

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

March 3, 2022

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.: 2022-81**

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**

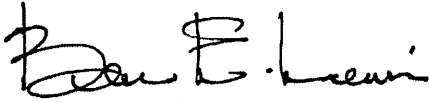
Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion among the Commissioners.

Planning Commission Vote:	7-0
David Hacker, Chair	Aye
Alex Moldovan, Vice Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Aye
Joshua Garrison	Aye
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, appearing to read "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B".

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 2022-0081

MARCH 3, 2022

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 2022-0081.

Location: 14150 Normandy Boulevard; Between Nathan Hale Road and POW-MIA Memorial Parkway

Real Estate Number: 002259 0000; 002268 0000; 002269 0000

Current Zoning District: Agriculture (AGR)

Proposed Zoning District: Residential Medium Density-D (RMD-D)

Current Land Use Category: Agriculture-IV (AGR-IV)

Proposed Land Use Category: Medium Density Residential (MDR)

Planning District: District 4 – Southwest

Applicant/Agent: Curtis L. Hart
Hart Resources, LLC
8051 Tara Lane
Jacksonville, Florida 32216

Owner: James Wright
1502 Undine Avenue
Jacksonville, Florida 32221

Carolyn Morales
Sal Jennings LLC
2570 NW 223rd Street
Lawtey, FL 32058

Jery Queen
14264 Normandy Boulevard
Jacksonville, FL 32221

Density Residential (MDR) functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2030 Comprehensive Plan?***

Yes. The proposed rezoning is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan. The zoning application Ordinance 2022-0881 has a companion land use application Ordinance 2022-0080 (L-5642-21C) that is changing the land use from AGR-IV to MDR on 13.13 acres. The property is located on the south side of Normandy Boulevard. According to the City's Functional Highway Classification Map, Normandy Boulevard is a major arterial road. The property is currently developed with single-family homes and surrounded by a mix of uses.

MDR in the Suburban Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre.

To ensure compliance with the provisions of the Comprehensive Plan, the proposed zoning application will be reviewed in relation to the following goals, objectives, polices or text of the 2030 Comprehensive Plan:

Future Land Use Element (FLUE):

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.

In reference to the attached JEA Availability Letter, 2021-5603, the proposed development shall connect to City water and sewer.

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 growth expected in area and provide for a greater variety of housing products for Jacksonville residents.

Recreation and Open Space Element (ROSE):

Policy 2.2.2

The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

The proposed rezoning shall adhere to the policy mentioned herein once development of the site commences.

3. *Does the proposed rezoning conflict with any portion of the City's land use regulations?*

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning and Development Department, the subject property will be rezoned from AGR to RMD-D in order to permit for a multi-family residential development—all while adhering to local, state, and federal regulations governing wetlands.

SURROUNDING LAND USE AND ZONING

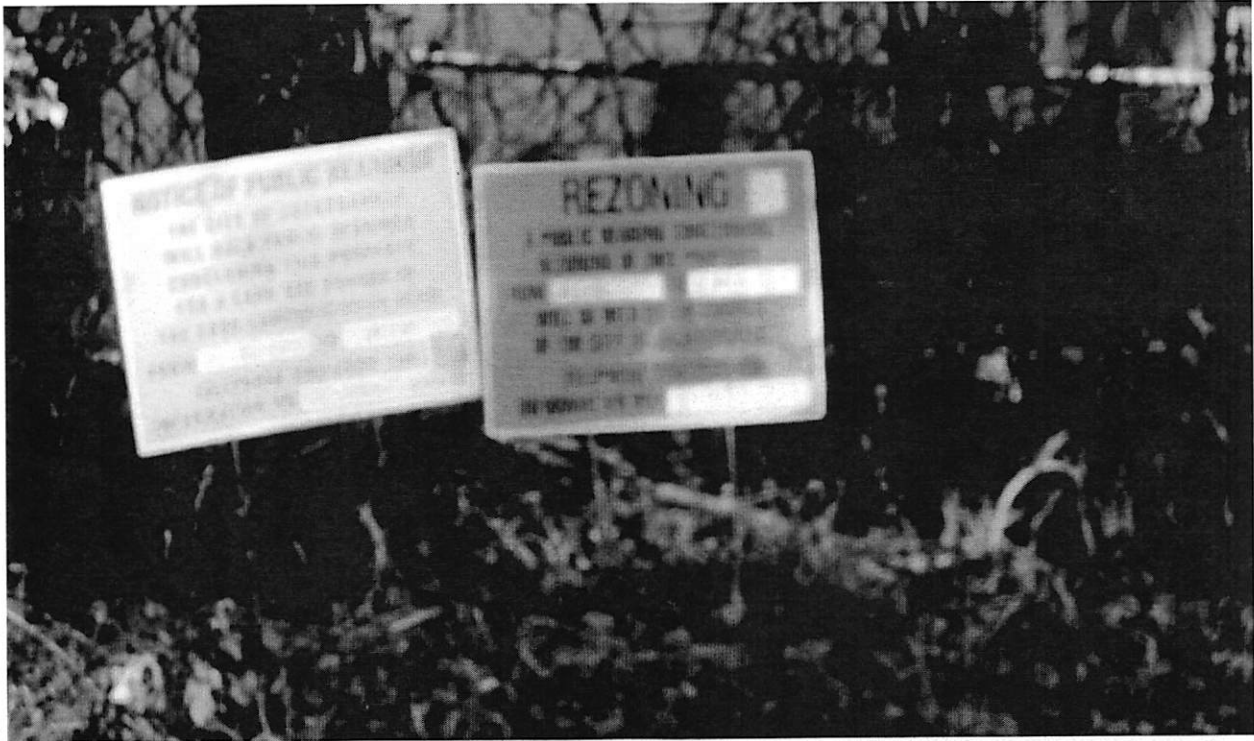
The subject property is located south of Normandy Boulevard and Taye Brown Regional Park. The proposed rezoning to RMD-D would allow for an appropriate transitional use and promote denser residential activity along Normandy Boulevard, a major arterial roadway and emerging corridor. Furthermore, adjacent land uses and zoning districts are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	PBF	PUD 1997-1064-E	Taye Brown Regional Park
East	AGR-IV	AGR	Single- Family Dwellings
South	PBF	PUD 1997-1064-E	Vacant/Government
West	LDR	PUD 2018-0438-E	Multi-Family Dwellings

It is the opinion of the Planning and Development Department that the requested rezoning to RMD-D will be compatible with the surrounding uses.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on **February 24, 2022** by the Planning and Development Department, the required Notice of Public Hearing sign was posted.



RECOMMENDATION

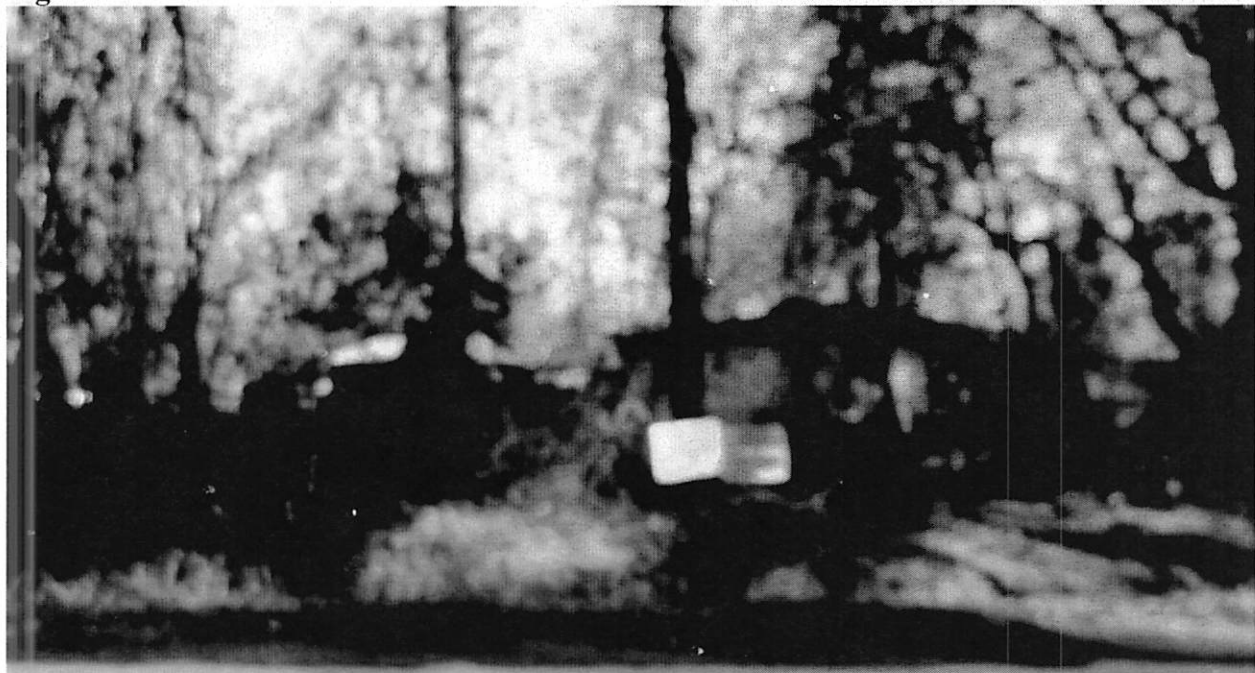
Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2022-0081** be **APPROVED**.

Figure A:



Source: Planning & Development Dept, 02/24/2022
Aerial view of the subject site and parcel, facing north.

Figure B:

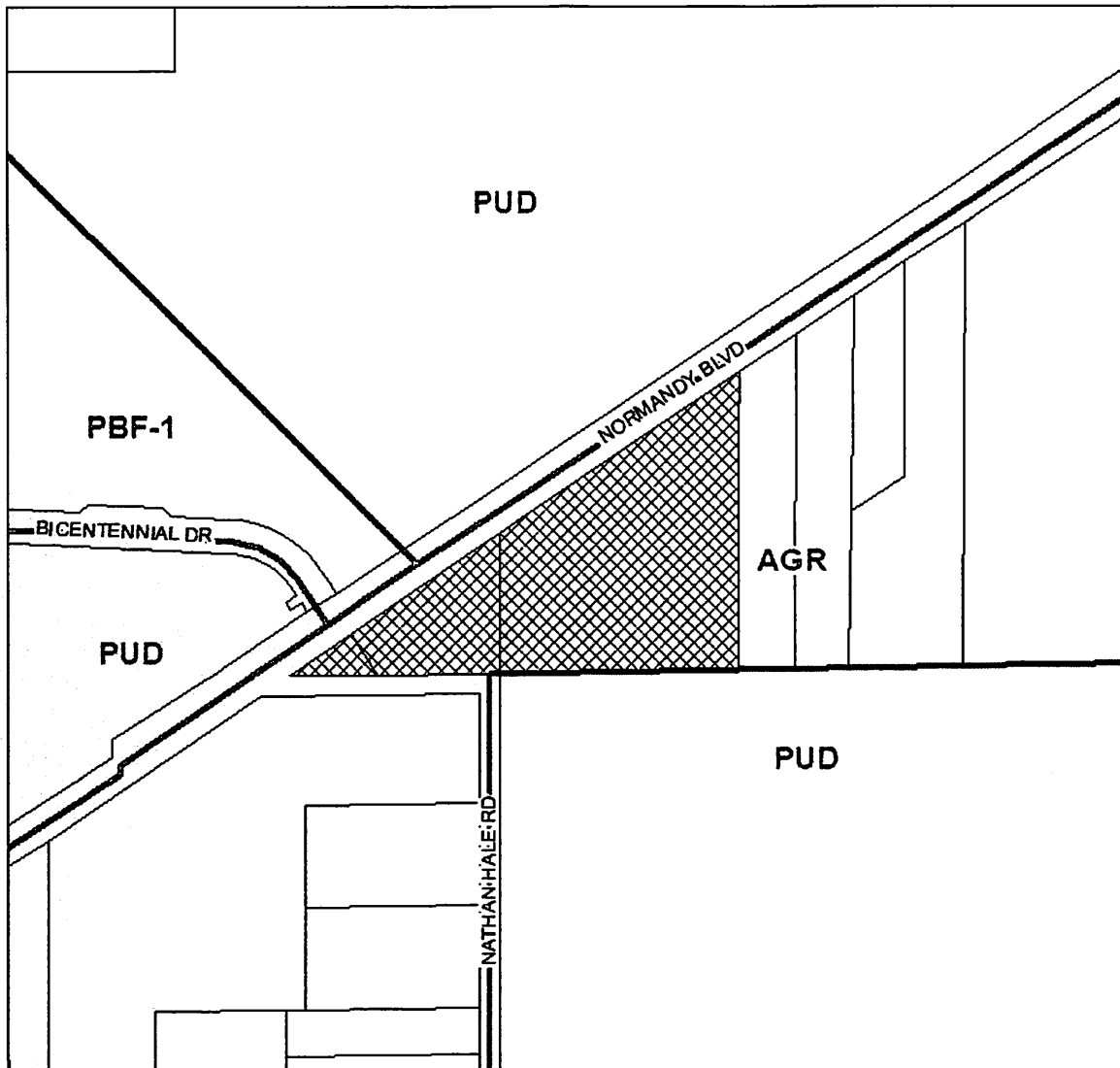


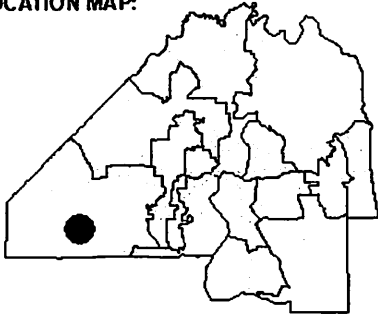

Source: Planning & Development Dept, 02/24/2022
View of the subject parcel, from Nathan Hale Road.



Source: Planning & Development Dept, 02/24/2022

View of neighboring multi-family dwellings, along Normandy Boulevard.



<p>REQUEST SOUGHT:</p> <p>FROM: AGR</p> <p>TO: RMD-D</p>	<p>LOCATION MAP:</p> 	
<p>ORDINANCE NUMBER</p> <p>ORD-2022-0081</p>	<p>TRACKING NUMBER</p> <p>T-2021-3932</p>	<p>0 160 320 640</p> <p>Feet</p> <p>COUNCIL DISTRICT:</p> <p>12</p> <p>EXHIBIT 2</p> <p>PAGE 1 OF 1</p>

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2022-0081 **Staff Sign-Off/Date** KPC / 01/20/2022
Filing Date 01/24/2022 **Number of Signs to Post** 10
Hearing Dates:
1st City Council 03/08/2022 **Planning Commission** 03/03/2022
Land Use & Zoning 03/15/2022 **2nd City Council** 03/22/2022
Neighborhood Association N/A
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 3932 **Application Status** PENDING
Date Started 12/02/2021 **Date Submitted** 12/21/2021

General Information On Applicant

Last Name HART **First Name** CURTIS **Middle Name** L
Company Name
HART RESOURCES LLC
Mailing Address
8051 TARA LANE
City JACKSONVILLE **State** FL **Zip Code** 32216
Phone 9049935008 **Fax** **Email** CURTISHART@HARTRESOURCES.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name WRIGHT **First Name** JAMES **Middle Name**
Company/Trust Name
Mailing Address
1502 UNDINE AVE
City JACKSONVILLE **State** FL **Zip Code** 32221
Phone **Fax** **Email**

Last Name MORALES **First Name** CAROLYN **Middle Name**
Company/Trust Name
SAL JENNINGS LLC
Mailing Address
2570 NW 223RD STREET
City LAWTEY **State** FL **Zip Code** 32058
Phone **Fax** **Email**

Last Name QUEEN **First Name** JERY **Middle Name** D

Company/Trust Name

Mailing Address
14264 NORMANDY BLVD

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

Phone **Fax** **Email**

Last Name ADAMS **First Name** EILEEN **Middle Name**

Company/Trust Name

Mailing Address
1502 UNDINE AVE

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

Phone **Fax** **Email**

Last Name LEE **First Name** SANDRA **Middle Name**

Company/Trust Name

Mailing Address
1502 UNDINE AVE

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

Phone **Fax** **Email**

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	002259 0000	12	4	AGR	RMD-D
Map	002268 0000	12	4	AGR	RMD-D
Map	002269 0000	12	4	AGR	RMD-D

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

Existing Land Use Category

AGR-IV

Land Use Category Proposed?**If Yes, State Land Use Application #**

5642

Total Land Area (Nearest 1/100th of an Acre) 13.13**Justification For Rezoning Application**

THE SUBJECT PROPERTY IS ADJACENT TO PBF AND PUD ZONINGS. THE PROPOSED ZONING CHANGE TO RMD-D WOULD BE A GOOD TRANSITION BETWEEN THE SURROUNDING ZONINGS AND WOULD BE COMPATIBLE WITH THE SURROUNDING PROPERTIES.

Location Of Property**General Location**

SOUTHSIDE OF NORMANDY BLVD

House #	Street Name, Type and Direction	Zip Code
14150	NORMANDY BLVD	32221

Between Streets

NATHAN HALE ROAD and POW-MIA MEMORIAL PARKWAY

Required Attachments For Formal, Complete application

The following items must be attached to each 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 for inclusion of information required.

Exhibit 1 A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.

Exhibit A Property Ownership Affidavit – Notarized Letter(s).

Exhibit B Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

One copy of the Deeds to indicate proof of property ownership.

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 by my signature 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: \$2,000.00**
 - 2) Plus Cost Per Acre or Portion Thereof**
 13.13 Acres @ \$10.00 /acre: \$140.00
 - 3) Plus Notification Costs Per Addressee**
 10 Notifications @ \$7.00 /each: \$70.00
 - 4) Total Rezoning Application Cost: \$2,210.00**
- NOTE: Advertising Costs To Be Billed to Owner/Agent**

LEGAL DESCRIPTION

Parcel ID: 002259-0000

Tracts Nine (9) and Ten (10) (except part in the State Road and part Northwest of State Road #204), Block Three (3), Jacksonville Heights, Section Sixteen (16), Township Three (3) South, Range Twenty-Four (24) East, recorded in Deed book 1688, page 365 of the current public records of Duval County, Florida.

Parcel ID #002268-0000

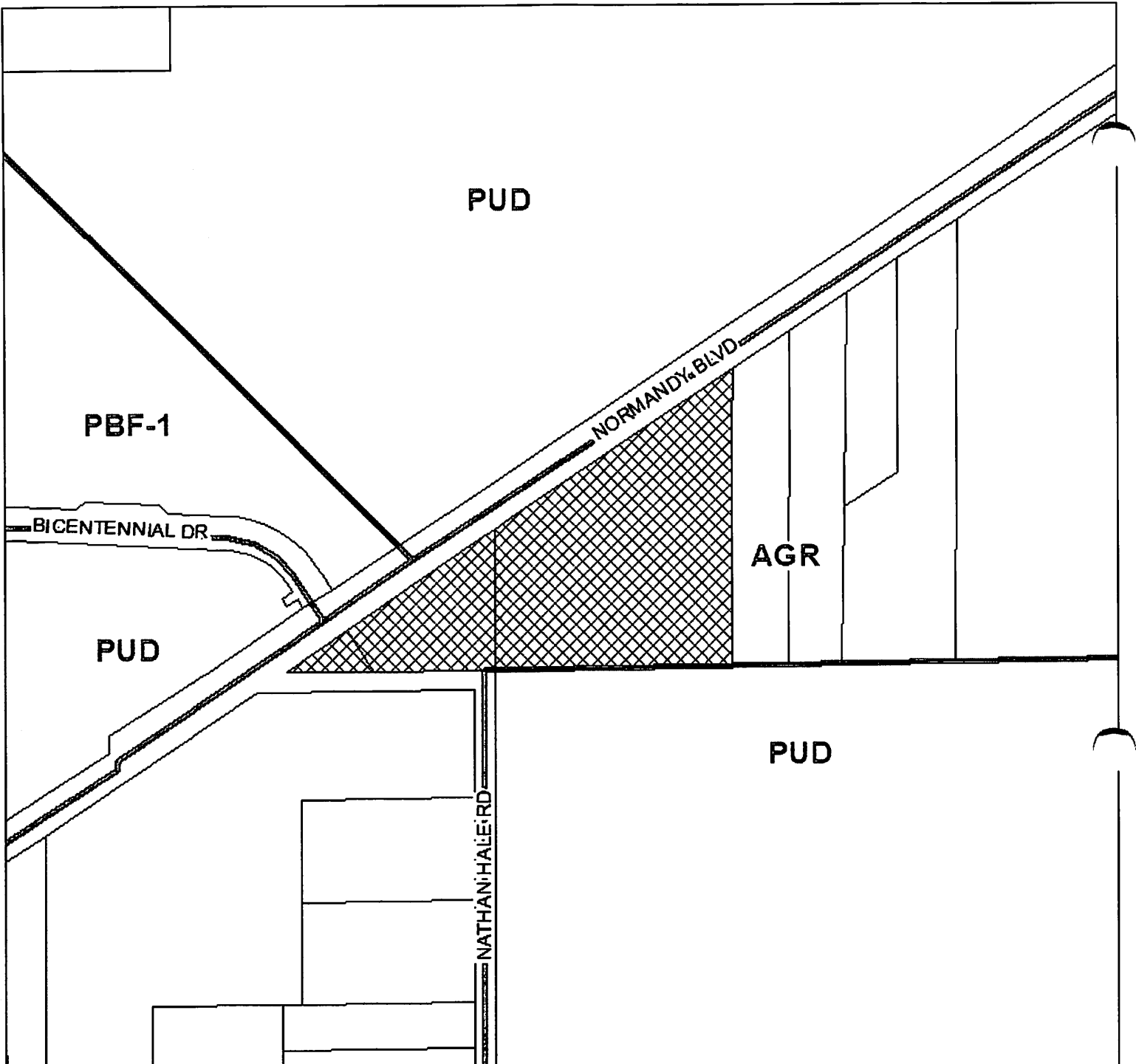
17-3S-24E 2.560

SE ¼ OF SE ¼ LYING SE OF ST RD NO 204 (EX PT RECD O/R 1305-505) O/R 86961382

Parcel ID : 002269-0000

MAP SHOWING BOUNDARY SURVEY OF THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING IN AND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST BOUNDARY OF SAID SECTION 17 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF NORMANDY BOULEVARD AND/OR STATE ROAD NO. 228, A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, S.55°57'53"W., BY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 526.64 FEET FOR A POINT OF BEGINNING; THENCE, S.33°58'40"E., A DISTANCE OF 138.72 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF NATHAN HALE ROAD, A 60-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, S.23°16'14"W., BY AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 256.02 FEET TO THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NORMANDY BOULEVARD; THENCE, N.55°57'53"E., A DISTANCE OF 215.32 FEET TO THE POINT OF BEGINNING.

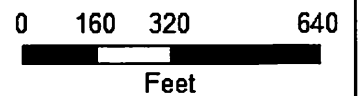
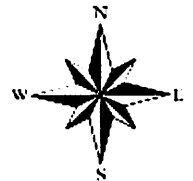
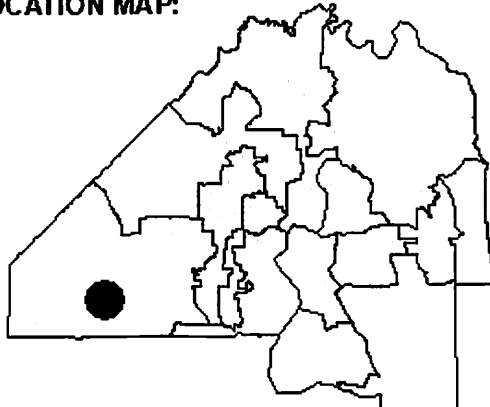


REQUEST SOUGHT:

FROM: AGR

TO: RMD-D

LOCATION MAP:



COUNCIL DISTRICT:

12

TRACKING NUMBER

T-2021-3932

**EXHIBIT 2
PAGE 1 OF 1**

IN RE: ESTATE OF
NORENE MINCHEW BROSKY,
Deceased.

FLORIDA

PROBATE DIVISION 94-01823 CP

FILE NUMBER:

DIVISION: DIVISION CV-H

ORDER OF SUMMARY ADMINISTRATION

On the petition of Sandra Brosky Lee, Eileen Brosky Adams and Claudia Brosky Wright for an order determining homestead real property and summary administration of the estate of Norene M. Brosky, deceased, the court finding that the decedent died on September 9, 1994; that the decedent was domiciled in Jacksonville, Duval County, Florida at the time of death; that decedent was survived by lineal descendants and owned certain real property on which she resided; that all interested persons have been served proper notice of hearing, or have waived notice thereof; that the material allegations of the petition are true; that the will dated February 8, 1978, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. The following described real property located in Jacksonville, Duval County, Florida, to-wit:

Rk: 7955
Pg: 719 - 721
Doc# 94162042
Filed & Recorded
10/13/94
02:55:49p. M.
HENRY H. DIX
CLERK CIRCUIT COURT
DUVAL COUNTY, FL
REC. .00
Total .00

THIS INSTRUMENT
IN COMPUTER

RECEIVED AND
FILED
OCT 12 1994
CLERK OF COURT
DUVAL COUNTY
FLORIDA

IN THE CIRCUIT COURT FOURTH JUDICIAL CIRCUIT
IN AND FOR DUVAL COUNTY FLORIDA

FILED: 08/27/20 10:31 FUSSELL

PROBATE DIVISION

IN RE: ESTATE OF

CLAUDIA BROSKY WRIGHT,

CASE NO.: 16-2020-CP-001743
DIVISION : PR-B

Deceased.

ORDER OF SUMMARY ADMINISTRATION
(Testate)

FILED: 08/27/20 10:31 FUSSELL

On the petition of **James F. Wright, Jr.**, for summary administration of the estate of **Claudia Brosky Wright** deceased, the court finding that the decedent died on June 27, 2020; that all interested persons have been served proper notice of the petition and hearing or have waived notice thereof; that the material allegations of the petition are true; that the will dated August 11, 1991, has been admitted to probate by order of this court as and for the last will of the decedent; and that the decedent's estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

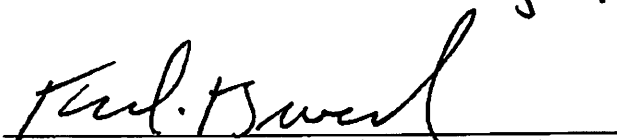
1. There be immediate distribution of the assets of the decedent as follows:

<u>Name & Address</u>	<u>Asset, Share or Amount</u>
James F. Wright, Jr. 1502 Undine Avenue Jacksonville, FL 32221	Undivided one-third (1/3) interest in the real property described as follows: Tracts Nine (9) and Ten (10) (except part in the State Road and part Northwest of State Road #204), Block Three (3), Jacksonville Heights, Section Sixteen (16), Township Three (3) South, Range Twenty-Four (24) East, recorded in Deed Book 1688, page 365 of the current public records of Duval County, Florida.

2. Those to whom specified assets of the decedent's estate are distributed by this order have the right to receive and collect those assets and to maintain actions to enforce their rights.

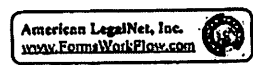
3. Debtors of the decedent, those holding property of the decedent, and those with whom securities or other property of decedent are registered, are authorized and directed to comply with this order by paying, delivering, or transferring to the beneficiaries specified above the parts of the decedent's estate distributed to them by this order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

DONE AND ORDERED in Jacksonville, Duval County, Florida on this 5 day of August, 2020.
2020.


Circuit Judge

Copies to:

Jonathan H. Goodman, PA
1377 Cassat Avenue
Jacksonville, FL 32205



Prepared by and Return to:
Susan Spencer
6087 Polka Rd.
Jacksonville, FL 32234
Parcel ID #002268-0000

QUIT CLAIM DEED

Made this Aug. 30, 2017 A.D. by **Carolyn R. Morales, Antonio Morales Jr.**, husband and wife whose address is 318 Centura Dr., Orange Park, FL 32073 and **Phillip C. Spencer, Sr., Susan Spencer**, husband and wife conveying this **non homestead real property** herein after called grantors to **Sal Jennings, LLC** whose mailing address is 318 Centura Dr., Orange Park, FL 32073 hereinafter called grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of \$TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in Duval County, Florida, and described as

Parcel ID #002268-0000
17-3S-24E 2.560
SE1/4 OF SE1/4 LYING SE OF ST RD NO 204 (EX PT RECD O/R 1305-505) O/R 86961382

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written,
Signed, Sealed and delivered in our presence:

Sara Hodge
Printed Sara Hodge

Carolyn R. Morales
Carolyn R. Morales

Scott Wilson
Printed Scott Wilson

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 30 day of Aug, 2017 by Carolyn R. Morales, conveying non-homestead property () who is personally know to me or who has produced FL DL as identification.



Sara Hodge
Notary Public
Seal

Sara Hodge
Printed Sara Hodge

Antonio Morales, Jr.
Antonio Morales, Jr.

Scott Wilson
Printed Scott Wilson

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 30 day of Aug, 2017 by Antonio Morales, Jr., conveying non-homestead property () who is personally know to me or who has produced FL DL as identification.

Sara Hodge
Notary Public
Seal



Sara Hodge
Printed Sara Hodge

Maria Moore
Printed Maria Moore

Phillip C. Spencer Sr.
Phillip C. Spencer, Sr.

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 30th day of August, 2017 by Phillip C. Spencer, Sr., conveying non-homestead property who is personally know to me or who has produced _____ as identification.

Maria Moore

Notary Public
Seal



Sara Hodge
Printed Sara Hodge

Maria Moore
Printed Maria Moore

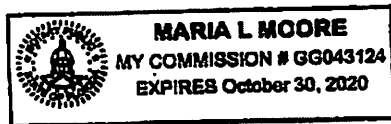
Susan Spencer
Susan Spencer

State of Florida
County of Clay

The foregoing instrument was acknowledged before me this 30th day of August, 2017 by Susan Spencer, conveying non-homestead property who is personally know to me or who has produced _____ as identification.

Maria Moore

Notary Public
Seal



Recording requested by: Jerry D. Queen Space above reserved for use by Recorder's Office
When recorded, mail to: _____ Document prepared by:
Name: Jerry D. Queen Name Jerry D. Queen
Address: 14264 Noemandy Blvd Address 14264 Noemandy Blvd
City/State/Zip: Jacksonville FL 32221 City/State/Zip Jacksonville FL 32221
Property Tax Parcel/Account Number: 002269-0000

Quitclaim Deed

This Quitclaim Deed is made on December 20th 2012, between
Sarah D. Justice, Grantor, of 8833 Old Kings Rd South
Apt 1201, City of Jacksonville, State of FL,
and Jerry D. Queen, Grantee, of 14264 Noemandy Blvd
_____, City of Jacksonville, State of FL

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 14264 Noemandy Blvd
_____, City of Jacksonville, State of FL:

Legal Description

1. 17-35-24E-34
2. PT SE 1/4 OF SE 1/4 RECD O/R
3. 10052-1762

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2012 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: December 20th 2012

Sarah Justice
Signature of Grantor

SARAH JUSTICE
Name of Grantor

Margaret Sullivan
Signature of Witness #1

MARGUERITA SULLIVAN
Printed Name of Witness #1

Michelle Ketchum
Signature of Witness #2

Michelle Ketchum
Printed Name of Witness #2

State of FLORIDA County of DUVAL

On DEC. 20, 2012, the Grantor, SARAH JUSTICE,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

[Signature]

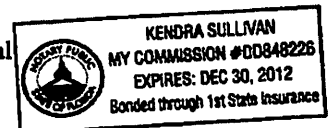
Notary Signature

Notary Public,

In and for the County of DUVAL State of FL

My commission expires: DEC. 30, 2012

Seal



Send all tax statements to Grantee.