be typed or printed in ink and submitted along with three (3) copies for a total of **four (4) applications**. Each application must include **all required attachments**.

Submit applications to:
 Planning and Development Department, Zoning Section
 214 North Hogan Street, 2nd Floor
 Jacksonville, Florida 32202
 (904) 255-8300

PLANNING AND DEVELOPMENT DEPARTMENT

Property Ownership Affidavit – Limited Liability Company (LLC)

Date: 9/14/23

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

Re: Property Owner Affidavit for the following site location in Jacksonville, Florida:

Address: 12645 Salina Drive Jacksonville, FL 32246 RE#(s): 167067-0435

To Whom it May Concern:

I Bryan Whitworth as Manager of REUNION JACKSONVILLE RE LLC
a Limited Liability Company organized under the laws of the state of TX, hereby certify
that said LLC is the Owner of the property described in Exhibit 1 in connection with filing application(s)
for Sign Variance submitted to the Jacksonville Planning and Development
Department.

(signature) Bryan Whitworth

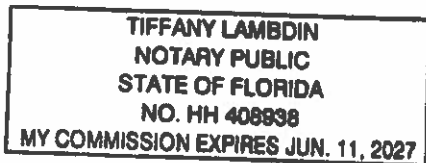
(print name) Bryan Whitworth

Please provide documentation illustrating that signatory is an authorized representative of the LLC. This may be shown through a printout from sunbiz.org showing that the person is either a "sole member" or a "managing member." Other persons may be authorized through a resolution, power of attorney, etc.

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 20th day of September 2023, by Bryan Whitworth, as Manager, of Reunion Jacksonville Re LLC, a Limited Liability corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Tiffany Lambdin
(Signature of NOTARY PUBLIC)



Tiffany Lambdin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 6/11/27

Agent Authorization – Limited Liability Company (LLC)

Date: 9/14/23

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

Re: Agent Authorization for the following site location in Jacksonville, Florida:

Address: 12645 Salina Drive Jacksonville, FL 32246 RE#(s): 167067-0435

To Whom It May Concern:

You are hereby advised that Bryan Whitworth, as Manager of REUNION JACKSONVILLE RE LLC, hereby certify that the REUNION JACKSONVILLE RE LLC is the Owner of the property described in Exhibit 1. Said owner hereby authorizes and empowers Josh Barth, Auld & White Constructors LLC to act as agent to file application(s) for REUNION JACKSONVILLE LLC for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change as submitted to the Jacksonville Planning and Development Department.

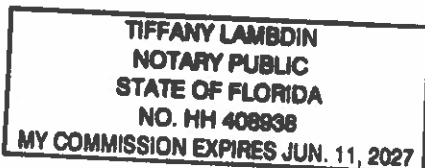
(signature) Bryan Whitworth

(print name) Bryan Whitworth

**STATE OF FLORIDA
COUNTY OF DUVAL**

Sworn to and subscribed and acknowledged before me by means of physical presence or online notarization, this 20th day of September 2023, by Bryan Whitworth, as Manager, of Reunion Jacksonville Re LLC, a Limited Liability corporation, who is personally known to me or who has produced _____ as identification and who took an oath.

Tiffany Lambdin
(Signature of NOTARY PUBLIC)



Tiffany Lambdin
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 6/11/27



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

Detail by Entity Name

Foreign Limited Liability Company
REUNION JACKSONVILLE RE, LLC

Filing Information

Document Number M21000013692
FEI/EIN Number 87-1488581
Date Filed 10/08/2021
State TX
Status ACTIVE

Principal Address

2911 TURTLE CREEK BLVD STE 1100
DALLAS, TX 75219

Mailing Address

2911 TURTLE CREEK BLVD STE 1100
DALLAS, TX 75219

Registered Agent Name & Address

CAPITOL CORPORATE SERVICES, INC.
515 E PARK AVE 2 FLOOR
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGR

REUNION IRF, LLC
2911 TURTLE CREEK RD STE 1100
DALLAS, TX 75219

Annual Reports

Report Year	Filed Date
2022	01/10/2022
2023	02/03/2023

Document Images

[02/03/2023 -- ANNUAL REPORT](#) [View image in PDF format](#)

[01/10/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. Reunion Jacksonville RE, LLC
(Name of Foreign Limited Liability Company; must include "Limited Liability Company," "L.L.C.," or "LLC.")

(If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C." or "LLC.")

2. Texas
(Jurisdiction under the law of which foreign limited liability company is organized)

3. (FEI number, if applicable)

4. (Date first transacted business in Florida, if prior to registration.)
(See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 2911 Turtle Creek Blvd., Ste. 1100
(Street Address of Principal Office)

6. 2911 Turtle Creek Blvd., Ste. 1100
(Mailing Address)

Dallas, Texas 75219

Dallas, Texas 75219

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: Capitol Corporate Services, Inc.

Office Address: 515 East Park Avenue 2nd Floor

Tallahassee, Florida 32301
(City) (Zip code)

FILED
21 OCT -8 PM 3:06

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Delanie Case Delanie Case, asst sec
(Registered agent's signature)

8. For initial indexing purposes, list names, title or capacity and addresses of the primary members/managers or persons authorized to manage [up to six (6) total]:

<u>Title or Capacity:</u>	<u>Name and Address:</u>	<u>Title or Capacity:</u>	<u>Name and Address:</u>
<input checked="" type="checkbox"/> Manager	Name: <u>Reunion IRF, LLC</u>	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: <u>2911 Turtle Creek Blvd.</u>	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	<u>Suite 1100, Dallas, TX 75219</u>	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	_____	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
<input type="checkbox"/> Manager	Name: _____	<input type="checkbox"/> Manager	Name: _____
<input type="checkbox"/> Member	Address: _____	<input type="checkbox"/> Member	Address: _____
<input type="checkbox"/> Authorized	_____	<input type="checkbox"/> Authorized	_____
Person	_____	Person	_____
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Important Notice: Use an attachment to report more than six (6). The attachment will be imaged for reporting purposes only. Non-indexed individuals may be added to the index when filing your Florida Department of State Annual Report form.

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Bryan Whitworth
Signature of an authorized person

Bryan Whitworth

Typed or printed name of signer

Corporations Section
P.O.Box 13697
Austin, Texas 78711-3697



Jose A. Esparza
Deputy Secretary of State

Office of the Secretary of State

Certificate of Fact

The undersigned, as Deputy Secretary of State of Texas, does hereby certify that the document, Certificate of Formation for Reunion Jacksonville RE, LLC (file number 804131948), a Domestic Limited Liability Company (LLC), was filed in this office on June 30, 2021.

It is further certified that the entity status in Texas is in existence.

In testimony whereof, I have hereunto signed my name officially and caused to be impressed hereon the Seal of State at my office in Austin, Texas on October 05, 2021.



A handwritten signature in black ink, consisting of the initials "JE" followed by a long horizontal stroke.

Jose A. Esparza
Deputy Secretary of State

Prepared by and
Must Be Returned to:
J. Andrew Hagan
2379 Beville Road
Daytona Beach, Florida 32119
CM211130

SPECIAL WARRANTY DEED

This Special Warranty Deed Made the 17th day of December, 2021, by **TAMAYA LOAN ACQUISITION, LLC**, a Florida limited liability company, whose address is 2379 Beville Road, Daytona Beach, FL 32119, hereinafter called the Grantor, to **REUNION JACKSONVILLE RE, LLC**, a Texas limited liability company, whose post office address is 2911 Turtle Creek Blvd. Suite 1100, Dallas, TX 75219, hereinafter called the Grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in Volusia County, Florida, via:

SEE EXHIBIT A ATTACHED HERETO

The subject property is not the homestead of the Grantor.

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

To Have and to Hold, the same in fee simple forever.

GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Printed Name: TERI L. HANSEN

**Tamaya Loan Acquisition, LLC, a
Florida limited liability company**

[Signature]
Morteza Hosseini-Kargar, President

Witness Signature: [Signature]
Printed Name: JOANNE SCHMIEDER

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on this 17th day of December, 2021 by Morteza Hosseini- Kargar, President of Tamaya Loan Acquisition, LLC, a Florida limited liability company, (XX) who is personally known to me or () who has produced _____ as identification.

[Signature]
Notary Public, State of FLORIDA
Printed Name: TERI L. HANSEN
My Commission Expires:
Notary Seal:

Escrow File No . CM213120

EXHIBIT "A"

A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", REDHAWK VILLAGE, AS DEPICTED ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 112 THROUGH 122, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 89°59'55" EAST, ALONG THE SOUTHERLY LINE OF SAID REDHAWK VILLAGE, 634.22 FEET TO A POINT LYING ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 18267, PAGE 183, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°29'47" EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY LINE, 359.11 FEET THE SOUTHWEST CORNER THEREOF, SAID CORNER LYING ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19040, PAGE 1305, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 89°30'13" WEST, ALONG SAID NORTHERLY LINE AND ITS WESTERLY PROLONGATION, 116.30 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 113.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 40.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°11'49" WEST, 40.61 FEET; THENCE SOUTH 68°53'25" WEST, 162.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 126.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°36'48", AN ARC LENGTH OF 45.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°11'49" WEST, 45.27 FEET; THENCE SOUTH 89°30'13" WEST, 47.71 FEET; THENCE NORTH 00°00'07" WEST, 246.20 FEET; THENCE SOUTH 89°59'55" WEST, 234.19 FEET TO A POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH; THENCE NORTH 00°54'42" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 189.03 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ACCESS EASEMENT DESCRIBED AS FOLLOWS:

A PORTION OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16339, PAGE 1146, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", REDHAWK VILLAGE, AS DEPICTED ON THE PLAT THEREOF, RECORDED IN PLAT BOOK 73, PAGES 112 THROUGH 122, OF SAID CURRENT PUBLIC RECORDS, SAID CORNER LYING ON THE EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH $00^{\circ}54'42''$ EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 437.24 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE NORTH $89^{\circ}30'13''$ EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, 277.96 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 126.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ}36'48''$, AN ARC LENGTH OF 45.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $79^{\circ}11'49''$ EAST, 45.27 FEET; THENCE NORTH $68^{\circ}53'25''$ EAST, 162.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 113.50 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ}36'48''$, AN ARC LENGTH OF 40.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $79^{\circ}11'49''$ EAST, 40.61 FEET; THENCE NORTH $89^{\circ}30'13''$ EAST, 5.38 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19040, PAGE 1305, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH $00^{\circ}29'47''$ EAST, ALONG THE WESTERLY LINE THEREOF, 46.00 FEET; THENCE SOUTH $89^{\circ}30'13''$ WEST, DEPARTING SAID WESTERLY LINE, 2.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 66.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ}36'48''$, AN ARC LENGTH OF 23.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $79^{\circ}11'49''$ WEST, 23.80 FEET; THENCE SOUTH $68^{\circ}53'25''$ WEST, 165.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 173.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ}36'48''$, AN ARC LENGTH OF 62.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $79^{\circ}11'49''$ WEST, 62.08 FEET; THENCE SOUTH $89^{\circ}30'13''$ WEST, 277.62 FEET TO A POINT LYING ON SAID EASTERLY RIGHT OF WAY LINE OF KERNAN BOULEVARD SOUTH; THENCE NORTH $00^{\circ}54'42''$ WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 47.00 FEET TO THE POINT OF BEGINNING.

Escrow File No.: CM213120

EXHIBIT "B"
Permitted Exceptions

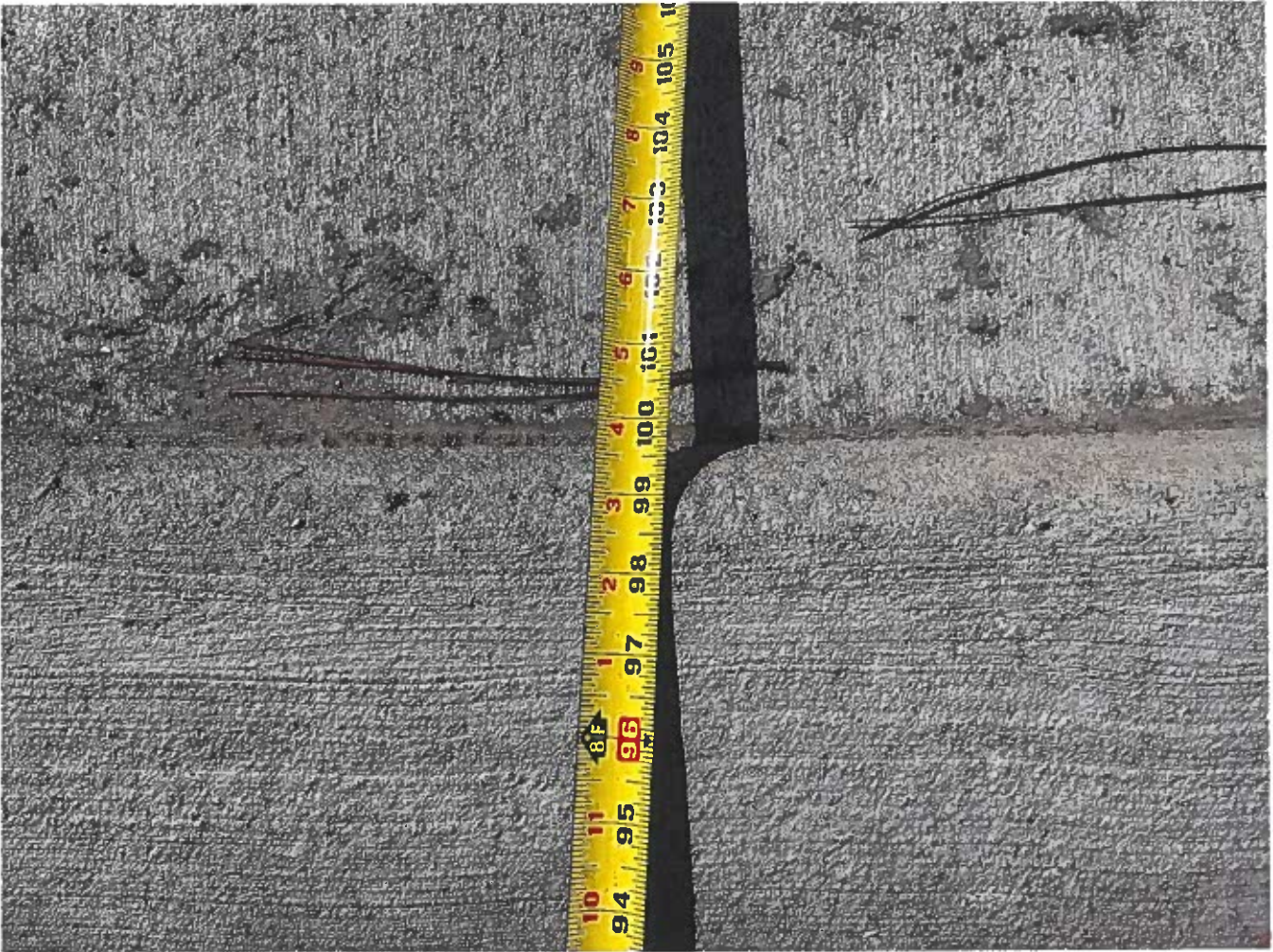
- a. Declaration of Covenants, Conditions, Restrictions and Easements recorded in O.R. Book 16431, Page 361, First Amendment in O.R. Book 17137, Page 224, Second Amendment in O.R. Book 17391, Page 1277, Third Amendment in O.R. Book 17503, Page 2290, Fourth Amendment in O.R. Book 18171, Page 2168 and Fifth Amendment in O.R. Book 18339, Page 202, Sixth Amendment in OR 18618-1132, all of the public records of Duval County, Florida.
- b. Developer Agreement recorded in O.R. Book 16595, Page 1324, and O.R. Book 16906, Page 1478, assigned in O.R. Book 17391, Page 1290, all of the public records of Duval County, Florida.
- c. Notice of Environmental Resource Permit recorded in O.R. Book 17188, Page 1859, O.R. Book 17487, Page 397, O.R. Book 18146, Page 451 and O.R. Book 18286, Page 461 and O.R. Book 17549, Page 360, all of the public records of Duval County, Florida.
- d. Collateral Assignment and Assumption of Development and Contract Rights recorded in O.R. Book 16670, Page 1505 and amendment in O.R. 17182, Page 820, all of the public records of Duval County, Florida.
- e. Notice of Establishment of CDD recorded in O.R. Book 13893, Page 1415, Consent in O.R. Book 16670, Page 1499, Notice of Assessments in O.R. Book 16670, Page 1546, Disclosure of Public Financing and Maintenance in O.R. Book 16709, Page 1061, Consent in O.R. Book 17182, Page 814, amended in O.R. Book 17232, Page 288, Notice of Assessments in O.R. Book 17246, Page 1072 and amended in O.R. Book 17993, Page 776, all of the public records of Duval County, Florida.
- f. Non-Exclusive Construction and Maintenance Agreement recorded in O.R. Book 16795, Page 733, First Amendment recorded in O.R. Book 18140, Page 1326, re-recorded in O.R. Book 18162, Page 101, all of the public records of Duval County, Florida.
- g. Declaration of restrictive covenants in O.R. Book 18171, page 2174, of the public records of Duval County, Florida.
- h. Declaration of Property Use Restrictions in O.R. Book 18618, page 1188, of the public records of Duval County, Florida.

PHOTO 3



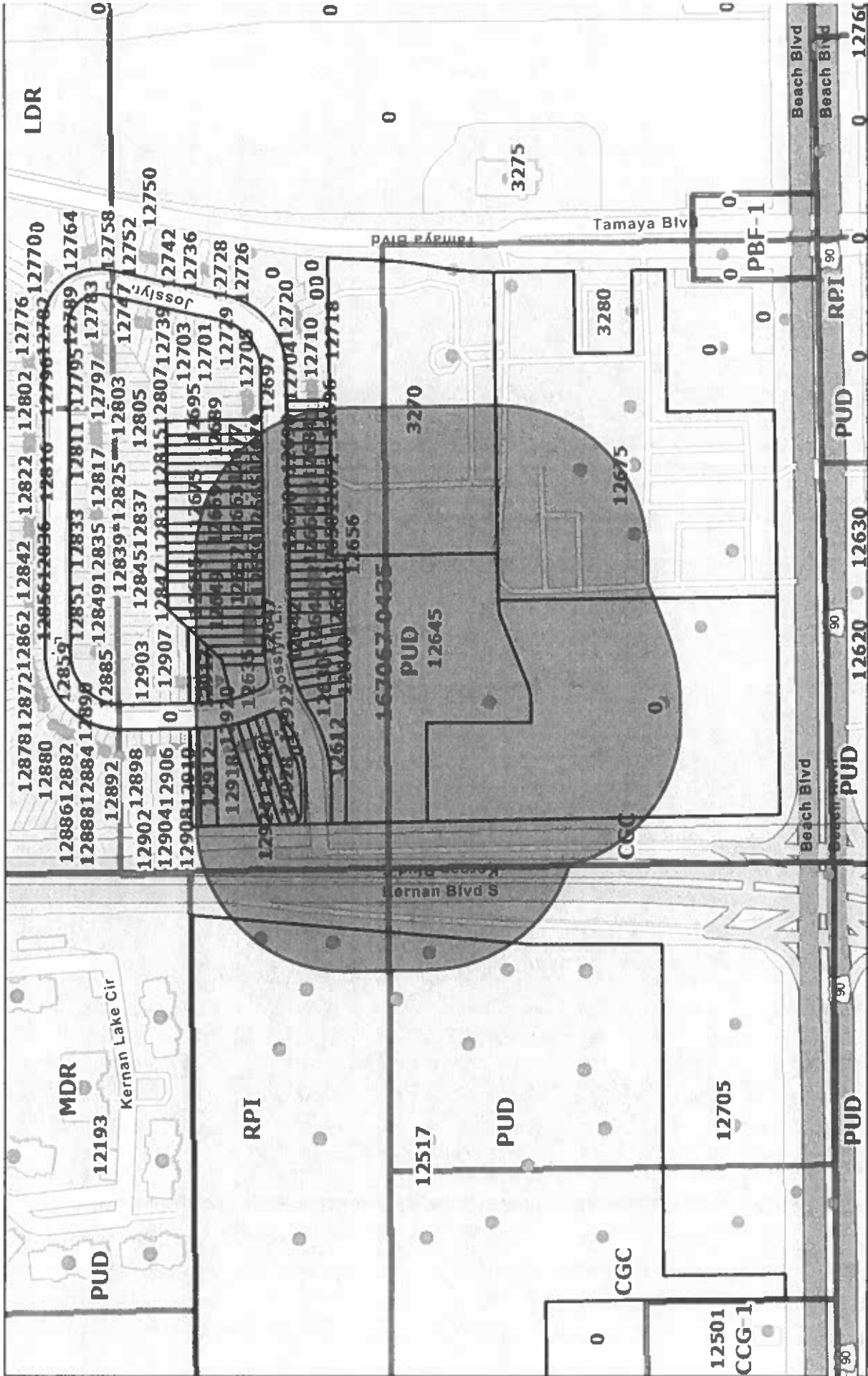
Setback Measurement to property line (7' - 8.5")

PHOTO 4



Measurement to sidewalk (8' - 4")

Land Development Review



September 22, 2023

- Parcels
- Land Use
- Zoning
- Address Points
- Panel Index

1:4,514
 0 0.03 0.07 0.1 0.13 mi
 0 0.05 0.1 0.2 km

Esri Community Maps Contributors City of Jacksonville FDEP
 OpenStreetMap Microsoft Esri HERE Garmin SafeGraph

RE	LNNAME	LNNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_CITY	MAIL_ZIP
167067 8105	ABACON CHRISTOPHER LEYTRAM		12644 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8075	AKHTAR ROSEMARIE VEGA		12632 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8750	ALCHI ALEX YAKOUB		9971 INVENTION LN		JACKSONVILLE	FL 32256
167067 8715	ANDRE LATRESE SHANELLE		12661 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 9055	BATASKOV CARMEL CUTHBERT ET AL		12817 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 0445	BBKR DEVELOPMENT PARTNERS LLC		3400 PEACHTREE RD STE 715		ATLANTA	GA 30326
167067 8730	BEAULLER DUSTIN JAMES		1130 BAGC/BARRIER RD		JACKSONVILLE	FL 32224
167067 8725	BELL EZRA T ET AL		12665 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8690	BOJAHN CHRISTINE FRANCES		12647 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 9045	BOTLES DAVID BRUCE		12813 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8680	CARLSON DWIGHT LEONARD		1326 CHARTER CT E		JACKSONVILLE	FL 32225
167067 8760	CASEY BRET C		12683 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8645	CHEBIB TOUFIC NICOLAS		12924 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8670	COLON WILLIAM		12939 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 9050	CREWS TRACEY LEA		12915 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8080	DAVADA RE HOLDINGS INC		167 SITARA LN		ST JOHNS	FL 32259
167067 8100	DEVERA ADAM GABRIEL		12642 JOSSELYN LN		JACKSONVILLE	FL 32236
167065 0030	FRMF JAX LLC		C/O REE CAPITAL PARTNERS LLC	11 DUPONT CIR NW STE 900	WASHINGTON	DC 20036
167067 8115	FULMER DONNA T		176 OAK HILL DR		ESTRL SPRINGS	TN 37230
167067 8650	GARNER BRITTINI KIARA		12926 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8765	GED TAYLOR MARGARET		12685 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8110	HOOPER NICOLE GWENDYLN DUPREE		12650 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8655	HUNT MITCHELL WILCOX JR		12928 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8130	JIANG LIANG LIANG		3282 ESTATES AVE		PINOLE	CA 94564
167067 8155	JOHNSTON DIANA SUE		12672 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8165	JARNS DANIEL A		12876 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 0390	KB JACKSONVILLE GROCERY DST		C/O KINGSBURN REALTY CAPITAL LLC	1645 VILLAGE CENTER CIR STE 200	LAS VEGAS	NV 89134
167067 8755	KOLOTHODY NIJAS		12681 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8090	KUHN RACHAEL ALLEEN		12638 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8770	LACHUT KAREN LYNN		12687 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8705	LATUIP STEPHANIE LAUREN		12687 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8145	LAWRENCE MATTHEW JOHN JR ET AL		12664 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8140	LONABAUGH KEISY ET AL		12660 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8665	MARTINEZ FELYERT ALEJANDRO PEREZ		12637 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8125	MARTELLI CODY MITCHELL		12656 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8085	PARKKUMAR SUNNY		12918 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8700	PARKER CHERYL LYNNIE		12636 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8700	PATTERSON MADISON RILEY		12922 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8175	PEREZ FRANCHESKA LOURDES ET AL		12680 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8745	PIRTLE JAMES KEITH		12677 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8635	PULIDO ARIELLE CATAPIA ET AL		12920 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8180	PVBNTY LLC		12687 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8070	RAESEMMANN SARAH ELIZABETH ET AL		C/O SARAH E RAESEMMANN	12630 JOSSELYN LN	JACKSONVILLE	FL 32246
167067 8740	RAJAEI BEHZAD		12675 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8700	READY JOSEPH EDWIN		12655 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8000	REDHAWK VILLAGE TOWNHOMES HOMEOWNERS ASSOCIATION I		C/O LEI LANO MANAGEMENT INC	8972 LAKE GLORIA BLVD	ORLANDO	FL 32809
167067 8710	RUSS CLIFFORD DAVIS III		12659 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8150	SALAMON PAUL M		12670 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8675	SANBORN RACHEL ET AL		12641 JOSSELYN LANE		JACKSONVILLE	FL 32246
167067 8200	SAX CHASE		12694 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8190	SELJUP MIRSAH		12690 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8105	SIMPSON ISRAH D		12696 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8160	SMITH ERIC ALAN		12674 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8120	SN FLORIDA II LLC		8390 E VIA DE VENTURA F 110 UNIT 303		SCOTTSDALE	AZ 85258
167067 8685	STOJADINOVIC ARMIN		169 ASPINWALL PKWY		ST ALGUSTINE	FL 32095
167067 8620	SUBBAROYAN LAKSHMINARAYANAN THIRUVANAMALAI		C/O ALTUS GROUP	PO BOX 92129	SOUTH LAKE	TX 76092
167067 0430	TAMAYA SENIOR LIVING LLC		12635 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8660	TANG JACKSON		12689 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8735	TEHRIN GREG LANDRY		12692 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8775	TISDALE JAMES		12688 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8195	TORRES ANDY R		12692 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8625	TOSHI BASSAM SAIED DAWOOD		12912 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8695	WILLIE HERNDON III		12649 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8170	WINGATE HEIDI NICHOLE RENE A		12678 JOSSELYN LN		JACKSONVILLE	FL 32246
167067 8720	YOUSSEF EJAZ		12663 JOSSELYN LN		JACKSONVILLE	FL 32246
	WEST BEACHES COMMUNITY ASSOCIATION					
	GREATER ARLINGTON/B					
	TIM KELLEY		21184 HEALTH GREEN PL 3		JACKSONVILLE	FL 32246