

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR

APPLICATION FOR REZONING ORDINANCE 2020-0099

MARCH 5, 2020

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 **2020-0099**.

Location: 8160 103rd Street (SR 134)
Between Valdura Avenue and California Avenue

Real Estate Number: 013534 0000, 013530 0100, 013532 0010

Current Zoning District: Commercial Office (CO)

Proposed Zoning District: Community Commercial General-2 (CCG-2)

Current Land Use Category: Community General Commercial (CGC)

Applicant/Agent: Jeff Rood, Esq.
GrayRobinson, P.A.
50 N. Laura Street, Suite 1100
Jacksonville, Florida 32202

Owners: Roger Gerdak
Jax Auto Wholesale, Inc
MNMA Holdings, Inc.
8160 103rd Street
Jacksonville, Florida 32210

Cheryl Webster
MNMA Holdings, Inc.
8190 103rd Street
Jacksonville, Florida 32210

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2020-0099** seeks to rezone .58± acres of property from Commercial Office (CO) to Community Commercial General-2 (CCG-2). The property is located in the Community General Commercial (CGC) land use category within the Suburban Development Area of the Future Land Use Element of the 2030 Comprehensive Plan. The request is being sought for the applicant to expand their automotive repair business. Currently, the lots are

split-zoned between CCG-2 and CO. A nearby property (8480 103rd Street) was recently rezoned to CCG-2 under Ordinance **2019-0039**.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

The property is located in an identified septic tank failure area. The City shall continue the effort to phase out septic tanks in defined failure areas in order to comply with Chapter 751, Jacksonville Ordinance Code.

1. Is the proposed rezoning consistent with the 2030 Comprehensive Plan?

Yes. The request is for a rezoning from CO to CCG-2 to allow for automotive repair which is a use permitted in the CCG-2 zoning District. Currently, the site has a CGC land use designation. According to the Future Land Use Element (FLUE), CGC in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

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

Yes. The proposed rezoning furthers the following goals, objectives, and policies of the 2030 Comprehensive Plan:

<p>Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.</p>
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The proposed rezoning will facilitate commercial development within an existing commercial corridor and is appropriate for commercial infill, and is therefore compatible with the above policy.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

The proposed rezoning will enhance the viability of an existing commercial area without negatively affecting the fabric and character of the City's neighborhoods, and is therefore compatible with the above goal.

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.

The proposed rezoning will enhance the viability of the existing commercial corridor in which it is located, and is therefore consistent with the above objective.

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

No. The proposed rezoning will not be in conflict with any portion of the City's land use regulations. An automotive repair business is a permitted use in the CCG-2 zoning district.

SURROUNDING LAND USE AND ZONING

The subject property is located on the south side of 103rd Street, between Valdura Avenue and California Avenue. Between those two roads, 103rd Street has largely been developed with intense commercial uses including automobile lots and building trades contractors. Abutting the south portion of the property, along April Street, is single family dwellings zoned as RMD-B.

Adjacent Property	Land Use Category	Zoning District	Current Use(s)
North	CGC	CCG-2	Automotive Sales
East	CGC	CCG-1	Automotive Service Garage
South	MDR	RMD-B	Single-Family Dwellings
West	CGC	CCG-1/CO	Convenience Store

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 24, 2020, 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 2020-0099 be **APPROVED**.



Aerial photo of subject property.



View of subject property from 103rd Street.



View of subject property from April Street, portion of property currently zoned CO.



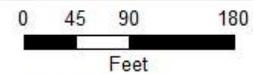
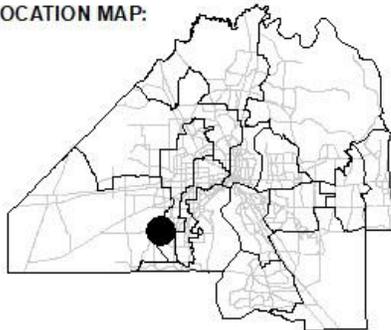
View of property south of subject property on April Street.



REQUEST SOUGHT:

FROM: CO
TO: CCG-2

LOCATION MAP:



COUNCIL DISTRICT:

10

ORDINANCE NUMBER

ORD-2020-0099

TRACKING NUMBER

T-2019-2558

EXHIBIT 2
PAGE 1 OF 1



Planning and Development Department

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

MEMORANDUM

TO: Kaysie Cox, City Planner I
Current Planning Division

FROM: Chris Schoenig, City Planner II
Community Planning Division

RE: 2020-099

DATE: February 20, 2020

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: CO Proposed Zoning: CCG-2 Acres: 0.58

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

ZONING REQUEST:

The request is for a rezoning from CO to CCG-2 to allow for the expansion of an auto repair business, located on 103rd Street (SR 134), which is a permitted use in the CCG-2 zoning category.

LAND USE CATEGORY CONSISTENCY REVIEW:

Currently the site has a CGC land use designation. According to the Future Land Use Element (FLUE), CGC in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which located in areas with an existing mix of

non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses.

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 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

- 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.

- Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

- 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 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

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 150 foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 150 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.

Requirements for areas within Height and Hazard Zones and Military Influence Zones are specified in the following FLUE policy:

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.

Septic Tank Failure Area

The property is located in an identified septic tank failure area. The City shall continue the effort to phase out septic tanks in defined failure areas in order to comply with Chapter 751, Jacksonville Ordinance Code. See policies of the Infrastructure Element below:

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.4 Existing septic tanks for estimated wastewater flows of 600 or less gallons per day (gpd) shall connect to the collection system of a regional utility company provided that gravity service is available via a facility within a right-of-way or easement, which abuts the property.

Policy 1.2.5 Existing septic tanks for estimated wastewater flows exceeding 600 gallons per day (gpd) shall connect to the collection system of a regional utility company provided that a facility abuts or is within 50 feet of the property.

Policy 1.2.8 The City shall continue the effort to phase out septic tanks in defined failure areas in conformance with Chapter 751, Ordinance Code (Septic Tank Superfund).

Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2020-0099 **Staff Sign-Off/Date** KPC / 12/05/2019
Filing Date 02/05/2020 **Number of Signs to Post** 1
Hearing Dates:
1st City Council 03/10/2020 **Planning Commission** 03/05/2020
Land Use & Zoning 03/17/2020 **2nd City Council** N/A
Neighborhood Association ARGYLE AREA CIVIC COUNCIL, WEST JAX CIVIC ASSOCIATION
Neighborhood Action Plan/Corridor Study N/A

Application Info

Tracking # 2558 **Application Status** PENDING
Date Started 09/30/2019 **Date Submitted** 10/30/2019

General Information On Applicant

Last Name ROOD **First Name** JEFF **Middle Name**
Company Name GRAYROBINSON, P.A.
Mailing Address 50 N. LAURA STREET, SUITE 1100
City JACKSONVILLE **State** FL **Zip Code** 32202
Phone 9046328479 **Fax** 9045989109 **Email** JEFF.ROOD@GRAY-ROBINSON.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name GERDAK **First Name** ROGER **Middle Name**
Company/Trust Name JAX AUTO WHOLESALE, INC AND MNMA HOLDINGS, INC
Mailing Address 8160 103RD ST
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone **Fax** **Email** RGERDAK@COMCAST.NET

Last Name WEBSTER **First Name** CHERYL **Middle Name**
Company/Trust Name MNMA HOLDINGS INC
Mailing Address 8190 103RD ST
City JACKSONVILLE **State** FL **Zip Code** 32210
Phone **Fax** **Email**

		RGERDAK@COMCAST.NET
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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	013534 0000	10	4	CO	CCG-2
Map	013530 0100	10	4	CO	CCG-2
Map	013532 0010	10	4	CO	CCG-2

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Justification For Rezoning Application

REZONING FOR EXPANSION OF AUTOMOTIVE REPAIR BUSINESS, WHICH IS A PERMITTED USE IN CCG-2. SIMILAR NEIGHBORING PROPERTIES ALONG 103RD STREET ARE USED FOR AUTOMOTIVE REPAIR AND SALES BUSINESSES. ALL OF THE APPLICANTS PARCELS ARE LOCATED IN THE CGC LAND USE CATEGORY AS DESCRIBED IN THE 2030 COMPREHENSIVE PLAN.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
<input style="width: 80px;" type="text" value="8160"/>	<input style="width: 350px;" type="text" value="103RD ST"/>	<input style="width: 100px;" type="text" value="32210"/>

Between Streets
 and

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

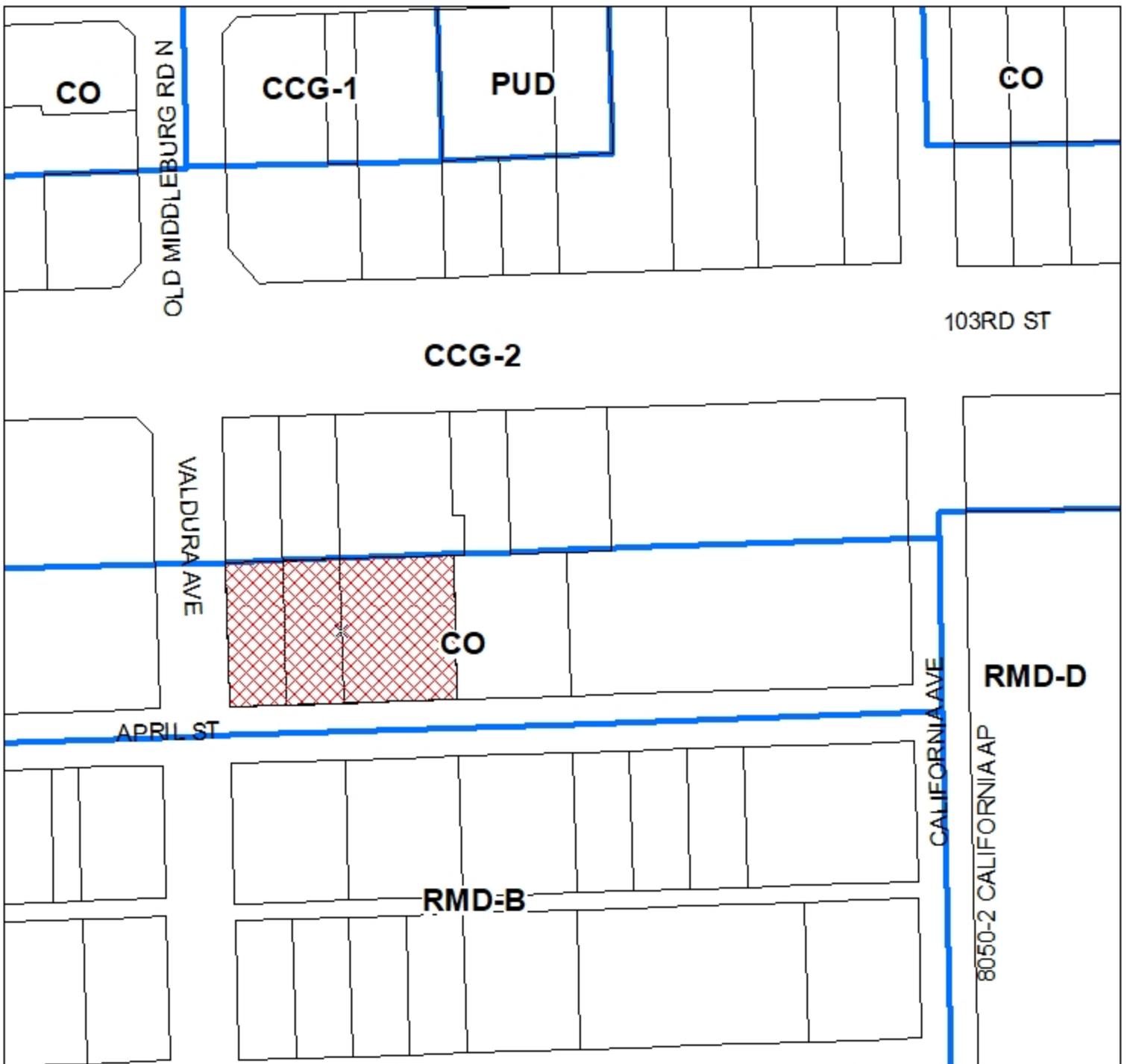
Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
1.18 Acres @ \$10.00 /acre: \$20.00
- 3) Plus Notification Costs Per Addressee**
25 Notifications @ \$7.00 /each: \$175.00
- 4) Total Rezoning Application Cost:** \$2,195.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

Legal Description

Lots 13, 14, 15, and 16, Block 66, JACKSONVILLE HEIGHTS TOWN SITE, according to plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, FL

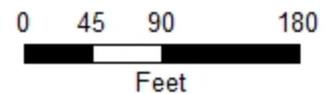
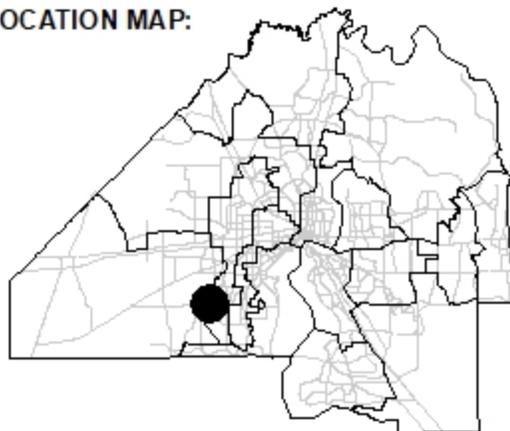


REQUEST SOUGHT:

FROM: CO

TO: CCG-2

LOCATION MAP:



COUNCIL DISTRICT:

10

TRACKING NUMBER

T-2019-2558

**EXHIBIT 2
PAGE 1 OF 1**

Property Ownership Affidavit – Corporation
(JAX AUTO WHOLESALE, INC.)

Dated as of September 25, 2019

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

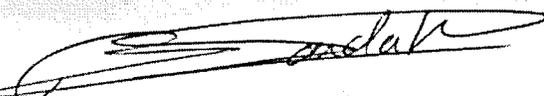
Re: Property Owner Affidavit for the following site location in Jacksonville, Florida

Address: 8160 103rd St., Jacksonville, FL 32210
RE#: 013530-0100 (the “Property”)

To Whom it May Concern:

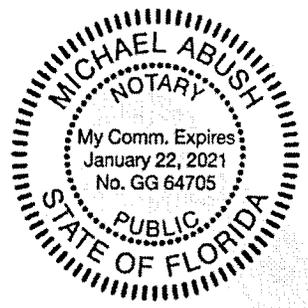
I, Roger Gerdak, as owner and President of Jax Auto Wholesale, Inc., a Florida corporation (“Jax Auto”), hereby certify that Jax Auto is the Owner of the Property more particularly described in Exhibit “A” in connection with filing application(s) for Rezoning, submitted to the Jacksonville Planning and Development Department by the law firm of GrayRobinson, P.A.

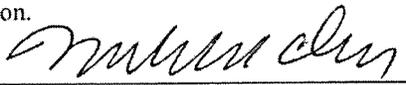
[Signature and Notary on following page]

(signature) 
(print name) Roger Gerdak

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to and subscribed before me this 30 day of October, 2019 by Roger Gerdak, as owner and President of Jax Auto Wholesale, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or did produce his FLORIDA Driver's License as identification or did produce _____ as identification.




Notary Public, State of Florida at Large
Name: MICHAEL ABUSH
My Commission Expires: 1/22/21
My Commission Number is: 6664705

Signature Page to Property Ownership Affidavit – Corporation – Jax Auto Wholesale, Inc

EXHIBIT "A"
to Property Ownership Affidavit - Corporation
(JAX AUTO WHOLESALE, INC.)

Parcel 1:

Lot 8 (except portion recorded in Official Records Volume 5649, Page 402) and the East 1/2 of Lot 9, Block 66, JACKSONVILLE HEIGHTS TOWNSITE, according to the plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, Florida. Portion of closed Alley lying South of and adjacent thereto by Ordinance No. 76-602-298 (except part in Official Records Volume 4451, Page 980).

Parcel 2:

The West 1/2 of Lot 9, all of Lot 10, together with that portion of closed Alley lying South of and adjacent thereto by Ordinance No. 76-602-298 (except part in Official Records Volume 4451, Page 980), Block 66, JACKSONVILLE HEIGHTS TOWNSITE, according to plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, Florida.

Parcel 3:

Lot 15, together with that portion of closed Alley lying North of and adjacent thereto by Ordinance No. 76-602-298, Block 66, JACKSONVILLE HEIGHTS TOWNSITE, according to plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, Florida.

Parcel 4:

Lot 16, together with that portion of closed Alley lying North of and adjacent thereto by Ordinance No. 76-602-298, Block 66, JACKSONVILLE HEIGHTS TOWNSITE, according to plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, Florida.

Property Ownership Affidavit – Corporation
(MNMA HOLDINGS, INC.)

Dated as of September 25, 2019

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

Addresses: 8190 103rd St., Jacksonville, FL 32210
8191 103rd St., Jacksonville, FL 32210

RE#s: 013532 0010 and 013534 0000 (collectively, the “Property”)

To Whom it May Concern:

The undersigned, being the two owners of MNMA Holdings, Inc., a Florida corporation (“MNMA”), hereby certify that MNMA is the owner of the Property more particularly described in Exhibit “A” in connection with filing application(s) for Rezoning, submitted to the Jacksonville Planning and Development Department by the law firm of GrayRobinson, P.A.

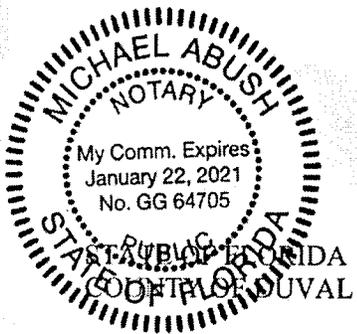
[Signature and Notary on following page]

(signature) [Handwritten Signature]
(print name) Roger Gerdak

(signature) [Handwritten Signature]
(print name) Cheryl Webster

STATE OF FLORIDA
COUNTY OF DUVAL

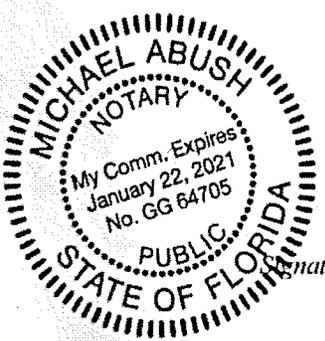
The foregoing instrument was sworn to and subscribed before me this 3RD day of October, 2019 by Roger Gerdak, as an owner of MNMA Holdings, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or did produce his FLORIDA Driver's License as identification or did produce as identification.



[Handwritten Signature]

Notary Public, State of Florida at Large
Name: MICHAEL ABUSH
My Commission Expires: 1/22/2021
My Commission Number is: 6464705

The foregoing instrument was sworn to and subscribed before me this 3RD day of October, 2019 by Cheryl Webster, as an owner of MNMA Holdings, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or did produce his FLORIDA Driver's License as identification or did produce as identification.



[Handwritten Signature]

Notary Public, State of Florida at Large
Name: MICHAEL ABUSH
My Commission Expires: 1/22/21
My Commission Number is: 6464705

Signature Page to Property Ownership Affidavit - Corporation

EXHIBIT "A"
to Property Ownership Affidavit – Corporation
(MNMA HOLDINGS, INC.)

Lots 11, 12, 13 and 14, Block 66 of JACKSONVILLE HEIGHTS TOWNSITES, according to the Plat thereof as recorded in Plat Book 3, Page(s) 50 and 51, of the Current Public Records of Duval County, Florida, together alley closed by Ordinance No. 76-602-298 lying adjacent thereto, less and except any portion lying in State Road.

AGENT AUTHORIZATION
FROM JAX AUTO WHOLESALE, INC. TO GRAYROBINSON, P.A.

Dated as of September 25, 2019

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: 8160 103rd St., Jacksonville, FL 32210
RE#: 013530-0100 (the "Property")

To Whom it May Concern:

The undersigned, as owner and President of Jax Auto Wholesale, Inc., a Florida corporation ("Jax Auto") for and on behalf of Jax Auto as the owner of the Property, intending to seek a rezoning of the Property, hereby authorizes and empowers GrayRobinson, P.A. to act as its agent to file any and all applications, papers, documents and requests, and for representation at hearings, and any and all other matters necessary to obtain approvals for such requested rezoning.

[Signature and Notary on following page]

JAX AUTO WHOLESALE, INC.,
a Florida corporation

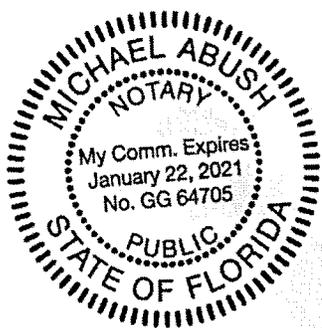
By: 
Roger Gerdak, as owner and President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to and subscribed before me this 3RD day of October, 2019 by Roger Gerdak, as owner and President of Jax Auto Wholesale, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or did produce his FLORIDA Driver's License as identification or did produce _____ as identification.



Notary Public, State of Florida at Large
Name: MICHAEL ABUSH
My Commission Expires: 1/22/21
My Commission Number is: 6664705



Signature Page to Agent Authorization from Jax Auto Wholesale, Inc. to GrayRobinson, P.A.

AGENT AUTHORIZATION
FROM MNMA HOLDINGS, INC. TO GRAYROBINSON, P.A.

Dated as of September 25, 2019

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

Addresses: 8190 103rd St., Jacksonville, FL 32210
8191 103rd St., Jacksonville, FL 32210

RE#s: 013532 0010 and 013534 0000 (collectively, the "Property")

To Whom it May Concern:

The undersigned, as the two owners and as officers of MNMA Holdings, Inc, a Florida corporation ("MNMA") for and on behalf of MNMA as the owner of the Property, intending to seek a rezoning of the Property, hereby authorize and empower GrayRobinson, P.A. to act as its agent to file any and all applications, papers, documents and requests, and for representation at hearings, and any and all other matters necessary to obtain approvals for such requested rezoning.

[Signature and Notary on following page]

MNMA HOLDINGS, INC.,
a Florida corporation

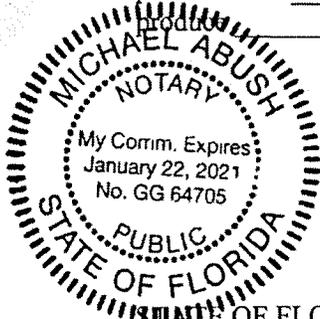
By: [Signature]
Roger Gerdak, as owner and President

MNMA HOLDINGS, INC.,
a Florida corporation

By: [Signature]
Cheryl Webster, as owner and Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to and subscribed before me this 3rd day of October, 2019 by Roger Gerdak, as an owner and as President of MNMA Holdings, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or did produce his FLORIDA Driver's License as identification or did produce _____ as identification.



[Signature]
Notary Public, State of Florida at Large
Name: MICHAEL ABUSH
My Commission Expires: 1/22/21
My Commission Number is: 6664705

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to and subscribed before me this 3rd day of October, 2019 by Cheryl Webster, as an owner and as Vice President of MNMA Holdings, Inc., a Florida corporation, on behalf of the corporation, who is personally known to me or did produce his FLORIDA Driver's License as identification or did produce _____ as identification.



[Signature]
Notary Public, State of Florida at Large
Name: MICHAEL ABUSH
My Commission Expires: 1/22/21
My Commission Number is: 6664705

Signature Page to Roger Gerdak Authorization from MNMA Holdings, Inc. to GrayRobinson, P.A.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
MNMA HOLDINGS, INC.

Filing Information

Document Number	P07000048570
FEI/EIN Number	20-8880656
Date Filed	04/20/2007
Effective Date	04/20/2007
State	FL
Status	ACTIVE

Principal Address

8190 103RD STREET
JACKSONVILLE, FL 32210

Mailing Address

997 WEST TENNESSEE TRACE
JACKSONVILLE,, FL 32259

Registered Agent Name & Address

WEBSTER, CHERYL
8190 103RD STREET
JACKSONVILLE, FL 32210

Officer/Director Detail

Name & Address

Title PD

GERDAK, ROGER MPRES
997 WEST TENNESSEE TRACE
JACKSONVILLE, FL 32259

Title VPD

WEBSTER, CHERYL AVPD
997 WEST TENNESSEE TRACE
JACKSONVILLE, FL 32259

Annual Reports

Report Year	Filed Date
2017	01/10/2017

2018 01/22/2018
2019 01/09/2019

Document Images

01/09/2019 – ANNUAL REPORT	View image in PDF format
01/22/2018 – ANNUAL REPORT	View image in PDF format
01/10/2017 – ANNUAL REPORT	View image in PDF format
01/26/2016 – ANNUAL REPORT	View image in PDF format
01/16/2015 – ANNUAL REPORT	View image in PDF format
02/21/2014 – ANNUAL REPORT	View image in PDF format
03/25/2013 – ANNUAL REPORT	View image in PDF format
02/10/2012 – ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/12/2010 – ANNUAL REPORT	View image in PDF format
04/04/2009 – ANNUAL REPORT	View image in PDF format
04/14/2008 – ANNUAL REPORT	View image in PDF format
04/20/2007 – Domestic Profit	View image in PDF format

2019 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P07000048570

Entity Name: MNMA HOLDINGS, INC.

Current Principal Place of Business:

8190 103RD STREET
JACKSONVILLE, FL 32210

Current Mailing Address:

997 WEST TENNESSEE TRACE
JACKSONVILLE,, FL 32259

FEI Number: 20-8880656

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

WEBSTER, CHERYL
8190 103RD STREET
JACKSONVILLE, FL 32210 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PD
Name GERDAK, ROGER MPRES
Address 997 WEST TENNESSEE TRACE
City-State-Zip: JACKSONVILLE FL 32259

Title VPD
Name WEBSTER, CHERYL AVPD
Address 997 WEST TENNESSEE TRACE
City-State-Zip: JACKSONVILLE FL 32259

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROGER GERDAK

PRESIDENT

01/09/2019

Electronic Signature of Signing Officer/Director Detail

Date



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
JAX AUTO WHOLESALE, INC.

Filing Information

Document Number	P04000156090
FEI/EIN Number	20-1943910
Date Filed	11/10/2004
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/01/2012
Event Effective Date	NONE

Principal Address

8190 103RD STREET
JACKSONVILLE, FL 32210

Mailing Address

8190 103RD STREET
JACKSONVILLE, FL 32210

Registered Agent Name & Address

GERDAK, ROGER MPRES
997 WEST TENNESSEE TRACE
JACKSONVILLE, FL 32259

Name Changed: 02/10/2012

Officer/Director Detail

Name & Address

Title P

GERDAK, ROGER M
997 WEST TENNESSEE TRACE
JACKSONVILLE, FL 32259

Annual Reports

Report Year	Filed Date
2017	01/10/2017
2018	01/22/2018
2019	01/09/2019

Document Images

01/09/2019 – ANNUAL REPORT	View image in PDF format
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01/10/2017 – ANNUAL REPORT	View image in PDF format
01/26/2016 – ANNUAL REPORT	View image in PDF format
01/16/2015 – ANNUAL REPORT	View image in PDF format
02/21/2014 – ANNUAL REPORT	View image in PDF format
03/25/2013 – ANNUAL REPORT	View image in PDF format
08/01/2012 – Amendment	View image in PDF format
02/10/2012 – ANNUAL REPORT	View image in PDF format
10/21/2011 -- Amendment	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
04/07/2010 – ANNUAL REPORT	View image in PDF format
01/12/2010 – ANNUAL REPORT	View image in PDF format
03/11/2009 -- ANNUAL REPORT	View image in PDF format
02/04/2008 – ANNUAL REPORT	View image in PDF format
05/01/2007 – ANNUAL REPORT	View image in PDF format
04/24/2006 – ANNUAL REPORT	View image in PDF format
04/26/2005 – ANNUAL REPORT	View image in PDF format
11/10/2004 -- Domestic Profit	View image in PDF format

2019 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P04000156090

Entity Name: JAX AUTO WHOLESale, INC.

Current Principal Place of Business:

8190 103RD STREET
JACKSONVILLE, FL 32210

Current Mailing Address:

8190 103RD STREET
JACKSONVILLE, FL 32210

FEI Number: 20-1943910

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

GERDAK, ROGER MPRES
997 WEST TENNESSEE TRACE
JACKSONVILLE, FL 32259 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Officer/Director Detail :

Title P
Name GERDAK, ROGER M
Address 997 WEST TENNESSEE TRACE
City-State-Zip: JACKSONVILLE FL 32259

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROGER GERDAK

PRESIDENT

01/09/2019

_____ Electronic Signature of Signing Officer/Director Detail

_____ Date

PREPARED BY AND RETURN TO:
Jonathan M. Perry, Esq.
Greenberg Traurig, P.A.
450 South Orange Ave., Suite 650
Orlando, FL 32801

Parcel/ID # 013530-0100

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 24th day of July, 2019, by **WILSON AUTOMOTIVE SALES GROUP, INC.**, a dissolved Florida corporation (the "Grantor"), whose mailing address is 8160 103rd Street, Jacksonville, Florida 32210 to **JAX AUTO WHOLESALE, INC.**, a Florida corporation (the "Grantee"), whose mailing address is 8190 103rd Street, Jacksonville, Florida 32210.

[Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated in Duval County, Florida and more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property").

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that, except for the matters listed on **Exhibit "B"** attached to this Special Warranty Deed and incorporated herein by this reference, the Property is free from all encumbrances made, suffered or incurred by the Grantor and the Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE PURPOSE OF THIS DEED is for the winding up of the Grantor's corporate affairs.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed on the date first above written.

WITNESSES:

[Signature]
Signature of Witness

Print Name: Michael Hudson

[Signature]
Signature of Witness

Print Name: Stella Ginyard

GRANTOR:

WILSON AUTOMOTIVE SALES GROUP, INC., a dissolved Florida corporation

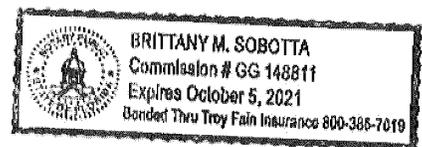
By: [Signature]
Carl Wilson, President

STATE OF FL
COUNTY OF Duval

I hereby certify that the foregoing instrument was acknowledged before me this 23rd day of July, 2019, by Carl Wilson, the President of WILSON AUTOMOTIVE SALES GROUP, INC., a dissolved Florida corporation, on behalf of the corporation. He is personally known to me or has produced Florida driver's license as identification.

[Signature]
NOTARY PUBLIC

[Affix Notary Stamp/Seal]



[Additional Signature Page Follows]

WITNESSES:

[Signature]
Signature of Witness

Print Name: Michael Hudson

[Signature]
Signature of Witness

Print Name: Stella Ginyard

GRANTOR:

WILSON AUTOMOTIVE SALES GROUP, INC., a dissolved Florida corporation

By: [Signature]
Guy Wilson, Vice President

STATE OF Florida

COUNTY OF Duval

I hereby certify that the foregoing instrument was acknowledged before me this 23rd day of July, 2019, by Guy Wilson, the Vice President of WILSON AUTOMOTIVE SALES GROUP, INC., a dissolved Florida corporation, on behalf of the corporation. He is personally known to me or has produced Florida State Drivers License as identification.

[Signature]
NOTARY PUBLIC

[Affix Notary Stamp/Seal]



EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

Parcel 1:

Lot 8 (except portion recorded in Official Records Volume 5649, Page 402) and the East 1/2 of Lot 9, Block 66, JACKSONVILLE HEIGHTS TOWNSITE, according to the plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, Florida. Portion of closed Alley lying South of and adjacent thereto by Ordinance No. 76-602-298 (except part in Official Records Volume 4451, Page 980).

Parcel 2:

The West 1/2 of Lot 9, all of Lot 10, together with that portion of closed Alley lying South of and adjacent thereto by Ordinance No. 76-602-298 (except part in Official Records Volume 4451, Page 980), Block 66, JACKSONVILLE HEIGHTS TOWNSITE, according to plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, Florida.

Parcel 3:

Lot 15, together with that portion of closed Alley lying North of and adjacent thereto by Ordinance No. 76-602-298, Block 66, JACKSONVILLE HEIGHTS TOWNSITE, according to plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, Florida.

Parcel 4:

Lot 16, together with that portion of closed Alley lying North of and adjacent thereto by Ordinance No. 76-602-298, Block 66, JACKSONVILLE HEIGHTS TOWNSITE, according to plat thereof as recorded in Plat Book 3, Pages 50 and 51, of the current public records of Duval County, Florida.

END OF EXHIBIT "A"

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable.
2. Reservations contained in that certain Instrument recorded in Deed Book 1156, Page 346, of the current public records of Duval County, Florida. (As to Parcels 1, 2 and 4)
3. Temporary Easement in favor of the State of Florida, Department of Transportation recorded in Official Records Book 4560, Page 573, of the current public records of Duval County, Florida. (As to Parcels 1 and 2)

END OF EXHIBIT "B"

PREPARED BY AND RETURN TO:
Jéan E. Wilson, Esq.
Greenberg Traurig, P.A.
450 South Orange Ave., Suite 650
Orlando, FL 32801

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 12th day of February, 2008, by **JEFFREY P. JEWELL and LAURA L. JEWELL, HUSBAND AND WIFE**, (collectively, the "Grantor"), whose mailing address is 2747 218th Street, Dewitt, Iowa, 52742 to **WILSON AUTOMOTIVE SALES GROUP, INC.**, a Florida corporation (the "Grantee"), whose mailing address is c/o Guy Wilson, 8156 103rd Street, Jacksonville, Florida 32210.

[Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

WITNESSETH:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated in Duval County, Florida and more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property"). **Said Property is not the homestead of the Grantors under the laws and constitution of the State of Florida in that neither the Grantors or any members of the household of Grantors reside thereon.**

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

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that, except for the matters listed on **Exhibit "B"** attached to this Special Warranty Deed and incorporated herein by this reference, the Property is free from all encumbrances made, suffered or incurred by the Grantor and the Grantor will warrant and defend the Property against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed on the date first above written.

WITNESSES:

GRANTOR:

Dawn Green
Signature of Witness
Print Name: Dawn Green

Jeffrey P. Jewell
Jeffrey P. Jewell

Cathy Schade
Signature of Witness
Print Name: Cathy Schade

Kathleen M Snyder
Signature of Witness
Print Name: Kathleen M Snyder

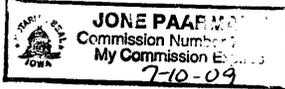
Laura L Jewell
Laura L. Jewell

Brenda K. Daehn
Signature of Witness
Print Name: Brenda K. Daehn

STATE OF Iowa)
COUNTY OF Clinton) ss:

I hereby certify that the foregoing instrument was acknowledged before me this _____ day of February 11, 2008 by Jeffrey P. Jewell. He is personally known to me or has produced _____ as identification.

[Affix Notary Stamp/Seal]

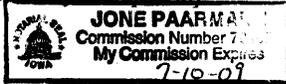


Jone Paarmann
NOTARY PUBLIC
Printed Name: Jone Paarmann

STATE OF Iowa)
COUNTY OF Clinton) ss:

I hereby certify that the foregoing instrument was acknowledged before me this _____ day of February 11, 2008 by Laura L. Jewell. She is personally known to me or has produced _____ as identification.

[Affix Notary Stamp/Seal]



Jone Paarmann
NOTARY PUBLIC
Printed Name: Jone Paarmann

Tax Parcel Identification Numbers:
013529-0000
013530-0000
013535-0000
013536-0000

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 1:

LOT 8 (EXCEPT PORTION RECORDED IN OFFICIAL RECORDS VOLUME 5649, PAGE 402) AND THE EAST 1/2 OF LOT 9, BLOCK 66, JACKSONVILLE HEIGHTS TOWNSITE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 50 AND 51 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. PORTION OF CLOSED ALLEY LYING SOUTH OF AND ADJACENT THERETO BY ORDINANCE NO. 76-602-298 (EXCEPT PART IN OFFICIAL RECORDS VOLUME 4451, PAGE 980)

PARCEL 2:

THE WEST 1/2 OF LOT 9, ALL OF LOT 10, TOGETHER WITH THAT PORTION OF CLOSED ALLEY LYING SOUTH OF AND ADJACENT THERETO BY ORDINANCE NO. 76-602-298 (EXCEPT PART IN OFFICIAL RECORDS VOLUME 4451, PAGE 980) BLOCK 66, JACKSONVILLE HEIGHTS TOWNSITE, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 50 AND 51, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 3:

LOT 15, TOGETHER WITH THAT PART OF CLOSED ALLEY LYING NORTH OF, AND ADJACENT THERETO BY ORDINANCE NO. 76-602-298, BLOCK 66, JACKSONVILLE HEIGHTS TOWNSITE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 50 AND 51, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

PARCEL 4:

LOT 16, TOGETHER WITH THAT PORTION OF CLOSED ALLEY LYING NORTH OF AND ADJACENT THERETO BY ORDINANCE NO. 76-602-298, BLOCK 66, JACKSONVILLE HEIGHTS TOWNSITE ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 50 AND 51, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2008 and subsequent years.
2. All matters contained on Plat of JACKSONVILLE HEIGHTS SOUTH HALF OF TOWNSITE, as recorded in Plat Book 3, Page(s) 50 and 51 of the Public Records of Duval County, Florida.
3. Temporary Easement recorded in Official Records Book 4560, Page 573, of the Public Records of Duval County, Florida. (As to Parcels 1 and 2).
4. Reservations contained in document recorded Deed Book 1156, Page 346, of the Public Records of Duval County, Florida.

Note: References to the foregoing shall not serve to reimpose any of the same.

This instrument prepared by:
RICHARD C. PEPPER, JR., P.A.
8833 Perimeter Park Blvd. #602
Jacksonville, Florida 32216
Record and return to: Grantee

This Warranty Deed made the 24th day of April, 2007 by **ROGER M. GERDAK and CHERYL A. WEBSTER, Husband and wife**, hereinafter called Grantor, whose address is 997 West Tennessee Trace, Jacksonville, Fl. 32259 to **MNMA HOLDINGS, INC., a Florida Corporation**, whose address is 997 West Tennessee Trace, Jacksonville, Fl. 32259, hereinafter called Grantee:

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

31614337

Witnesseth: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Duval County, Florida, viz:

See attached Exhibit A

This deed is a transfer from a principal to an agent and as such is not subject to documentary stamp tax.

Subject to taxes accruing subsequent to December 31, 2006.

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

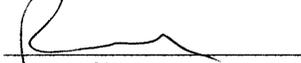
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and all of the right, title and interest and claim whatsoever of the Grantor.

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

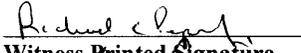
AND, the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of said land in fee simple; and that Grantor has good and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against all lawful claims of all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

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

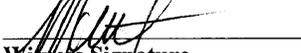
Signed, sealed and delivered in our presence:



Witness Signature



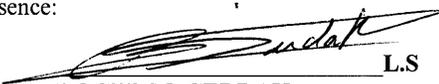
Witness Printed Signature



Witness Signature



Witness Printed Signature



L.S.
ROGER M. GERDAK


CHERYL A. WEBSTER

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26 day of April, 2007, by **ROGER M. GERDAK** and **CHERYL A. WEBSTER**, **Husband and wife** are personally known to me or who has produced Power Lease as identification and who did not take an oath.



Richard C. Peper, J. Print name: _____

Commission # DD478511

Expires January 5, 2010

Bonded Troy Fair - Insurance, Inc. 800-365-7018

NOTARY PUBLIC DULY AUTHORIZED
IN JURISDICTION AFORESAID.

My Commission expires:

Schedule A (Continued)

Agent File No.: **Gendah, Webster/refi**

Lots 11, 12, 13 and 14, Block 66 of JACKSONVILLE HEIGHTS TOWNSITES, according to the Plat thereof as recorded in Plat Book 3, Page(s) 50 and 51, of the Current Public Records of Duval County, Florida, together alley closed by Ordinance No. 76-602-298 lying adjacent thereto, less and except any portion lying in State Road.

Prepared by:
Glenn A. Taylor
GLENN A. TAYLOR, P.A.
462 Kingsley Avenue, Suite 103
Orange Park, Florida 32073
File Number: 04-596

WARRANTY DEED

THIS INDENTURE is made this September 30, 2004 A.D. By

DOUGLAS K. HERSHBERGER and JOANNE K. HERSHBERGER, his wife,
whose address is: 4279 McCormick Road, Marianna, FL 32448,
hereinafter called the grantor, to

ROGER M. GERDAK and CHERYL A. WEBSTER, husband and wife,
whose post office address is: 997 West Tennessee Tract, Jacksonville, Florida 32259,
hereinafter called the grantee:

Doc# 2004339744
Book: 12109
Page: 2040
Filed & Recorded
10/22/2004 03:41:59 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 5.00
TRUST FUND \$ 1.00
DEED DOC STAMP \$ 1,750.00
REC ADDITIONAL \$ 4.00

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, viz:

LOTS 11, 12, 13 AND 14, BLOCK 66, JACKSONVILLE HEIGHTS TOWNSITES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGES 50 AND 51, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. TOGETHER WITH THE NORTH HALF OF ALLEY CLOSED BY ORDINANCE NO. 76-602-298 LYING ADJACENT THERETO, LESS AND EXCEPT ANY PORTION LYING IN STATE ROAD.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel ID Number: 013531-0000-2/013532/533/534

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

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

And the grantor hereby covenants with said Grantee that the Grantor has good right and lawful authority to sell and convey the property and Grantor hereby warrants the title to the property and will defend the title against the lawful claims of all persons whomsoever.

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:

Witness
Amey M. Jackson
Printed Name
Amey M. Jackson

Douglas K. Hershberger (Seal)
DOUGLAS K. HERSHBERGER

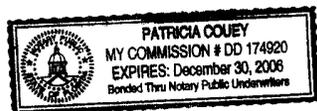
Witness
Patricia Couey
Printed Name
Patricia Couey

Joanne K. Hershberger (Seal)
JOANNE K. HERSHBERGER

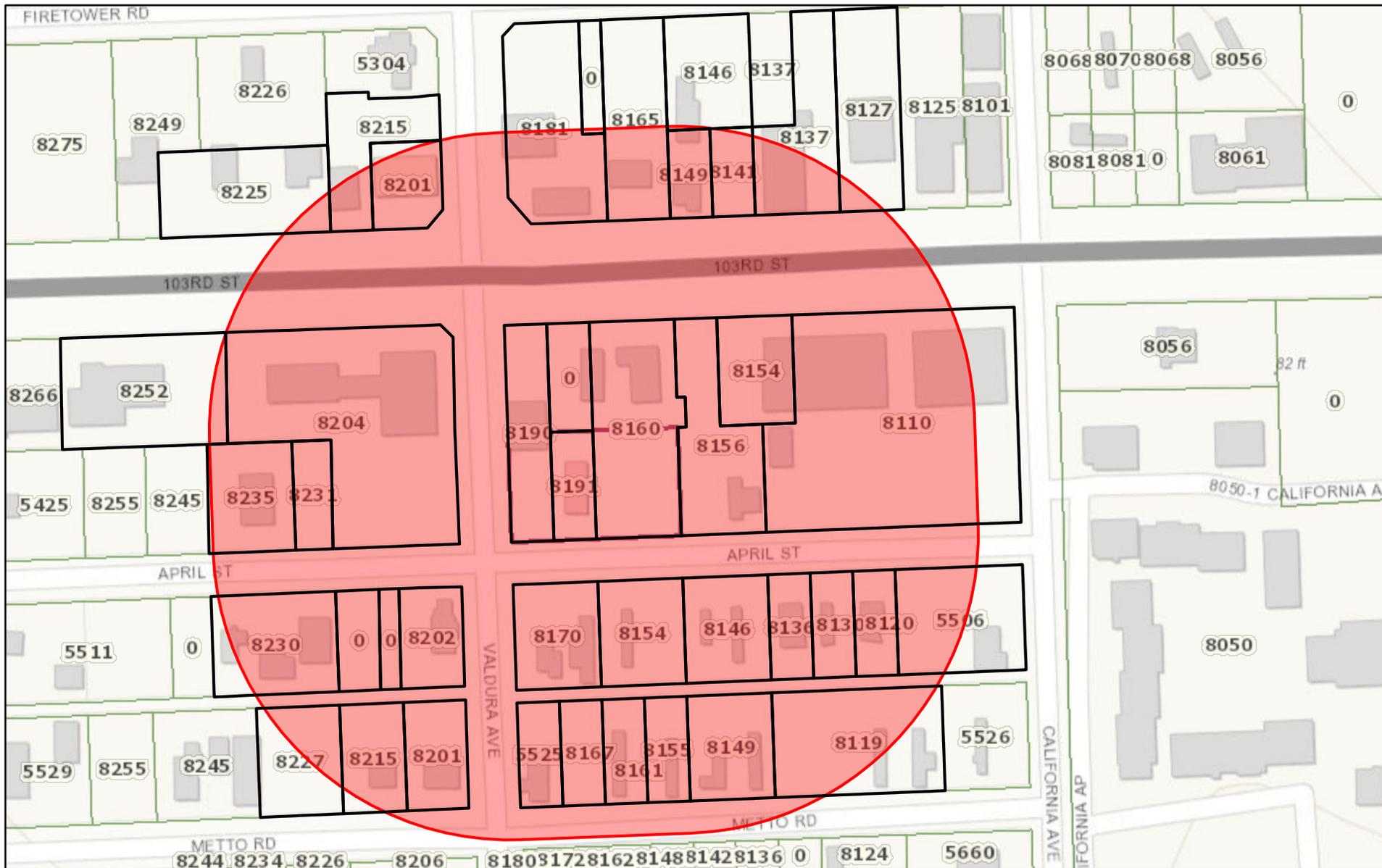
State of Florida
County of Duval

The foregoing instrument was acknowledged before me this September 23rd, 2004, by DOUGLAS K. HERSHBERGER and JOANNE K. HERSHBERGER, his wife, who is/are personally known to me or who has produced driver's license as identification.

Patricia Couey
Notary Public
Print Name: Patricia Couey
My Commission Expires: _____



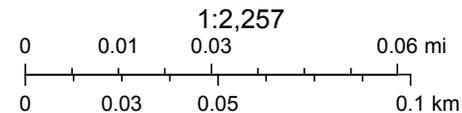
Land Development Review



December 5, 2019

 510619_T-2019-2558

 Parcels



City of Jacksonville, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

RE	LNAME	LNAME2	MAIL_ADDR1	MAIL_ADDR2	MAIL_ADDR3	MAIL_CITY	MAIL_STATE	MAIL_ZIP
013634 0000	AHMED SHAHZAD ET AL		POB 517			GROVELAND	FL	34736
	ARGYLE AREA CIVIC COUNCIL	BILL LEWIS	8852 SOUTH IVYMILL PL			JACKSONVILLE	FL	32244
013636 0000	BURNS JAMES L ET AL		8170 APRIL ST			JACKSONVILLE	FL	32244-1102
013508 0000	CIRCLE K STORES INC		12911 N TELECOM PARKWAY			TAMPA	FL	33637
013500 0000	CITY OF JACKSONVILLE		C/O CITY REAL ESTATE DIV	214 N HOGAN ST 10TH FL		JACKSONVILLE	FL	32202
013547 0040	COCHRAN PATRICIA A TRUST ET AL		4604 SEABOARD AVE			JACKSONVILLE	FL	32210
013631 0000	DUHAMEL KEVIN P ET AL		5506 CALIFORNIA AVE			JACKSONVILLE	FL	32244-1124
013498 0000	DURRENCE CLINT		8225 103RD ST			JACKSONVILLE	FL	32210-6553
013637 0000	EVA WOLFF RESIDENCE TRUST		8149 METTO RD			JACKSONVILLE	FL	32244
013622 0000	FOUNTAIN HARLEY D LIFE ESTATE		8230 APRIL ST			JACKSONVILLE	FL	32244-1104
013506 0000	FOWLER PROPERTIES INC		9838 OLD BAYMEADOWS RD SUITE 318			JACKSONVILLE	FL	32256
013638 0010	GRIFFIN SUSIE BELLE		8149 METTO RD			JACKSONVILLE	FL	32244
013548 0000	HENDERSON KYLE		6868 MISS MUFFET LN S			JACKSONVILLE	FL	32210
013507 0000	HUNTLEYS JIFFY STORES INC		C/O THE PANTRY INC ATTN TAX DEPT	PO BOX 8019		CARY	NC	27512-9998
013530 0100	JAX AUTO WHOLESALE INC		8190 103RD ST			JACKSONVILLE	FL	32210
013619 0000	KIM CHANDARA S		4332 LAMBING RD			JACKSONVILLE	FL	32210
013630 0000	LYNCH ROGER J		5743 CEDAR OAKS DR			JACKSONVILLE	FL	32210-3884
013542 0000	M & R UNITED INC		402 HIGH POINT DR			COCOA	FL	32926-6600
013629 0005	MINOR RANDELL		8227 METTO RD			JACKSONVILLE	FL	32244
013532 0010	MNMA HOLDINGS INC		997 W TENNESSEE TRACE			JACKSONVILLE	FL	32259-1940
013635 0010	OGRADY JOANNE G		5408 EULACE RD			JACKSONVILLE	FL	32210
013544 0000	PROPERTY SOUTH LLC		611 BLANDING BLVD			ORANGE PARK	FL	32073
013502 0040	S AND G HANANIA PROPERTIES INC		8127 103RD ST			JACKSONVILLE	FL	32210
013529 0020	SERRANO FAMILY PROPERTIES LLC		8110 103RD ST			JACKSONVILLE	FL	32210
013499 0000	SIGNATURE REALTY AND MANAGEMENT INC		4003 HARTLEY RD			JACKSONVILLE	FL	32257-6410
	SOUTHWEST	SHIRLEY LOWRY	7044 HYDE GROVE AV			JACKSONVILLE	FL	32210
	WEST JAX CIVIC ASSOCIATION	PAUL CARNEAL	886 CRESSWELL LN W			JACKSONVILLE	FL	32221
013513 0100	WILLIAM E GORDON SR AND CYNTHIA A GORDON LIVING TR		8808 BARCO LN			JACKSONVILLE	FL	32222
013630 0010	WRIGHT VALMORE J		8201 METTO RD			JACKSONVILLE	FL	32244-1109

Total: 25

Duval County, City Of Jacksonville
Jim Overton , Tax Collector

231 E. Forsyth Street
 Jacksonville, FL 32202

Duval County Tax Collector

Comments - taxcollector@coj.net
 Inquiries - (904)630-1916
 www.coj.net/tc

General Collection Receipt

Date: 12/09/2019 Time: 11:37:24
 Location: P23 Clerk: JMH
 Transaction 0697226

Date: 12/5/2019
 Email: KaysieC@coj.net

Jeff Rood
 50 N. Laura Street, Suite 1100, Jacksonville, FL 32202
 Description: Application for Conventional Rezoning (2558) - 8160, 8190, & 8191 103rd Street

Miscellaneous
 Item: CR - CR537635
 Receipt 0697226.0001-0001 2,195.00
 Total Paid 2,195.00
 CHECK 014377 2,000.00
 CHECK 00511396 195.00
 Total Tendered 2,195.00
 Total Tendered 2,195.00

SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
							2195.00

Paid By: JAX AUTO WHOLESALE IN
 Thank You

Total Due: \$2,195.00

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

Account No: CR537635 REZONING/VARIANCE/EXCEPTION
 Name: Jeff Rood
 Address: 50 N. Laura Street, Suite 1100, Jacksonville, FL 32202
 Description: Application for Conventional Rezoning (2558) - 8160, 8190, & 8191 103rd Street

Date: 12/5/2019

Total Due: \$2,195.00