

## Application For Rezoning To PUD

### Planning and Development Department Info

**Ordinance #** 2016-0432 **Staff Sign-Off/Date** SCK / 11/10/2016

**Filing Date** 11/10/2016 **Number of Signs to Post** 3

**Hearing Dates:**

**1st City Council** 12/13/2016 **Planning Comission** 12/08/2016

**Land Use & Zoning** 01/04/2017 **2nd City Council** N/A

**Neighborhood Association** GREATER ARLINGTON CIVIC ASSOCIATION, COMMUNITIES OF EAST ARLINGTON, COALITION OF KERNAN COMMUNITIES, RIVER POINT/MONUMENT LANDING HOA, CAROLINE COVE OWNERS ASSOCIATION

**Neighborhood Action Plan/Corridor Study** WONDERWOOD CORRIDOR

### Application Info

**Tracking #** 1278

**Application Status** SUFFICIENT

**Date Started** 10/13/2016

**Date Submitted** 10/14/2016

### General Information On Applicant

**Last Name**

MANN

**First Name**

L

**Middle Name**

CHARLES

**Company Name**

MANN-PELLICER

**Mailing Address**

165 ARLINGTON ROAD

**City**

JACKSONVILLE

**State**

FL

**Zip Code** 32211

**Phone**

9047211546

**Fax**

9047211582

**Email**

CHARLIEMANN1@COMCAST.NET

### General Information On Owner(s)

☐ **Check to fill first Owner with Applicant Info**

**Last Name**

WATSON

**First Name**

WILLIAM

**Middle Name**

A

**Company/Trust Name**

WATSON REALTY CORP

**Mailing Address**

7821 DEERCREEK CLUB ROAD, SUITE200

**City**

JACKSONVILLE

**State**

FL

**Zip Code**

32256

**Phone**

9047211546

**Fax**

9047211582

**Email**

CHARLIEMANN1@COMCAST.NET

### Property Information

**Previous Zoning Application Filed For Site?** ☒

**If Yes, State Application No(s)** 2009-750-E

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	167447 0100	2	2	PUD	PUD
Map	167447 0200	2	2	PUD	PUD

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

**Existing Land Use Category**

RPI

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

5205

**Total Land Area (Nearest 1/100th of an Acre)** 4.99

**Development Number**

**Proposed PUD Name** MCCORMICK COMMERCIAL

**Justification For Rezoning Application**

TO PERMIT REDEVELOPMENT CONSISTENT WITH MARKET AREA DEMANDS

**Location Of Property****General Location**

SOUTHWEST QUADRANT OF MCCORMICK ROAD AND MONUMENT ROAD INTERSECTION

**House #** **Street Name, Type and Direction** **Zip Code**

0

MONUMENT RD

32225

**Between Streets**

MONUMENT ROAD

and

MCCORMICK ROAD

**Required Attachments For Formal, Complete application**

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

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

**Supplemental Information**

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

**Exhibit H** ☐ Aerial Photograph.

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

### Public Hearings And Posting Of Signs

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

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

### Application Certification

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

☒ Agreed to and submitted

### Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,269.00
- 2) Plus Cost Per Acre or Portion Thereof**  
**4.99 Acres @ \$10.00 /acre:** \$50.00
- 3) Plus Notification Costs Per Addressee**  
**31 Notifications @ \$7.00 /each:** \$217.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$269.00

**NOTE: Advertising Costs To Be Billed to Owner/Agent**

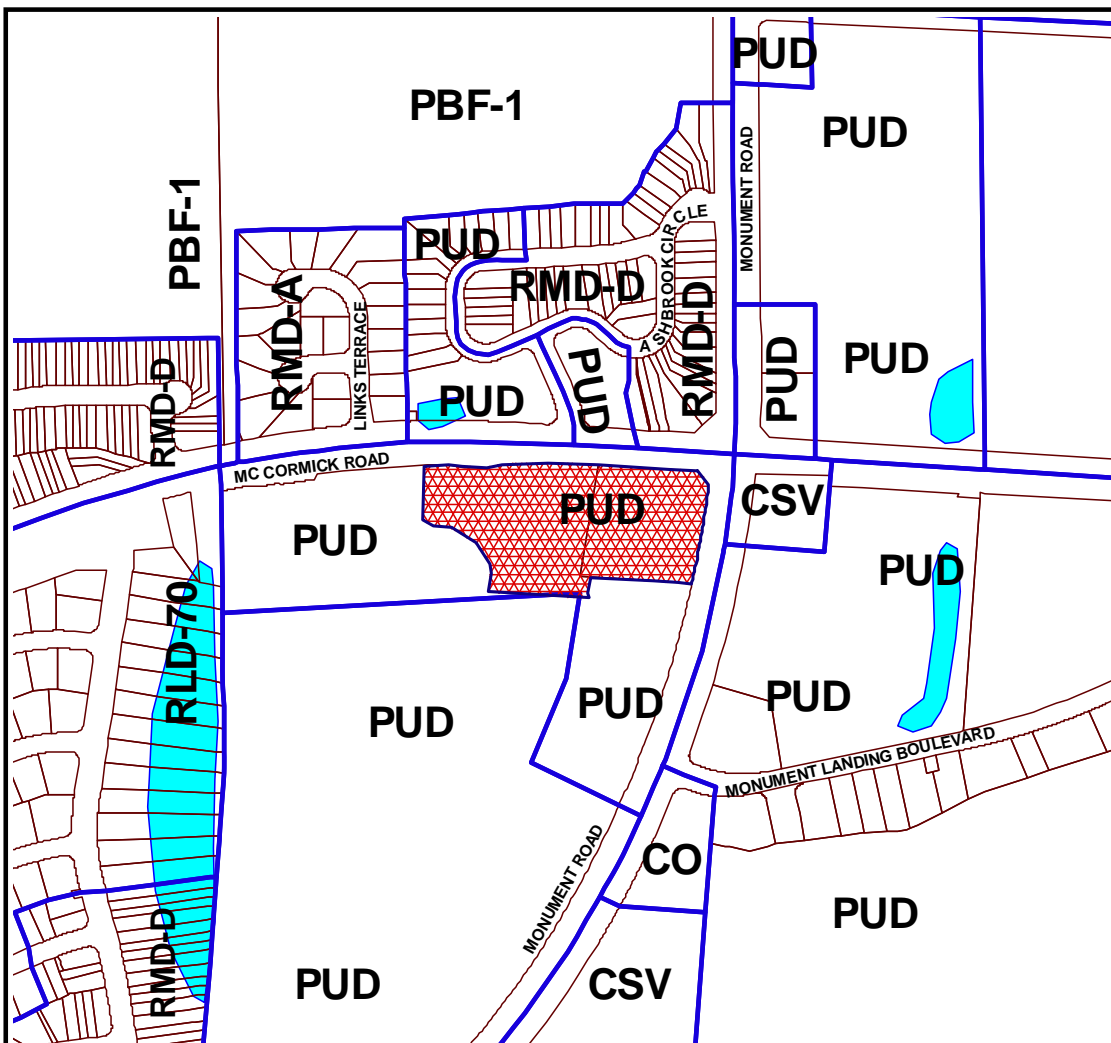
# ORDINANCE \_\_\_\_\_

## Legal Description

A PART OF THE FRANCIS RICHARD GRANT SECTION 39, TOWNSHIP 02 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF MONUMENT ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD; THENCE, SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 33.12 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.79 FEET AND A CENTRAL ANGLE OF 00°40'36" (CHORD BEARING S05°55'06"W, CHORD DISTANCE 33.12 FEET) TO THE POINT OF BEGINNING; THENCE, CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 266.86 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2804.79 FEET AND A CENTRAL ANGLE 05°27'05" (CHORD BEARING S08°58'57"W, CHORD DISTANCE 266.76 FEET); THENCE, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, N86°37'41"W, A DISTANCE OF 275.48 FEET; THENCE S01°45'46"E, A DISTANCE OF 2.65 FEET; THENCE S10°56'31"W, A DISTANCE OF 38.58 FEET; THENCE S09°01'44"E, A DISTANCE OF 14.57 FEET; THENCE N86°37'42"W, A DISTANCE OF 264.80 FEET; THENCE N03°22'18"E, A DISTANCE OF 55.12 FEET; THENCE N09°01'34"E, A DISTANCE OF 16.90 FEET; THENCE N34°18'04"W, A DISTANCE OF 74.47 FEET; THENCE N58°36'11"W, A DISTANCE OF 71.08 FEET; THENCE N82°22'01"W, A DISTANCE OF 50.39 FEET; THENCE N63°33'22"W, A DISTANCE OF 30.45 FEET; THENCE N00°00'00"E, A DISTANCE OF 155.53 FEET TO THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF MCCORMICK ROAD AS SHOWN ON JACKSONVILLE TRANSPORTATION AUTHORITY TRANSFER MAP, PROJECT NO.: 98-30; THENCE, ALONG SAID PROPOSED SOUTHERLY RIGHT-OF-WAY LINE, 64.93 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3230.64 FEET AND A CENTRAL ANGLE OF 01°09'05" (CHORD BEARING N87°49'00"E, CHORD DISTANCE 64.93 FEET); THENCE S80°39'57"E, A DISTANCE OF 42.94 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE 59.92 FEET ALONG SAID CURVE, HAVING A RADIUS OF 3222.76 FEET AND A CENTRAL ANGLE OF 01°03'55" (CHORD BEARING N89°40'29"E, CHORD DISTANCE 59.91 FEET); THENCE N79°20'38"E, A DISTANCE OF 41.46 FEET TO A NON-TANGENT CURVE TO THE RIGHT; THENCE 139.28 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3230.83 FEET AND A CENTRAL ANGLE OF 02°28'12" (CHORD BEARING S87°50'08"E, CHORD DISTANCE 139.26 FEET) TO THE EXISTING SOUTHERLY RIGHT-OF-WAY OF MCCORMICK ROAD AS SHOWN IN SAID TRANSFER MAP; THENCE S86°36'02"E, ALONG SAID EXISTING SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 383.90 FEET; THENCE S40°18'03"E, ALONG THE WESTERLY LINE OF PARCEL 117 (ADDITIONAL RIGHT-OF-WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 8823, PAGE 212, PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, A DISTANCE OF 45.77 FEET TO THE POINT OF BEGINNING.

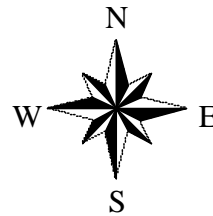
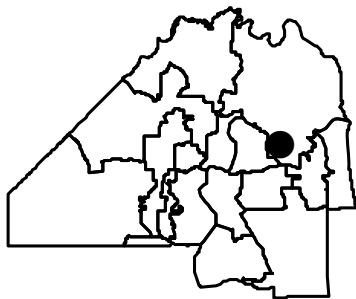
CONTAINING 217,155 SQUARE FEET OR 4.985 ACRES, MORE OR LESS.



REQUEST:

FROM: PUD

TO: PUD



COUNCIL DISTRICT:

**02**

ORDINANCE NUMBER:

ORD-2016-0432

TRACKING NUMBER:

T-2016-1278

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## EXHIBIT A

### Property Ownership Affidavit

Date: February 28, 2016

**City of Jacksonville**

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Ownership Certification

Gentleman:

I, William A. Watson and for Watson Realty Corp hereby certify that I am the Owner of the property described in the attached legal description, **Exhibit 1** in connection with filing application(s) for Land use change & rezoning submitted to the Jacksonville Planning and Development Department.

*William A. Watson*  
(Owner's Signature)

William A Watson and for Watson Realty Corp.

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 12<sup>th</sup> day of May (month), 2016 (year) by William A. Watson, Sr. who is personally known to me or has produced \_\_\_\_\_ as identification.

*Lucille M. Johnson*  
(Notary Signature)

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LUCILLE M. JOHNSON  
MY COMMISSION # FF 530583  
EXPIRES: February 13, 2020  
Bonded Thru Budget Notary Services

## EXHIBIT B

### Agent Authorization

Date: February 28, 2016

#### City of Jacksonville

City Council / Planning and Development Department  
117 West Duval Street, 4<sup>th</sup> Floor / 214 North Hogan Street, Edward Ball Building, Suite 300  
Jacksonville, Florida 32202

Re: Agent Authorization for the following site location:

2500 Monument Rd. RE# 167447-0200

Gentleman:

You are hereby advised that the undersigned is the owner of the property described in Exhibit 1 attached hereto. Said owner hereby authorizes and empowers L. Charles Mann to act as agent to file application(s) for Land Use Change and Rezoning for the above referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

  
(Owner's Signature)

for William A. Watson and Watson Realty Corp.  
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 12th day of May (month), 2016 (year) by WILLIAM A. WATSON, JR., who is personally known to me or has produced \_\_\_\_\_ as identification.

  
(Notary Signature)

Page \_\_\_\_ of \_\_\_\_



LUCILLE M. JOHNSON  
MY COMMISSION # FF 830383  
EXPIRES: February 13, 2020  
Bonded Thru Budget History Services

## EXHIBIT C

### Binding Letter

Date: February 28, 2016

City of Jacksonville  
Planning and Development Department  
Jacksonville, Florida 32202

Re: Monument Rd and McCormick PUD-2 PUD

Ladies and Gentlemen:

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

Sincerely,

By: 

(Owner's Signature)

Its: owner



**EXHIBIT D**  
**WRITTEN DESCRIPTION**  
**McCormick Commercial PUD**  
**October 31, 2016**

**I. PROJECT DESCRIPTION**

The fee simple owners of the real properties identified in the attached Exhibit A, RE# 167447-0200 and a portion of RE# 167447-0100 ( in combination the “Property”), which contains approximately 4.99 acres, is currently zoned PUD (2009-750-E) and all portions of the subject property are designated RPI. The owners of the Property have identified the site as an opportunity to promote commercial infill at the intersection of two major roadways. Monument Road is classified as a Collector Roadway abutting this property and McCormick is also a Collector Roadway, becoming an Arterial Roadway east of the actual intersection of the two. According to the City’s Comprehensive Plan, Policy 3.2.6 of the Future Land Use Element, The city shall encourage commercial uses to be located within one quarter mile of the intersection of roads classified as collector or higher on the Functional Highway Classification Map.

The Property is located within a node existing at the intersection of McCormick Road and Monument Road. As discussed above these are higher level classified roadways carrying traffic volumes exceeding 21,000 and 32,000 vehicles each day respectively. These types of traffic volumes create ideal situations for expansion of the commercial tax base, as infill projects, especially where the externalities of these types of uses can be mitigated.

The existing commercial node at the intersection is primarily located on the eastern half of Monument Road and includes a large grocery anchored shopping center and a smaller more community oriented center with a pharmacy and other retail uses. The larger center is located in the northeast quadrant of the node, with more than 100,000 square feet of commercial space occupying more than 15 acres of land. The southwest quadrant is developed with more than 61,000 square feet of commercial space and occupies almost 9 acres of land. The northwest quadrant is developed as a townhome community, oriented inward and away from the actual intersection of these two roadways. Finally, the subject property located in the southwest quadrant is underdeveloped, containing only an office building and vacant land. Of particular note is the expansive conservation area bounding the subject property to the south and west. This area serves to create a substantial barrier to the noise and lighting associated with the commercial uses located along the east side of Monument Road. The Subject Property does not possess significant or unique characteristics, variation of elevations or natural features.

The applicant has utilized the professional services of Mr. L. Charles Mann in preparing this PUD request. No other professionals have yet been engaged. This PUD zoning will offer certainty in the use of the property and assure that appropriate parameters are employed to permit the proposed commercial uses without degradation to the transitional area existing as a 39 acre conservation parcel. The PUD is the appropriate vehicle to assure an appropriately scaled and context sensitive development that will permit flexibility for the property owner while protecting the established uses in the vicinity.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a commercial neighborhood retail center containing not more than 4 parcels and totaling 25,000 square feet. This project will be developed in consonance with the goals and objectives of the RPI Land Use Category of the City of Jacksonville 2030 Comprehensive Plan Future Land Use Element.

It is the intent of the developer to commence improvements as soon as possible after zoning approval. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Municipal Ordinance for the City of Jacksonville and this PUD. Construction would be intended to commence immediately upon approval of the zoning and engineering entitlements.

## **II. USES AND RESTRICTIONS**

The Property may be further divided or developed as depicted on the attached site plan (Exhibit E) dated September 21, 2016 (the “Site Plan,”) which is incorporated herein by this reference. .

### *A. Permitted Uses:*

- (1) Medical and dental office or clinics (but not hospitals).
- (2) Professional and business offices.
- (3) Vocational, trade or business schools.
- (4) Churches, including a rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.
- (5) Retail outlets for the sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawn shops), art, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennels), musical instruments, television and radio (including repair incidental to sales), florist or gift shops, delicatessens, bake shops (but not wholesale bakeries), drugs and similar products, and dry cleaning pickup station, all not to exceed 50 percent of the gross floor area of the building of which it is a part.

- (i)  
Sale, display and preparation shall be conducted within a completely enclosed building
  - (ii)  
Products shall be sold only at retail.
  - (iii)  
No sale, display or storage of secondhand merchandise shall be permitted.
- (6)  
Service establishments such as barbers or beauty shops, shoe repair shops, restaurants, interior decorators, self-service laundries, tailors or dressmakers
- (7) Filling or gas stations meeting the performance standards and development criteria set forth in Part 4, Zoning Code.
- (8) Automated Car Wash facilities meeting the performance standards and development criteria set forth in Part 4, Zoning Code
- (9)  
Libraries, museums and community centers.
- (10)  
Banks with drive-through, savings and loan institutions, and similar uses.
- (11)  
Art galleries, dance, art, gymnastics, fitness centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters).
- (12)  
Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products either in conjunction with a professional service being rendered or in a stand-alone structure not exceeding 4,000 square feet.
- (13)  
Employment office (but not a day labor pool).

- (14)  
Veterinarians meeting the performance standards and development criteria set forth in Part 4, Zoning Code
- (15)  
An establishment or facility which includes the retail sale of beer and wine in sealed containers for off-premises consumption.
- (16)  
Restaurants, including the facilities for the sale and service of all alcoholic beverages for on-premises consumption only, subject to the following condition:
  - (i)  
Seating shall not exceed a capacity of 120; provided, that seating may be unlimited where total floor area of the restaurant does not exceed ten percent of the gross floor area of the building of which it is a part.
- (B)  
*Permitted accessory uses and structures subject to Section 656.403, Zoning Code.*
- (C)  
*Permissible uses by exception. None*

### **III. DEVELOPMENT STANDARDS**

#### *A. Dimensional Standards.*

1. *Minimum parcel area and yard areas:* The minimum lot size, lot width and yard areas for structures shall be as follows:

Lot Size – 10,000 square feet

Lot Width – minimum of 100 feet

Yards -

Front: 40 feet

Side: 5 feet

Rear: 20 feet

2. *Maximum parcel or sub-parcel coverage by all buildings and structures:* 35%
3. *Maximum height of structures:* Shall be limited to Forty (40) feet.

*B. Ingress, Egress and Circulation.*

1. Vehicular ingress and egress shall be substantially as shown on the Site Plan.

*C. Signs.*

1. The number, location size and height of signage to be located on the property shall be consistent with Section 656.1303(c)(2)

*D. Site Design and Landscaping.*

1. Site Design shall promote a northerly focus, locating perimeter landscape areas toward the adjacent roadways. Specifically, Part 12 of the Zoning Code shall be implemented as a standard but additional landscaping and hardscape improvements will also be included.
2. The easterly boundary of the site will exceed the conventional perimeter landscape area and provide a minimum 8 foot wide Perimeter Landscape Area adjacent to Monument Road. This landscape area shall increase along that frontage and wrap around the McCormick Road frontage providing an Average 20 foot wide Perimeter Landscape Area for the entire frontage of McCormick Road. It is envisioned that this area can be utilized for “Community Identity” creating a Gateway to the residential areas located further to the west.
3. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required and shall be located to prevent trespass lighting.

*E. Building Orientation*

1. *General:*

The development will be situated in a manner that permits an efficient use of the property while locating buildings and their primary entryways toward the north and east, being proximate to these Collector Roadways. Loading and storage areas shall be located along the southern boundary in a manner that screens these areas from the adjacent roadways.

F. Parking

1. Parking will be provided pursuant to 656.604
2. Parking will comply with the standards of Part 12 of the Zoning Code as it relates to buffering, and uncomplimentary uses.
3. As indicated in Section D above, lighting associated with such use shall not exceed 25 feet in height and will use cut offs to insure no trespass lighting occurs.

**IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT**

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the infill of an underdeveloped property at the Node of two Collector Roadways.

The proposed land use and zoning will act as a vehicle to properly locate limited commercial uses at this major intersection, while promoting a logical transition of uses downward from the intersection of these higher order level roadways toward the natural buffer lying to the south and west of the subject property. This PUD is designed to protect the usable nature of the property while promoting numerous Goals, Objectives and Policies of the 2030 Comprehensive Plan. The project seeks to permit supportive uses with lesser externalities than would have occurred under a conventional zoning and promotes a more desirable streetscape with extensive landscaping along both road frontages.

This PUD:

Is more efficient and effective than would be possible through strict application of the City of Jacksonville Land Use Regulations or a conventional zoning district which cannot be subject to generalized site plans;

Represents an appropriate transition between the intensive commercial uses located Monument Road and the residentially designated parcels further to the north. The PUD offers a combination of possible uses, properly designed to promote a logical transition between the established uses and a sustainable and desirable development pattern at an infill location;

Will promote the purposes of the 2030 Comprehensive Plan, including the following:

1. Goal 3
2. Policy 3.2.1
3. Policy 3.2.2
4. Policy 3.2.6
5. Policy 3.2.7
6. Policy 3.2.12

## **V. SUCCESSORS IN TITLE**

All successors in title to the Property, or any portion of the Property, shall be bound to the conditions of this PUD.

## **VI. PUD REVIEW CRITERIA**

- A. *Consistency with Comprehensive Plan.* The Property is designated RPI pursuant to the City's Future Land Use Map Series of the City's 2030 Comprehensive Plan. This PUD zoning will promote a create a logical pattern of CGC Land Use that is both appropriate, given the nature of this intersection, and promotes good design and sense of place through this PUD zoning.
- B. *Consistency with the Concurrency Management System.* The development of the Property will comply with the requirements of the Concurrency Management/ Mobility System.

- C. *Allocation of Residential Land Use.* No residential use is intended for this PUD.
- D. *Internal Compatibility/Vehicular Access.* Vehicular access to the site is available from both Monument Road as well as McCormick Road. All access locations and designs shall be reviewed and approved by the City of Jacksonville.
- E. *External Compatibility/Intensity of Development.* The intent of the development is to permit infill in a nodal pattern at an existing commercial node of two roadways classified as Collector or higher. The City's 2030 Comprehensive Plan promotes uses of this nature at such locations and the specific intent of this PUD is to reduce the potential impacts of a conventional zoning while promoting increased landscaping and limiting building heights to promote compatibility with adjacent uses.
- F. The development will be appropriately screened from adjacent properties and structures and will be oriented in a manner that will reduce impacts to the surrounding uses and view corridors.
- G. *Recreation/Open Space.* The PUD will not include recreational uses.
- H. *Impact on Wetlands.* Any development activity which would impact wetlands will be permitted in accordance with local, state and federal requirements. However, this PUD has been specifically designed to avoid Conservation Areas to the south and west of the site.
- I. *Listed Species Regulations.* Not Applicable.
- J. *Off-Street Parking & Loading Requirements.* These will be constructed in accordance with Part 6, Zoning Code.
- K. *Sidewalks, Trails, and Bikeways.* The development will be consistent with the 2030 Comprehensive Plan.
- L. *Stormwater Retention.* Stormwater shall be conveyed, treated and stored in accordance with all City of Jacksonville and St. Johns River Water Management District requirements.
- M. *Utilities.* Electric power, water and sewer services are furnished to the Property by the Jacksonville Electric Authority.





# EXHIBIT F

PUD Name

**McCormick Commercial PUD**

Date

Oct 3, 2016

## Land Use Table

---

Total gross acreage	<b>4.99</b>	Acres	100 %
Amount of each different land use by acreage			
Single family		Acres	%
Total number of dwelling units		D.U.	
Multiple family		Acres	%
Total number of dwelling units		D.U.	
Commercial	<b>3.39</b>	Acres	<b>68</b> %
Industrial		Acres	%
Other land use		Acres	%
Active recreation and/or open space		Acres	%
Passive open space, wetlands, pond	<b>0.6</b>	Acres	<b>12</b> %
Public and private right-of-way	<b>1</b>	Acres	<b>20</b> %
Maximum coverage of non-residential buildings and structures	<b>51,683</b>	Sq. Ft.	<b>23</b> %



# OFFICIAL RECORDS Warranty Deed

(CORPORATE)

THIS INSTRUMENT PREPARED BY:  
KEITH WATSON, Attorney  
6825 LILLIAN ROAD  
JACKSONVILLE, FLORIDA 32211

THIS INDENTURE, Made this 1st day of March, A. D. 1985 BETWEEN  
Buck Investments, Inc.

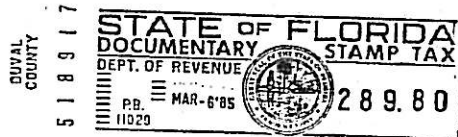
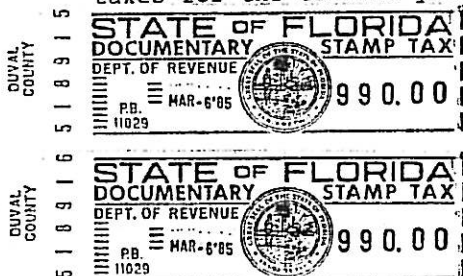
a corporation organized and existing under the laws of the State of Florida  
of the County of Duval, State of Florida, party of the first part, and  
Watson Realty Corp. A Florida Corporation

whose address is 5251 Emerson Street Jacksonville, 32207  
of the County of Duval, State of Florida, party of the second part,

WITNESSETH: that the said party of the first part, for and in consideration of the sum of  
TEN AND NO/100 AND OTHER VALUABLE CONSIDERATION Dollars,  
to it in hand paid by the said part Y of the second part, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said part Y of the second  
part, its heirs and assigns forever, the following described land, situate, lying and  
being in the County of Duval, State of Florida, to wit:

For legal description please see Exhibit A attached hereto  
and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and  
taxes for the current year.



Return to:  
NEWTON, WATSON, & KOREHEAD  
6825 Lillian Road  
Jacksonville, Florida 32211

And the said party of the first part does hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused this instrument to be executed in its  
name by its President and caused its Corporate Seal attested by its Secretary to be hereto affixed  
the day and year first above written.

(CORPORATE SEAL)

Buck Investments, Inc.

ATTEST

By: James L. Buck

By: [Signature]

Its Secretary

Its President

Signed and Sealed in Our Presence:

[Signature]  
Ollie Mae Hendry

STATE OF Florida )  
COUNTY OF Duval )

Before me personally appeared JAMES O. BUCK and IVYL L. BUCK

respectively the President and Secretary of Buck Investments, Inc.,  
a corporation under the laws of the State of Florida, to me well known to be the individuals and officers  
described in and who executed the foregoing instrument and severally acknowledged the execution thereof to  
be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said  
corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my hand and official seal this 1st day of March, 1985  
at Jacksonville, County and State aforesaid.

Ollie Mae Hendry  
Notary Public in and for the County and State Aforesaid.  
My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JUNE 27 1987  
BONDED THRU GENERAL INSURANCE UND

**WATSON WILLIAM A JR**   
7821 DEERCREEK CLUB RD STE 200  
JACKSONVILLE, FL 32256-3698

**Primary Site Address**  
2500 MONUMENT RD 101  
Jacksonville FL 32225

**Official Record Book/Page**  
05925-01356

**Tile #**  
8404

**2500 MONUMENT RD**

### Property Detail

<b>RE #</b>	167447-0200
<b><u>Tax District</u></b>	GS
<b><u>Property Use</u></b>	1700 Office 1-2 Story
<b># of Buildings</b>	2
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b><u>Subdivision</u></b>	00000 SECTION LAND
<b>Total Area</b>	89342

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

### Value Summary

	2015 Certified	2016 In Progress
Value Method	Income	Income
Total Building Value	\$0.00	\$0.00
Extra Feature Value	\$0.00	\$0.00
Land Value (Market)	\$446,490.00	\$446,490.00
Land Value (Agric.)	\$0.00	\$0.00
Just (Market) Value	\$719,600.00	\$731,700.00
Assessed Value	\$685,198.00	\$731,700.00
Cap Diff/Portability Amt	\$34,402.00 / \$0.00	\$0.00 / \$0.00
Exemptions	\$0.00	See below
Taxable Value	\$685,198.00	See below

## Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

## Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
<a href="#"><u>05925-01356</u></a>	2/1/1985	\$15,400.00	WD - Warranty Deed	Unqualified	Vacant
<a href="#"><u>06291-00524</u></a>	3/3/1987	\$30,000.00	WD - Warranty Deed	Unqualified	Improved
<a href="#"><u>08823-00212</u></a>	1/9/1998	\$100.00	RW - Right of Way	Unqualified	Vacant

## Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	PVCC1	Paving Concrete	1	0	0	39,000.00	\$41,730.00
2	LPMC1	Light Pole Metal	1	0	0	4.00	\$1,499.00
3	LITC1	Lighting Fixtures	1	0	0	7.00	\$1,333.00
4	FWDC1	Fence Wood	2	0	0	25.00	\$81.00
5	ELRC6	Elevator Rheostatic	1	0	0	1.00	\$11,242.00
6	ESRC6	Elevator Stops Rheo	1	0	0	2.00	\$2,009.00
7	WMBC1	Wall Masonry/Brick	1	0	0	216.00	\$808.00

## Land & Legal

## Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1700	OFFICE	PUD	0.00	0.00	Common	89,298.00	Square Footage	\$446,490.00

## Legal

LN	Legal Description
1	39-25-28E 2.050
2	F RICHARD GRANT
3	PT RECD O/RS 5925-1356,6291-524(EX
4	R/W RECD O/R 8823-212)

## Buildings

### Building 1

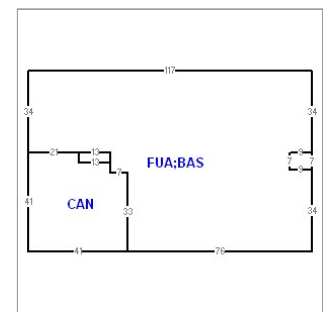
Building 1 Site Address  
2500 MONUMENT RD Unit 101  
Jacksonville FL 32225

<b>Building Type</b>	1701 - OFFICE 1-2 STY
<b>Year Built</b>	1987
<b>Building Value</b>	\$223,810.00

Type	Gross Area	Heated Area	Effective Area
Finished upper story 1	7087	7087	7087
Base Area	7087	7087	7087
Canopy	1573	0	393
Base Area	52	52	52
Canopy	63	0	16
Total	15862	14226	14635

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Element	Code	
Stories	2.000	



Baths	42.000	
Rooms / Units	8.000	
Avg Story Height	12.000	

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$731,700.00	\$0.00	\$731,700.00	\$7,839.97	\$8,372.04	\$8,093.11
Public Schools: By State Law	\$731,700.00	\$0.00	\$731,700.00	\$3,503.73	\$3,332.16	\$3,437.53
By Local Board	\$731,700.00	\$0.00	\$731,700.00	\$1,617.66	\$1,644.86	\$1,587.06
FL Inland Navigation Dist.	\$731,700.00	\$0.00	\$731,700.00	\$21.93	\$23.41	\$21.88
Water Mgmt Dist. SJRWMD	\$731,700.00	\$0.00	\$731,700.00	\$207.14	\$211.10	\$211.10
Gen Gov Voted	\$731,700.00	\$0.00	\$731,700.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$731,700.00	\$0.00	\$731,700.00	\$0.00	\$0.00	\$0.00
			Totals	\$13,190.43	\$13,583.57	\$13,350.68
	Just Value	Assessed Value	Exemptions	Taxable Value		
<b>Last Year</b>	\$719,600.00	\$685,198.00	\$0.00	\$685,198.00		
<b>Current Year</b>	\$731,700.00	\$731,700.00	\$0.00	\$731,700.00		


**2016 TRIM Property Record Card (PRC)**

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

**Property Record Card (PRC)**

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

**2015****2014**

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

**More Information**

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

**WATSON REALTY CORP**  
7821 DEERCREEK CLUB RD STE 200  
JACKSONVILLE, FL 32256-3698

**Primary Site Address**  
2490 MONUMENT RD  
Jacksonville FL 32225

**Official Record Book/Page**  
05925-01349

**Title #**  
8404

## 2490 MONUMENT RD

### Property Detail

<b>RE #</b>	167447-0100
<b>Tax District</b>	GS
<b>Property Use</b>	1700 Office 1-2 Story
<b># of Buildings</b>	1
<b>Legal Desc.</b>	For full legal description see Land & Legal section below
<b>Subdivision</b>	00000 SECTION LAND
<b>Total Area</b>	1809958

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

### Value Summary

	2015 Certified	2016 In Progress
<b>Value Method</b>	Income	Income
<b>Total Building Value</b>	\$0.00	\$0.00
<b>Extra Feature Value</b>	\$0.00	\$0.00
<b>Land Value (Market)</b>	\$312,769.00	\$312,769.00
<b>Land Value (Agric.)</b>	\$0.00	\$0.00
<b>Just (Market) Value</b>	\$1,072,200.00	\$1,047,500.00
<b>Assessed Value</b>	\$1,072,200.00	\$1,047,500.00
<b>Cap Diff/Portability Amt</b>	\$0.00 / \$0.00	\$0.00 / \$0.00
<b>Exemptions</b>	\$0.00	See below
<b>Taxable Value</b>	\$1,072,200.00	See below

### Taxable Values and Exemptions – In Progress

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

County/Municipal Taxable Value  
No applicable exemptions

SJRWMD/FIND Taxable Value  
No applicable exemptions

School Taxable Value  
No applicable exemptions

### Sales History

Book/Page	Sale Date	Sale Price	Deed Instrument Type Code	Qualified/Unqualified	Vacant/Improved
05925-01349	3/1/1985	\$504,400.00	WD - Warranty Deed	Unqualified	Vacant
10852-01708	12/30/2002	\$100.00	MS - Miscellaneous	Unqualified	Vacant
10939-02126	12/30/2002	\$100.00	RW - Right of Way	Unqualified	Vacant

### Extra Features

LN	Feature Code	Feature Description	Bldg.	Length	Width	Total Units	Value
1	LPMC1	Light Pole Metal	1	0	0	1.00	\$375.00
2	LTC1	Lighting Fixtures	1	0	0	2.00	\$381.00
3	PVCC1	Paving Concrete	1	0	0	16,675.00	\$19,626.00
4	WMBC1	Wall Masonry/Brick	1	0	0	108.00	\$404.00

### Land & Legal

#### Land

LN	Code	Use Description	Zoning	Front	Depth	Category	Land Units	Land Type	Land Value
1	1700	OFFICE	PUD	0.00	0.00	Common	97,488.00	Square Footage	\$292,464.00
2	9602	SWAMP	PUD	0.00	0.00	Common	37.00	Acreage	\$11,100.00
3	9606	EXCESS LAND	PUD	0.00	0.00	Common	2.63	Acreage	\$9,205.00

#### Legal

LN	Legal Description
1	39-2S-28E 41.868
2	PT F RICHARD GRANT, PT SEC 4
3	RECD O/R 5925-1349(EX PT RECD
4	O/R 5925-1356,6291-524,PT R/W RECD
5	O/R 10939-2126)

### Buildings

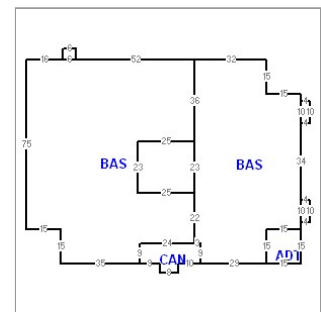
Building 1  
Building 1 Site Address  
2490 MONUMENT RD  
Jacksonville FL 32225

<b>Building Type</b>	1701 - OFFICE 1-2 STY
<b>Year Built</b>	1996
<b>Building Value</b>	\$677,524.00

Type	Gross Area	Heated Area	Effective Area
Base Area	5644	5644	5644
Stoop	30	0	3
Base Area	3753	3753	3753
Canopy	275	0	69
Addition	225	225	225
Finished Storage	575	0	288
Base Area	575	575	575
Canopy	40	0	10

Element	Code	Detail
Exterior Wall	20	20 Face Brick
Roof Struct	4	4 Wood Truss
Roofing Cover	3	3 Asph/Comp Shng
Interior Wall	8	8 Decorative Cvr
Int Flooring	14	14 Carpet
Heating Fuel	4	4 Electric
Heating Type	4	4 Forced-Ducted
Air Cond	3	3 Central
Ceiling Wall Finish	5	5 S Ceil Wall Fin
Comm Htg & AC	1	1 Not Zoned
Comm Frame	4	4 D-Wood Frame

Element	Code	
Stories	1.000	
Baths	16.000	
Rooms / Units	24.000	



Canopy	40	0	10	Avg Story Height	12.000	
Total	11157	10197	10577			

**2016 Notice of Proposed Property Taxes Notice (TRIM Notice)**

Taxing District	Assessed Value	Exemptions	Taxable Value	Last Year	Proposed	Rolled-back
Gen Gov Ex B & B	\$1,047,500.00	\$0.00	\$1,047,500.00	\$12,268.01	\$11,985.39	\$11,586.08
Public Schools: By State Law	\$1,047,500.00	\$0.00	\$1,047,500.00	\$5,220.54	\$4,770.32	\$4,921.16
By Local Board	\$1,047,500.00	\$0.00	\$1,047,500.00	\$2,410.31	\$2,354.78	\$2,272.03
FL Inland Navigation Dist.	\$1,047,500.00	\$0.00	\$1,047,500.00	\$34.31	\$33.52	\$31.32
Water Mgmt Dist. SJRWMD	\$1,047,500.00	\$0.00	\$1,047,500.00	\$324.13	\$302.20	\$302.20
Gen Gov Voted	\$1,047,500.00	\$0.00	\$1,047,500.00	\$0.00	\$0.00	\$0.00
School Board Voted	\$1,047,500.00	\$0.00	\$1,047,500.00	\$0.00	\$0.00	\$0.00
			Totals	\$20,257.30	\$19,446.21	\$19,112.79
	Just Value	Assessed Value	Exemptions	Taxable Value		
<b>Last Year</b>	\$1,072,200.00	\$1,072,200.00	\$0.00	\$1,072,200.00		
<b>Current Year</b>	\$1,047,500.00	\$1,047,500.00	\$0.00	\$1,047,500.00		


**2016 TRIM Property Record Card (PRC)**

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**Property Record Card (PRC)**

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**2015****2014**

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**More Information**

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

FLORIDA DEPARTMENT OF STATE  
DIVISION OF CORPORATIONS



## Detail by Entity Name

### Florida Profit Corporation

WATSON REALTY CORP.

### Filing Information

<b>Document Number</b>	302769
<b>FEI/EIN Number</b>	59-1152302
<b>Date Filed</b>	03/08/1966
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	AMENDMENT
<b>Event Date Filed</b>	12/10/2003
<b>Event Effective Date</b>	NONE

### Principal Address

7821 DEERCREEK CLUB RD  
SUITE 200  
JACKSONVILLE, FL 32256-3698

Changed: 04/30/2002

### Mailing Address

7821 DEERCREEK CLUB RD  
SUITE 200  
JACKSONVILLE, FL 32256-3698

Changed: 04/30/2002

### Registered Agent Name & Address

WATSON, WILLIAM A, Jr.  
7821 DEERCREEK CLUB RD  
SUITE 200  
JACKSONVILLE, FL 32256-3698

Name Changed: 04/24/2013

Address Changed: 04/30/2002

### Officer/Director Detail

#### **Name & Address**

Title VP



DAVIS, WENDELL D  
4456-01 SUNBEAM RD  
JACKSONVILLE, FL 32257

Title C

WATSON, WILLIAM A, Jr.  
7821 DEERCREEK CLUB RD, SUITE 200  
JACKSONVILLE, FL 32256-3698

Title VP

CARLYON, GEORGE STEPHEN  
4685 SUNBEAM RD  
JACKSONVILLE, FL 32257

Title VP

BOUTTE', ANDRE' LEGRAS  
7821 DEERCREEK CLUB RD, SUITE 200  
JACKSONVILLE, FL 32256-3698

Title Secretary, Treasurer

LANDSCHOOT, CARLOTTA W  
7821 DEERCREEK CLUB RD STE 200  
JACKSONVILLE, FL 32256

Title P

FORMAN, ROBERT EDWARD  
7821 DEERCREEK CLUB RD STE 200  
JACKSONVILLE, FL 32256

Title VP

Arant, Tina M  
203 S. Hwy 17  
East Palatka, FL 32131

Title VP

Backe, Sharon D  
1390 Hancock Rd.  
Clermont, FL 34711

Title VP

Bongiorno, MaryAnn  
615 Hwy A1A  
Ponte Vedra Beach, FL 32082

Title VP

Adorante, Kimberly Morris  
1504 South Atlantic Ave.  
New Smyrna Beach, FL 32169

Title VP

Dickson, Terri Elliott  
4456 Sunbeam Rd. #100  
Jacksonville, FL 32256

Title VP

Vold, Andrew Scott  
317 Wekiva Springs Rd  
Longwood, FL 32779

Title VP

Cudd, Chrissie Jones  
4540 Southside Blvd., Suite 1  
Jacksonville, FL 32216

Title VP

Daigle, Donna Renee  
2239 Blanding Blvd.  
Middleburg, FL 32068

Title VP

Cabrera, Sarita  
1445 West SR 434 Suite 100  
Longwood, FL 32750

Title VP

Edgington, Jill Ann  
1961 S. Woodland Blvd.  
Deland, FL 32720

Title VP

Fagan, Jeffrey M  
1445 West SR 434 Suite 200  
Longwood, FL 32750

Title VP

Nadler, John J  
4500 Hodges Blvd.  
Jacksonville, FL 32224

Title VP

Garvin, Beverly J  
2490 Monument Rd.  
Jacksonville, FL 32225

Title VP

Hall, Gina Barzano  
7821 Deercreek Club Rd.  
Suite 200  
Jacksonville, FL 32256

Title VP

Hicks, Constance L  
615 Hwy A1A  
Ponte Vedra Beach, FL 32082

Title VP

Hill, Karin Rowena  
7601 Conroy Windermere Rd #100  
Orlando, FL 32835

Title VP

Leslie, Dane Milton  
12710 San Jose Blvd.  
Jacksonville, FL 32223

Title VP

Ford, Ryan Thomas  
1410 Palm Coast Pkwy.  
Palm Coast, FL 32137

Title VP

Matthews, Michael John  
3321 S. Fletcher Ave.  
Fernandina Beach, FL 32034

Title VP

Pickett, Kevin Roy Dayton  
1326 South Third St.  
Jacksonville Beach, FL 32250

Title VP

Mc Quillan, Susan Marie  
4516 NW 23rd Ave.  
Gainesville, FL 32606

Title VP

Moore, Christopher Patrick  
7015 CR 46A  
Lake Mary, FL 32746

Title VP

Overman, Donna L  
11226 San Jose Blvd.  
Jacksonville, FL 32223

Title VP

Pittman, Margaret Dianne  
3505 U.S. 1 South  
St. Augustine, FL 32086

Title VP

Blatman, Bruce B  
2035 Howell Branch Rd.  
Maitland, FL 32751

Title VP

Reynolds, Lorri Marie  
4194 San Juan Ave.  
Jacksonville, FL 32210

Title VP

Rosener, Mark William  
175-1 Hampton Point Dr.  
St. Augustine, FL 32092

Title VP

Shahin, Hanan Sakakini  
1117 Atlantic Blvd  
Neptune Beach, FL 32266

Title VP

Shamblin, Donald Allen  
8465 Merchants Way  
Jacksonvill, FL 32222

Title VP

Shear, Nancy Maureen  
2100 Alafaya Trail #100  
Oviedo, FL 32765

Title VP

Ruggeri, Elizabeth Anne  
3175 A1A South  
St. Augustine Beach, FL 32080

Title VP

Sluzewski, Richard Edward  
808 Dunlawton Ave  
Pt. Orange, FL 32127

Title VP

Staker, Gregory A  
1950 E. Irlo Bronson Memorial Hwy.  
Kissimmee, FL 34744

Title VP

Thunell, Ellen L  
8235 Champions Gate Blvd.  
Davenport, FL 33896

Title VP

Vlah, Tammy L  
7821 Deercreek Club Rd.  
Jacksonville, FL 32256

Title VP

Wagner, Sandra Dorothy  
13001 Atlantic Blvd.  
Jacksonville, FL 32225

Title VP

Weaver , Dean L, II  
7384 S.R. 21  
Keystone Heights, FL 32656

Title VP

Zeisel, Richard Stephen Joseph  
4729 U.S. Hwy 17 South  
Fleming Island, FL 32003

Title VP

McCall, Ronald Craig  
4516 NW 23rd Ave.  
Gainesville, FL 32606

Title VP

Blankenship, James L  
5610 Ft. Caroline Rd.  
Jacksonville, FL 32277

Title VP

Bissell, Judith R  
1445 West SR 434, Suite 200  
Longwood, FL 32750

Title VP

Garrett, Justin Douglas  
175 Hampton Point Dr.  
St. Augustine, FL 32092

Title VP

Skaggs, Robin Hill  
639 N. Donnelly Street  
Suite 101  
Mount Dora, FL 32757

Title V

JUHASZ, SHARON H  
7821 DEERCREEK CLUB DR.  
SUITE 101  
JACKSONVILLE, FL 32256

Title VP

HEFLIN, SAMANTHA  
1566 Dunn Ave.  
Jacksonville, FL 32218

Title VP

Lamb, Phillip Eugene  
205 Marketside Ave  
Ponte Vedra, FL 32081-0575

Title VP

Mejia, Gonzalo Miguel  
5443 San Jose Blvd  
Jacksonville, FL 32207

Title VP

Smith, Kimberly Karen  
1395 Chafee Rd.  
Jacksonville, FL 32221

## Title VP

Feagle, Amanda Bray  
153 Blanding Blvd.  
Orange Park, FL 32073

## Title VP

Geyer, Theresa Eileen  
394 S. Atlantic Ave.  
Ormond Beach, FL 32176

**Annual Reports**

Report Year	Filed Date
2016	04/18/2016
2016	04/27/2016
2016	08/09/2016

**Document Images**

<a href="#">09/23/2016 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/01/2016 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/09/2016 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/27/2016 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/18/2016 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">10/19/2015 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
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<a href="#">08/28/2013 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/11/2013 -- AMENDED ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/24/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/02/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/03/2012 -- ANNUAL REPORT</a>	View image in PDF format
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ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street  
Jacksonville, Florida 32202-3139

L. Charles Mann  
Wa Wa Gas Station  
125 Arlington Road  
Jacksonville, Florida, 32225

November 09, 2016

Project Name: McCormick Commercial PUD  
Availability#: 2016-1694

Dear Mr/Mrs L. Charles Mann,

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

**Point of Connection:**

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC); however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

**Offsite Improvements:**

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

**Reservation of Capacity:**

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, [JEA Stages of a Project](#) or by following the steps below:

- ⇒ Visit [www.jea.com](http://www.jea.com)
- ⇒ Select Working with JEA
- ⇒ Select Stages of a Project

Sincerely,

Mollie Price  
Water/Wastewater System Planning  
(904) 904-665-7710



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2016-1694  
Request Received On: 10/30/2016  
Availability Response: 11/9/2016  
Prepared by: Mollie Price

#### **Project Information**

Name: McCormick Commercial PUD  
Type: OTHER  
Requested Flow: 3,800 gpd  
Location: Southwest Corner of Monument Road and McCormick Road 2500 McCormick Road  
Parcel ID No.: 167447-0200/0100  
Description: Replacement of two story office building with three outparcel development including a gas station.

#### **Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
Connection Point #1: Existing water connection can be used  
Connection Point #2: Existing 8-in water line on the south side of McCormick Rd  
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

#### **Sewer Connection**

Sewer Treatment Plant: ARLINGTON EAST  
Connection Point #1: Existing sewer line with manholes on-site  
Connection Point #2: Existing gravity sewer line crossing north-south on McCormick Rd  
Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

#### **Reclaimed Water Connection**

Sewer Region/Plant: South Grid  
Connection Point #1: Existing 20-in reclaimed water line in the north bound lanes/ median of Monument Rd  
Connection Point #2: NA  
Special Conditions: Reclaimed water shall be used for irrigation.

#### **General Comments:**

Electric Availability: The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

Michael Corrigan, Tax Collector  
Duval County/City of Jacksonville  
Comments - taxcollectorecoj.net

Inquiries - (904)630-1916

www.coj.net/tc

Date: 11/10/2016 Time: 12:18:19

Location: P08 Clerk: ZSP

Transaction 0698732

# **Duval County, City Of Jacksonville**

## **Michael Corrigan, Tax Collector**

231 E. Forsyth Street  
Jacksonville, FL 32202

### **General Collection Receipt**

Date: 11/10/2016

Email: KSusan@coj.net

#### Miscellaneous

Item: CR - CR390546

Receipt 0698732.0001-0001 269.00

Total Paid 269.00

CHECK 000884 269.00

Total Tendered 269.00

Paid By: LEONARD CHARLES OR CAR  
Thank You

DN

ime: Charles Mann, Mann-Pellicer

ldress: 165 Arlington Road

scription: McCormick Commercial PUD - difference between Conventional Rezoning flat fee  
d PUD rezoning flat fee

GLAcct	SubsidNo	UserCode	Project	ProjectDtl	Grant	GrantDtl	DocNo	Amount
								269.00

**Total Due: \$269.00**

Michael Corrigan