

Apartments proposed for Beach and Kernan



Waypoint Residential working to develop 300-unit community.

Waypoint Residential is in the early stages of developing a 300-unit apartment community at Beach and Kernan boulevards near the Earth Works nursery and landscape business.

The city issued Atlanta-based Waypoint a Mobility Fee Calculation Certificate for the project planned on 26.33 acres. It calculated a \$272,058 fee to mitigate traffic impacts.

Rebecca Willis, assistant vice president for marketing at Waypoint, said the company was unable to provide further details.

The proposed apartments are called West Kernan Apartments on the mobility fee certificate. Plans filed with the application show 12 buildings, a clubhouse and six carriage houses.

Plans also show a pool, clubhouse, recreation areas and a proposed stormwater facility.

The property owner is Western Loan Acquisitions LLC of Daytona Beach. Waypoint Residential Services LLC is the developer. Jacksonville-based England-Thims & Miller Inc. is the engineer and the landscape



Photos by Karen Brune Mathis

Left, Waypoint Residential of Atlanta developed The Point at Tamaya along Beach Boulevard west of Kernan Boulevard. Renters began moving into the 380 units in April. Right, the 26-acre site at northwest Beach and Kernan boulevards is under contract for a 300-unit apartment project.

architect.

Bradley Coe, director of multi-family investment services with Colliers International, represents Waypoint Residential. He said the property is under contract.

"It's a desirable area because you can be anywhere fairly quickly," he said, adding that there also are restaurants and services nearby to serve residents.

Waypoint Residential developed The Point at Tamaya apartments at 3050 Tamaya Blvd., west of Kernan Boulevard from the new site.

Coe said it would be designed differently from The Point at Tamaya, which is three- and four stories.

He said the interiors will high-end like The Point, but the buildings would be three stories and

include the carriage houses.

The Point comprises 13 buildings of 380 one-, two- and three-bedroom units, along with amenities like a clubhouse, resident clubroom and internet center, two pools, a "bark park," fitness center, gazebo, grills, fire pit and walking trails.

Monthly rents start at \$1,085 for a 620-square-foot, one-bedroom, one-bathroom apartment and range up to an initial \$1,745 for a three-bedroom, two-bath unit.

Property records show Waypoint bought the 30-acre site in 2016 and the apartments were completed in 2017.

Residents began moving into the community in April and it is 80 percent leased, said leasing consultant Dominique Moses.

WP bought the land from

Tamaya Loan Acquisition LLC of Daytona at the same address as the owner of the Kernan and Beach property.

That's ICI Homes, chaired by Mori Hosseini. ICI Homes is the master developer of the 780-acre, 2,400-home Tamaya at Beach and Kernan boulevards.

The plan for the West Kernan Apartments also shows three outparcels fronting Beach Boulevard. They are east of the nursery.

Gate rebuilding at Jacksonville Beach

Gate Petroleum Co. wants to rebuild its Jacksonville Beach store at 2520 S. Third St.

Spokeswoman Misty Skipper said the company wants to redevelop the site with the Jackson-

ville-based company's new store design.

She said the 6,400-square-foot store will include Gate's Fresh Kitchen, a fast-casual café serving freshly made pizza, smoothies, breakfast items, salads, sandwiches, frozen yogurt and popular convenience items like hot dogs, fountain drinks and Best Bean Coffee.

Skipper said there was no firm timeline and the company is working through permitting in Jacksonville Beach.

The St. Johns River Water Management District is reviewing an application for the project, which is on 1.55 acres at southwest Third Street and Osceola Avenue.

The store, an office building and fuel pumps would be removed and a new Gate and fueling station would be built.