

**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2016-0436**

**AUGUST 4, 2016**

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 **2016-0436**.

***Location:*** 3625 Las Vegas Road; on the south side of Hartley Road and east of Hampton Road between Hampton Road and Pine Acres Road

***Real Estate Numbers:*** 155736-0040

***Current Zoning District:*** Residential Rural-Acre (RR-Acre)

***Proposed Zoning District:*** Residential Low Density-60 (RLD-60)

***Current Land Use Category:*** Low Density Residential (LDR)

***Planning District:*** Southeast, District 3

***Planning Commissioner:*** Daniel Blanchard

***City Council District:*** The Honorable Matt Schellenberg, District 6

***Applicant/Agent:*** Curtis Hart  
8051 Tara Lane  
Jacksonville, Florida 32216

***Owner:*** Joy Bardin  
1529 3<sup>rd</sup> Street South  
Jacksonville Beach, Florida 32250

***Staff Recommendation:*** **APPROVE**

**GENERAL INFORMATION**

Application for Rezoning Ordinance **2016-0436** seeks to rezone 4.99 acres from Residential Rural-Acre (RR-Acre) to Residential Low Density-60 (RLD-60) for the purpose of developing the property with a single-family subdivision. The site has frontage on Las Vegas Road and contains a mix of buildable land and some wetland property to the rear. JEA electric, water and sewer service is available to the site. Though the properties adjacent to the north and south are

both located in the RR-Acre Zoning District, most of the immediate area is developed consistent with RLD-60 Zoning District. The proposed lot size is consistent with the surrounding area.

### **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.

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

Yes. In accordance with Section 656.129 *Advisory recommendation on amendment of Zoning Code or rezoning of land* of the Zoning Code, the Planning and Development Department finds that the subject property is located in the LDR functional land use category according to the Future Land Use Map series (FLUMs) adopted as part of the 2030 Comprehensive Plan. The LDR category, in the Suburban Development Area, permits low density residential development up to 7 dwelling units per acre. The proposed use is permitted in the LDR land use category of which single-family development is the predominant use. The rezoning request is compatible with the existing Land Use category of LDR.

The proposed Rezoning request is consistent with the following Goals, Policies and Objectives of the Future Land Use Element (FLUE) as set forth in the 2030 Comprehensive Plan:

FLUE Goal 1: To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

FLUE Policy 1.1.22: Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

FLUE Objective 3.1: Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by

requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

**FLUE 3.1.6:** The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

The property is completely surrounded by LDR land use. The proposed rezoning to RLD-60 promotes a pattern of compatible uses consistent with FLUE Policy 1.1.22 and facilitates the stability and viability of existing residential development. The rezoning provides additional housing opportunities for the area consistent with Objective 3.1 and Policies 3.1.6 of the FLUE. The proposed amendment protects the character of the nearby residential area and optimizes the combined potentials for economic benefit as required by FLUE Goal 1. The rezoning is consistent with the LDR Land Use Category description. The rezoning should demonstrate full consistency with the other identified Policies as described above in order to be deemed consistent with the general intent of the Comprehensive Plan.

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

Yes. The proposed amendment is consistent with the listed objectives, policies and goals of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan: The resulting development will be below the maximum density of 7 units per acre, and will result in the development of the property of roughly twenty lots for single family homes. The proposed rezoning will allow the property to be developed in a lot pattern that is similar to the surrounding area, and increase the available housing stock in the area. New residential homes built on the subject site would be considered infill residential development, located in a pocket of Rural Residential-Acre, surrounded by more compact and denser residential lots.

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

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. The subject property will be rezoned from RR-Acre to RLD-60 Zoning District as set forth in Section 656.313 of the Zoning Code.

**SURROUNDING LAND USE AND ZONING**

The subject property is located on the west side of Hood Landing Road. The surrounding uses, land use category and zoning are as follows:

<b>Adjacent Property</b>	<b>Land Use Category</b>	<b>Zoning District</b>	<b>Current Use(s)</b>
North	LDR	RLD-60	Single Family
East	LDR	RR-Acre/RLD-60	Single Family
South	LDR	RLD-60	Single Family
West	LDR	RR-Acre	Single Family

The property is a single parcel of land, located adjacent to two large RR-Acre lots to the east and west with RLD-60 properties beyond, all developed as single-family properties. The properties to the north and south are developed in a similar pattern to what's proposed for this land with smaller lot sizes, consistent with the RLD-60 lot requirements for size, dimensions and setbacks.

**SUPPLEMENTARY INFORMATION**

Upon visual inspection of the subject property on July 14, 2016, 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 2016-0436 be **APPROVED**.



**Aerial view of the subject site facing north**



**The subject property ahead on the left facing east along Las Vegas Rd.**



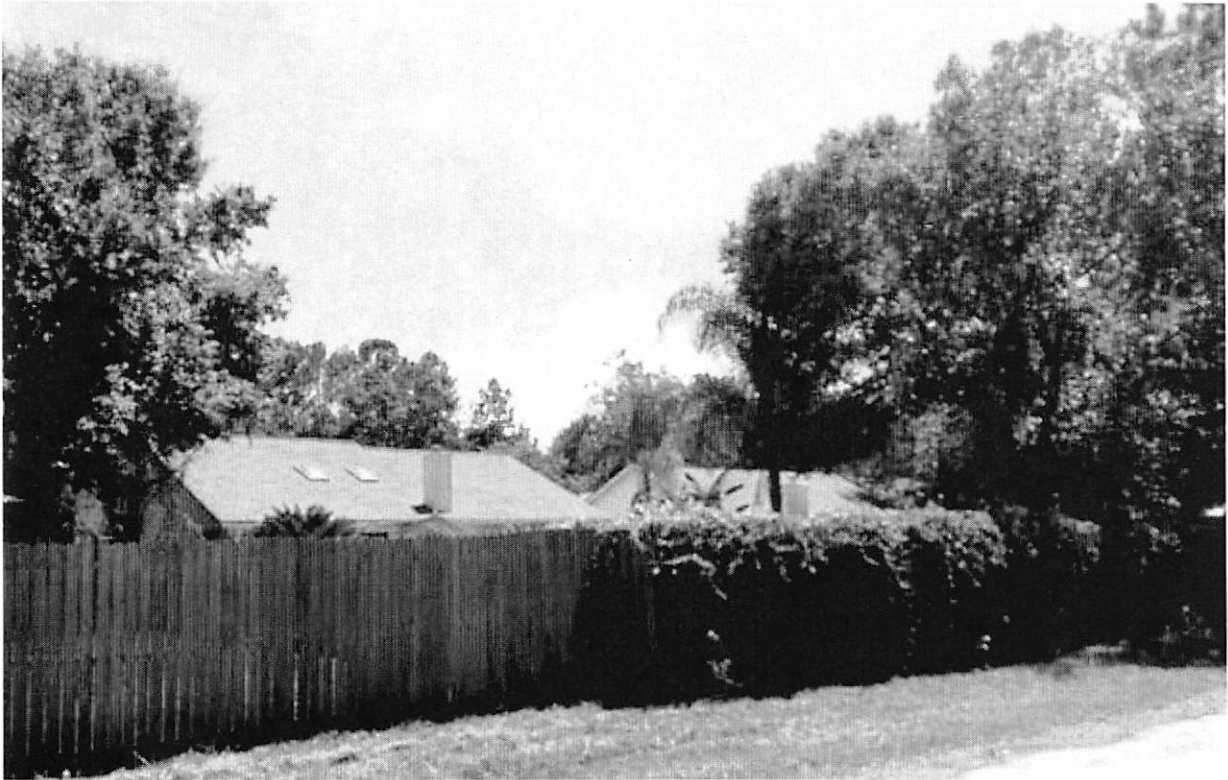
**The subject property facing north from Las Vegas Rd.**



**The subject property facing north from Las Vegas Rd.**



**The subject property ahead on the right facing west along Las Vegas Rd.**

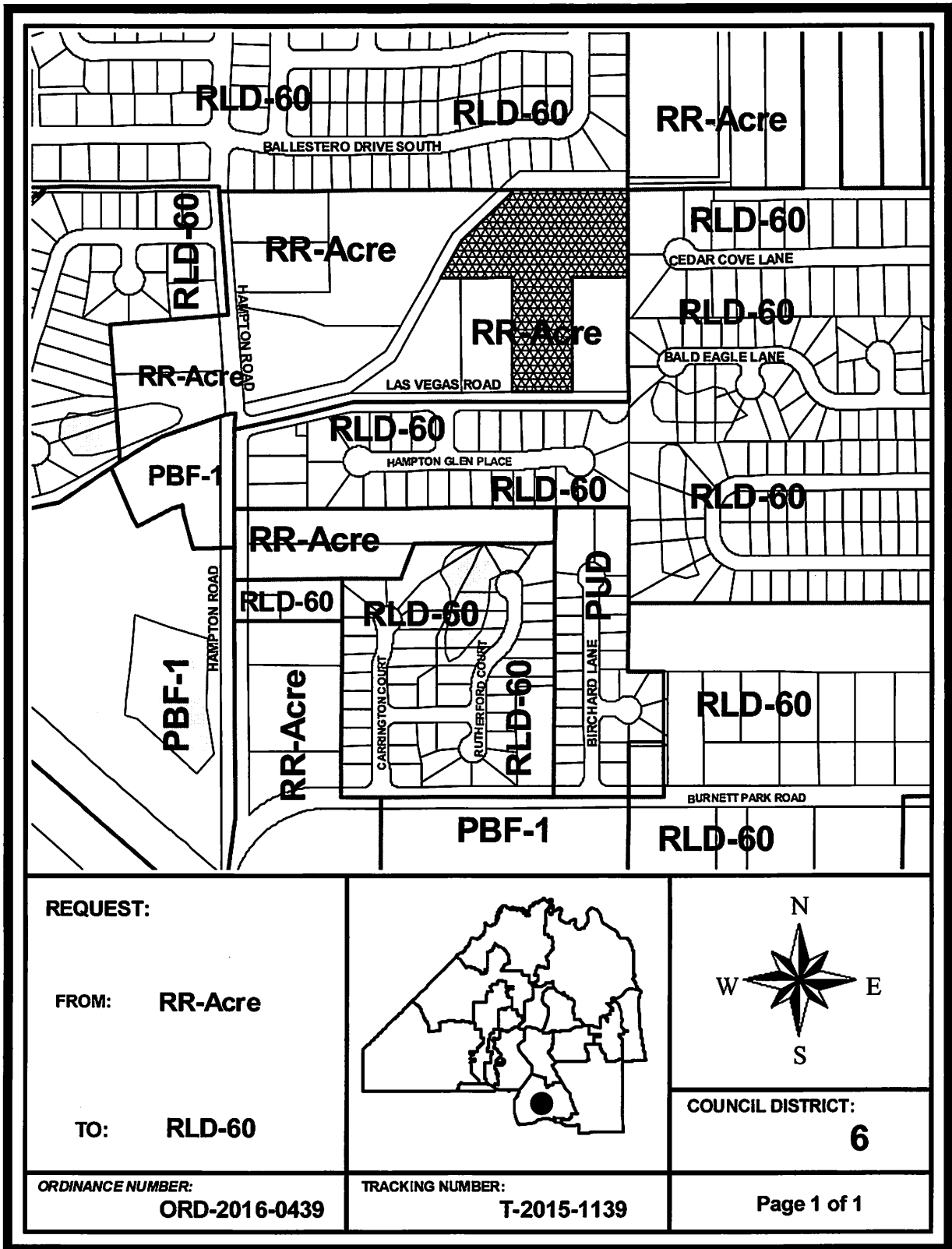


**The RLD-60 residential development to the south of the subject property across Las Vegas Rd.**



**The RLD-60 residential development to the south of the subject property across Las Vegas Rd.**

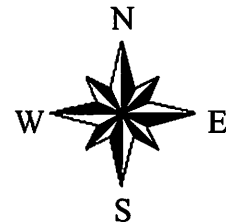
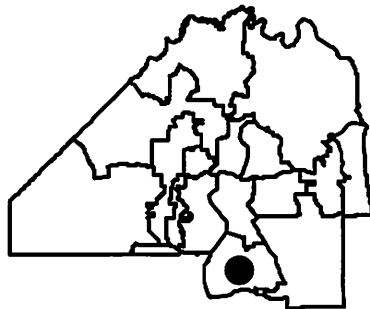




**REQUEST:**

**FROM: RR-Acre**

**TO: RLD-60**



**COUNCIL DISTRICT:**

**6**

**ORDINANCE NUMBER:**  
**ORD-2016-0439**

**TRACKING NUMBER:**  
**T-2015-1139**

Page 1 of 1

# Application For Rezoning To Conventional Zoning District

## Planning and Development Department Info

Ordinance # 2016-0436 Staff Sign-Off/Date AH / 06/10/2016

Filing Date N/A Number of Signs to Post 1

### Hearing Dates:

1st City Council 08/09/2016 Planning Commission 08/04/2016

Land Use & Zoning 08/16/2016 2nd City Council N/A

Neighborhood Association N/A

Neighborhood Action Plan/Corridor Study N/A

## Application Info

Tracking # 1139

Application Status PENDING

Date Started 05/13/2016

Date Submitted 05/13/2016

## General Information On Applicant

Last Name	First Name	Middle Name
HART	CURTIS	L

Company Name  
HART RESOURCES LLC

Mailing Address  
8051 TARA LANE

City	State	Zip Code
JACKSONVILLE	FL	32216

Phone	Fax	Email
9049935008		CURTISHART1972@ATT.NET

## General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BARDIN	JOY	BENJAMIN

Company/Trust Name

Mailing Address  
1529 SOUTH THIRD STREET

City	State	Zip Code
JACKSONVILLE BEACH	FL	32250

Phone	Fax	Email
9045711017		JOY.BARDIN@JAXREFRIGERATION.COM

## 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	155736 0040	6	3	RR-ACRE	RLD-60

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

**Existing Land Use Category**

LDR

Land Use Category Proposed?

If Yes, State Land Use Application #

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

**Justification For Rezoning Application**

SURROUNDED BY RLD-60, CITY WATER AND SEWER

**Location Of Property**

**General Location**

SOUTH OF HARTLEY ROAD AND EAST OF HAMPTON ROAD

House #	Street Name, Type and Direction	Zip Code
3625	LAS VEGAS RD	32257

**Between Streets**

HAMPTON GLENN LANE and LAS VEGAS ROAD

**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

4.99 Acres @ \$10.00 /acre: \$50.00

3) Plus Notification Costs Per Addressee

71 Notifications @ \$7.00 /each: \$497.00

4) Total Rezoning Application Cost: \$2,547.00

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

May 13, 2016

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel A:**

That certain tract or parcel of land, being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the intersection of the Northerly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  with the Easterly right of way line of Hampton Road, a 60 foot right of way as now established; thence North 89 deg 46 min 10 sec East along the Northerly line of Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 943.25 feet to a point in the Southeasterly line of a proposed 40 foot drainage easement, said point being the point of beginning; thence South 46 deg 38 min 20 sec West along said Southeasterly line, 244.16 feet; thence South 29 deg 25 min 40 sec West continuing along said Southwesterly line of said drainage easement, 137.54 feet; thence North 89 deg 46 min 10 sec East, 615.1 feet to a point in the Easterly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North 00 deg 02 min 20 sec East along said Easterly line, 286.25 feet to the Northeast corner of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  thence South 89 deg 46 min 10 sec West along the Northerly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 370.2 feet to the Point of Beginning;

**Parcel B:**

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4, South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 deg 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 286.5 feet; thence South 89 deg 46' 10" West and parallel to the Northerly line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 366.36 feet to the point of beginning; thence continue South 89 deg 46' 10" West, 11 feet; thence South 0 deg 02' 20" West and parallel to the Easterly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 3, 373.68 feet; thence North 89 deg 46' 10" East, 11 feet; thence North 0 deg 02' 20" East, 373.68 feet to the point of beginning.

**Parcel C:**

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 degrees 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 286.5 feet; thence South 89 degrees 46' 10" West and parallel to the Northerly line of the Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 183.18 feet to the point of beginning; thence continue South 89 degrees 46' 10" West, 183.18 feet; thence South 0 degrees 02' 20" West and parallel to the Easterly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 373.68 feet; thence North 89 degrees 46' 10" East, 183.18 feet; thence North 0 degrees 02' 20" East 373.68 feet to the point of beginning.

Together with the rights of ingress and egress over, under, through and upon the following described:

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 degrees 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 660.18 feet to a point for the point of beginning; thence continue South 0 degrees 02' 20" West, 60.0 feet, thence South 89 degrees 46' 10" West and parallel to the Northerly line of said South 89 degrees 46' 10" West and parallel to the Northerly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 906.54 feet; thence South 77 degrees 41' 25" West, 355.64 feet to the Easterly right of way line of Hampton Road; thence North 0 degrees 02' 40" East along said right of way line, 9.32 feet; thence continue along said right of way line North 4 degrees 18' 30" West, 51.4 feet to the Southerly boundary of a 40.0 foot drainage easement; thence North 77 degrees 41' 25" East along the same, 352.85 feet; thence North 89 degrees 46' 10" East 913.17 feet to the point of beginning, being a 60.0 foot strip of land to be used for road and utility purposes.

**EXHIBIT A - Property Ownership Affidavit**

Date: 5-4-16

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:  
3625 bus venue Rd. Jacksonville, FL 32257 Property ID# 155736-0040

To Whom it May Concern:

I Joy D. Bardin hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for RE ZONING submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By Joy Bardin

By \_\_\_\_\_

Print Name: Joy Bardin

Print Name: \_\_\_\_\_

REPRESENTATIVE FOR THE ESTATE OF WILTON B. EDENFIELD

Its: \_\_\_\_\_

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 12<sup>th</sup> day of May 2016 by Joy D Bardin who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Maggie Martin  
(Signature of NOTARY PUBLIC)

Maggie Martin  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 2/29/2020

**EXHIBIT B - Agent Authorization Affidavit- Property Owner**

Date: 5-4-16

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

Re: Agent Authorization for the following site location: 3625 Las Vegas Rd. Jacksonville, FL 32257  
Property ID# 155736-0040

To Whom it May Concern:

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 Curtis Hart to act as agent to file application(s) for Re Zoning 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.

If Owner is Individual:

If Owner is Corporate Entity:\*

Print Corporate Name:

By Joy D. Bardin

By \_\_\_\_\_

Print Name: Joy Bardin  
REPRESENTATIVE FOR THE  
ESTATE OF WILTON B. EDENFIELD

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

\*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 12th day of May 2016 by Joy D. Bardin, who is personally known to me or who has produced \_\_\_\_\_ as identification and who took an oath.

Maggie Martin  
(Signature of NOTARY PUBLIC)

Maggie Martin  
(Printed name of NOTARY PUBLIC)



State of Florida at Large.  
My commission expires: 2/29/2020





Doc# 2004047309  
Book: 11629  
Page: 833  
Filed & Recorded  
02/10/2004 02:31:36 PM  
JIM FULLER  
CLERK CIRCUIT COURT  
DUVAL COUNTY  
RECORDING \$ 5.88  
TRUST FUND \$ 1.88  
DEED DOC STAMP \$ 428.88  
COPY FEE \$ 1.88

TAX PARCEL # 155725-0040

# WARRANTY DEED

This Indenture made this 9th day of February, 2004 BETWEEN Gary Henderson, Conveying Non Homestead Property, as sellers, whose post office address is Rt 1 Box 17, Alapaha, GA 31622, hereinafter GRANTORS\*, and Wilton B. Edenfield and Phyllis C. Edenfield, Husband and Wife, as buyers, whose post office address is 3625 Las Vegas Road, Jacksonville, FL 32257, hereinafter as GRANTEES.

WITNESSETH, That said Grantor, for and in the consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs forever the following described land located in the County of Duval, State of Florida, to-wit:

That certain tract or parcel of land, being a part of the Northeast 1/4 of the Southwest 1/4 of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the intersection of the Northerly line of said Northeast 1/4 of the Southwest 1/4 with the Easterly right of way line of Hampton Road, a 60 foot right of way as now established; thence North 89 deg 46 min 10 sec East along the Northerly line of Northeast 1/4 of Southwest 1/4, 943.25 feet to a point in the Southeasterly line of a proposed 40 foot drainage easement, said point being the point of beginning; thence South 45 deg 38 min 20 sec West along said Southeasterly line, 244.16 feet; thence South 29 deg 25 min 40 sec west continuing along said Southeasterly line of said drainage easement, 137.54 feet; thence North 89 deg 46 min 10 sec East, 615.1 feet to a point in the Easterly line of said Northeast 1/4 of the Southwest 1/4; thence North 00 deg 02 min 20 sec East along said Easterly line, 285.25 feet to the Northeast corner of said Northeast 1/4 of Southwest 1/4 thence South 89 deg 46 min 10 sec West along the Northerly line of said Northeast 1/4 of Southwest 1/4, 370.2 feet to the Point of Beginning.

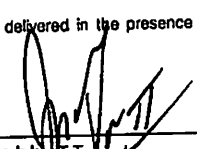
SUBJECT TO taxes for the year 2003 and thereafter, also subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

Said grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. \*Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

WITNESSES

  
\_\_\_\_\_  
John Gullett II

  
\_\_\_\_\_  
Jessica Ruykendall

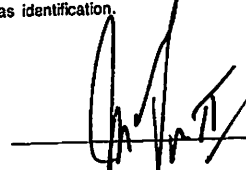
  
\_\_\_\_\_  
Gary Henderson

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this February 9th, 2004 by Gary Henderson who is ( ) personally known to me or who has ( X ) produced a drivers license as identification.



John Gullett, II  
MY COMMISSION # DD071536 EXPIRES  
December 28, 2005  
BONDED THRU TROY FAIR INSURANCE, INC.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires:  
Certificate No:

THIS INSTRUMENT WAS PREPARED BY: Nikki Sinclair Gullett, Title America of Jacksonville, Inc., 10448 Old Saint Augustine Road, Jacksonville, FL 32257, Phone (904-262-6400) as a necessary incident to fulfill the requirements of a Title Insurance Binder issued by it. T22513

**DURABLE LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That I, **WILTON BENJAMIN EDENFIELD**, do hereby appoint my sister, **JOY DIANE BARDIN**, as my attorney in fact ("Agent") for me, and in my name, place and stead, to:

1. To sell, contract to sell, convey, permit, develop, cooperate, assist and perform whatever task is required to maintain and to sell that certain real estate located in Duval County, Florida and more particularly described as follows:

**LEGAL DESCRIPTION DESCRIBED ON EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF AND ANY OTHER PROPERTY  
WHICH THE DECEDENT MAY HAVE OWNED AT THE TIME OF HIS  
DEATH**

and commonly known as 3625 Las Vegas Road, Jacksonville, Florida 32257 (the "Las Vegas Road Property"), in which I now have or may have in the future, an interest as joint tenancy, tenancy by the entireties, tenancy in common or in any other manner or capacity, and in my name, or jointly with any other party or parties, including my Agent, on such terms, conditions and considerations as my Agent shall deem proper to receive and receipt for the proceeds thereof; to sign, seal, execute, acknowledge and deliver any and all instruments in writing of any kind and nature, as may be necessary or convenient, containing such terms and conditions, and such warranties and covenants, if any, as my said Agent shall deem advisable, and further to waive, release, relinquish and convey any homestead estates, rights under homestead exemption laws, dower on courtesy estates, and all other rights or interests to which I may at any time be entitled;

2. To hire, engage, employ and appoint agents, employees and counsel upon such terms and conditions and at such compensation as my said Agent shall deem proper in the exercise of the powers herein granted; to dismiss and remove at my Agent's pleasure any such agents, employees and counsel as well as any agents, employees and counsel heretofore or hereafter employed by me or in my behalf; and

3. To make, do and transact any and all kinds of business of every nature and kind whatsoever necessary in order to maintain and sell the Las Vegas Road Property.

Except as otherwise provided in this Durable Limited Power of Attorney, all business transacted hereunder for me or for my account shall be transacted in my name, and all endorsements and instruments executed by my Agent for the purpose of carrying out any of the foregoing powers shall contain my name, followed by that of my Agent and the designation, "Agent." My Agent shall have the power to sign, seal, acknowledge, deliver and accept any instrument, to execute any oath or affidavit, and to disburse, receive and receipt for any funds necessary to accomplish any of the powers herein granted; and

(a) I hereby ratify and confirm all lawful acts done or caused to be done by my said Agent pursuant to this Durable Limited Power of Attorney, and I direct that it shall continue in effect until terminated as herein specified.

(b) If the authority contained herein shall be terminated by operation of law without notice, I hereby agree for myself, my personal representatives, heirs, and assigns, in consideration of my Agent's willingness to act pursuant to this Limited Durable Power of Attorney, to save and hold my Agent harmless from any loss or expense suffered or any liability incurred by my Agent in so acting after such revocation or termination without notice.

(c) This Limited Durable Power of Attorney shall be from this date of execution and terminate after the closing on the sale of the Las Vegas Road Property.

It is the intention of this power of attorney to hereby give and grant unto my said Agent power to do, act, transact and determine all matters and things as fully, amply and effectually to all intents and purposes as I could do personally present, hereby ratifying, allowing and approving everything whatsoever that the said attorneys may have heretofore done and everything that the said attorneys shall hereafter do or cause to be done in the premises by virtue of these presents.

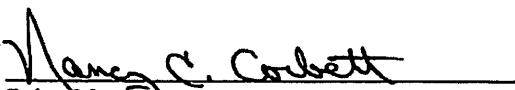
This is intended to be a durable power of attorney within the meaning of Section 709.08, Florida Statutes, and as permitted under the laws of any other jurisdiction, and this durable power of attorney shall not be affected by my subsequent incapacity, except as provided by statute.

IN WITNESS WHEREOF, I, **WILTON BENJAMIN EDENFIELD**, have hereunto set my hand and affixed my seal this 15<sup>th</sup> day of January, 2016.

Signed, sealed, and delivered  
in the presence of:

  
Print Name: Nawal B. McDaniel

  
**WILTON BENJAMIN EDENFIELD**

  
Print Name: Nancy C. Corbett

Address: P.O. Box 1356  
Saranac Lake, NY 12983-7356

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of January, 2016, by WILTON BENJAMIN EDENFIELD, who is (check one)  is personally known to me or  has provided New York Drivers License as identification.

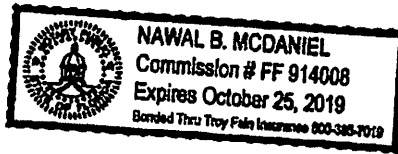
Nawal B. McDaniel

Notary Public

Name: Nawal B. McDaniel

My Commission Expires: \_\_\_\_\_

My Commission Number is: \_\_\_\_\_



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcel A:

That certain tract or parcel of land, being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the intersection of the Northerly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  with the Easterly right of way line of Hampton Road, a 60 foot right of way as now established; thence North 89 deg 46 min 10 sec East along the Northerly line of Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 943.25 feet to a point in the Southeasterly line of a proposed 40 foot drainage easement, said point being the point of beginning; thence South 46 deg 38 min 20 sec West along said Southeasterly line, 244.16 feet; thence South 29 deg 25 min 40 sec West continuing along said Southwesterly line of said drainage easement, 137.54 feet; thence North 89 deg 46 min 10 sec East, 615.1 feet to a point in the Easterly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North 00 deg 02 min 20 sec East along said Easterly line, 286.25 feet to the Northeast corner of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  thence South 89 deg 46 min 10 sec West along the Northerly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 370.2 feet to the Point of Beginning;

Parcel B:

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4, South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 deg 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 286.5 feet; thence South 89 deg 46' 10" West and parallel to the Northerly line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 366. 36 feet to the point of beginning; thence continue South 89 deg 46' 10" West, 11 feet; thence South 0 deg 02' 20" West and parallel to the Easterly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 3, 373. 68 feet; thence North 89 deg 46' 10" East, 11 feet; thence North 0 deg 02' 20" East, 373. 68 feet to the point of beginning.

Parcel C:

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 degrees 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 286.5 feet; thence South 89 degrees 46' 10" West and parallel to the Northerly line of the Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 183.18 feet to the point of beginning; thence continue South 89 degrees 46' 10" West, 183.18 feet; thence South 0 degrees 02' 20" West and parallel to the Easterly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 373.68 feet; thence North 89 degrees 46' 10" East, 183.18 feet; thence North 0 degrees 02' 20" East 373.68 feet to the point of beginning.

Together with the rights of ingress and egress over, under, through and upon the following described:

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 degrees 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 660.18 feet to a point for the point of beginning; thence continue South 0 degrees 02' 20" West, 60.0 feet, thence South 89 degrees 46' 10" West and parallel to the Northerly line of said South 89 degrees 46' 10" West and parallel to the Northerly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 906.54 feet; thence South 77 degrees 41' 25" West, 355.64 feet to the Easterly right of way line of Hampton Road; thence North 0 degrees 02' 40" East along said right of way line, 9.32 feet; thence continue along said right of way line North 4 degrees 18' 30" West, 51.4 feet to the Southerly boundary of a 40.0 foot drainage easement; thence North 77 degrees 41' 25" East along the same, 352.85 feet; thence North 89 degrees 46' 10" East 913.17 feet to the point of beginning, being a 60.0 foot strip of land to be used for road and utility purposes.

**DURABLE LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That I, **JOSEPH EDENFIELD**, do hereby appoint my sister, **JOY DIANE BARDIN**, as my attorney in fact ("Agent") for me, and in my name, place and stead, to:

1. To sell, contract to sell, convey, permit, develop, cooperate, assist and perform whatever task is required to maintain and to sell that certain real estate located in Duval County, Florida and more particularly described as follows:

**LEGAL DESCRIPTION DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND ANY OTHER PROPERTY WHICH THE DECEDENT MAY HAVE OWNED AT THE TIME OF HIS DEATH**

and commonly known as 3625 Las Vegas Road, Jacksonville, Florida 32257 (the "Las Vegas Road Property"), in which I now have or may have in the future, an interest as joint tenancy, tenancy by the entireties, tenancy in common or in any other manner or capacity, and in my name, or jointly with any other party or parties, including my Agent, on such terms, conditions and considerations as my Agent shall deem proper to receive and receipt for the proceeds thereof; to sign, seal, execute, acknowledge and deliver any and all instruments in writing of any kind and nature, as may be necessary or convenient, containing such terms and conditions, and such warranties and covenants, if any, as my said Agent shall deem advisable, and further to waive, release, relinquish and convey any homestead estates, rights under homestead exemption laws, dower on courtesy estates, and all other rights or interests to which I may at any time be entitled;

2. To hire, engage, employ and appoint agents, employees and counsel upon such terms and conditions and at such compensation as my said Agent shall deem proper in the exercise of the powers herein granted; to dismiss and remove at my Agent's pleasure any such agents, employees and counsel as well as any agents, employees and counsel heretofore or hereafter employed by me or in my behalf; and

3. To make, do and transact any and all kinds of business of every nature and kind whatsoever necessary in order to maintain and sell the Las Vegas Road Property.

Except as otherwise provided in this Durable Limited Power of Attorney, all business transacted hereunder for me or for my account shall be transacted in my name, and all endorsements and instruments executed by my Agent for the purpose of carrying out any of the foregoing powers shall contain my name, followed by that of my Agent and the designation, "Agent." My Agent shall have the power to sign, seal, acknowledge, deliver and accept any instrument, to execute any oath or affidavit, and to disburse, receive and receipt for any funds necessary to accomplish any of the powers herein granted; and

- (a) I hereby ratify and confirm all lawful acts done or caused to be done by my said Agent pursuant to this Durable Limited Power of Attorney, and I direct that it shall continue in effect until terminated as herein specified.
- (b) If the authority contained herein shall be terminated by operation of law without notice, I hereby agree for myself, my personal representatives, heirs, and assigns, in consideration of my Agent's willingness to act pursuant to this Limited Durable Power of Attorney, to save and hold my Agent harmless from any loss or expense suffered or any liability incurred by my Agent in so acting after such revocation or termination without notice.
- (c) This Limited Durable Power of Attorney shall be from this date of execution and terminate after the closing on the sale of the Las Vegas Road Property.

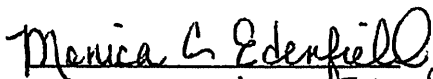
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This is intended to be a durable power of attorney within the meaning of Section 709.08, Florida Statutes, and as permitted under the laws of any other jurisdiction, and this durable power of attorney shall not be affected by my subsequent incapacity, except as provided by statute.

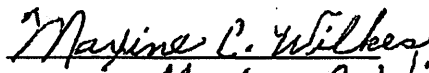
IN WITNESS WHEREOF, I, JOSEPH EDENFIELD, have hereunto set my hand and affixed my seal this 11, day of May, 2016.

Signed, sealed, and delivered in the presence of:

WITNESSED BY:

  
Print Name Monica C. Edenfield

  
JOSEPH EDENFIELD

  
Print Name Maxine C. Wilkes



STATE OF:  
COUNTY:

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2016,  
by JOSEPH EDENFIELD who is (check one)  is personally known to me or  has  
provided \_\_\_\_\_ as identification.

Maggie Martin  
Notary Public

Name: Maggie Martin  
My Commission Expires: 2/29/2020  
My Commission Number is: FF965772



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel A:**

That certain tract or parcel of land, being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the intersection of the Northerly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  with the Easterly right of way line of Hampton Road, a 60 foot right of way as now established; thence North 89 deg 46 min 10 sec East along the Northerly line of Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 943.25 feet to a point in the Southeasterly line of a proposed 40 foot drainage easement, said point being the point of beginning; thence South 46 deg 38 min 20 sec West along said Southeasterly line, 244.16 feet; thence South 29 deg 25 min 40 sec West continuing along said Southwesterly line of said drainage easement, 137.54 feet; thence North 89 deg 46 min 10 sec East, 615.1 feet to a point in the Easterly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North 00 deg 02 min 20 sec East along said Easterly line, 286.25 feet to the Northeast corner of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  thence South 89 deg 46 min 10 sec West along the Northerly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 370.2 feet to the Point of Beginning;

**Parcel B:**

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4, South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 deg 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 286.5 feet; thence South 89 deg 46' 10" West and parallel to the Northerly line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 366.36 feet to the point of beginning; thence continue South 89 deg 46' 10" West, 11 feet; thence South 0 deg 02' 20" West and parallel to the Easterly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 3, 373.68 feet; thence North 89 deg 46' 10" East, 11 feet; thence North 0 deg 02' 20" East, 373.68 feet to the point of beginning.

**Parcel C:**

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 degrees 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 286.5 feet; thence South 89 degrees 46' 10" West and parallel to the Northerly line of the Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 183.18 feet to the point of beginning; thence continue South 89 degrees 46' 10" West, 183.18 feet; thence South 0 degrees 02' 20" West and parallel to the Easterly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 373.68 feet; thence North 89 degrees 46' 10" East, 183.18 feet; thence North 0 degrees 02' 20" East 373.68 feet to the point of beginning.

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KNOW ALL MEN BY THESE PRESENTS: That I. **DAVID D. EDENFIELD**, do hereby appoint my sister, **JOY DIANE BARDIN**, as my attorney in fact ("Agent") for me, and in my name, place and stead, to:

1. To sell, contract to sell, convey, permit, develop, cooperate, assist and perform whatever task is required to maintain and to sell that certain real estate located in Duval County, Florida and more particularly described as follows:

**LEGAL DESCRIPTION DESCRIBED ON EXHIBIT "A" ATTACHED  
HERETO AND MADE A PART HEREOF AND ANY OTHER PROPERTY  
WHICH THE DECEDENT MAY HAVE OWNED AT THE TIME OF HIS  
DEATH**

and commonly known as 3625 Las Vegas Road, Jacksonville, Florida 32257 (the "Las Vegas Road Property"), in which I now have or may have in the future, an interest as joint tenancy, tenancy by the entireties, tenancy in common or in any other manner or capacity, and in my name, or jointly with any other party or parties, including my Agent, on such terms, conditions and considerations as my Agent shall deem proper to receive and receipt for the proceeds thereof: to sign, seal, execute, acknowledge and deliver any and all instruments in writing of any kind and nature, as may be necessary or convenient, containing such terms and conditions, and such warranties and covenants, if any, as my said Agent shall deem advisable, and further to waive, release, relinquish and convey any homestead estates, rights under homestead exemption laws, dower on courtesy estates, and all other rights or interests to which I may at any time be entitled;

2. To hire, engage, employ and appoint agents, employees and counsel upon such terms and conditions and at such compensation as my said Agent shall deem proper in the exercise of the powers herein granted; to dismiss and remove at my Agent's pleasure any such agents, employees and counsel as well as any agents, employees and counsel heretofore or hereafter employed by me or in my behalf; and

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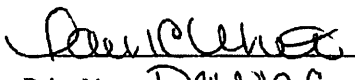
IN WITNESS WHEREOF, I, **DAVID D. EDENFIELD**, have hereunto set my hand and affixed my seal this 12 day of May 2016.

Signed, sealed, and delivered in the presence of:

WITNESSED BY:

  
Print Name Chris Hartshorn

  
DAVID EDENFIELD

  
Print Name Dawn C. White

STATE OF:  
COUNTY:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of May 2016,  
by DAVID EDENFIELD who is (check one) ( ) is personally known to me or (  ) has  
provided FDL E351-16461-008-D as identification.

  
Notary Public



Name: Maggie Martin  
My Commission Expires: 2/29/2020  
My Commission Number is: FI-965772

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Parcel A:

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**DURABLE LIMITED POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS: That I, **PAULA ANN EDENFIELD**, do hereby appoint my sister, **JOY DIANE BARDIN**, as my attorney in fact ("Agent") for me, and in my name, place and stead, to:

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Except as otherwise provided in this Durable Limited Power of Attorney, all business transacted hereunder for me or for my account shall be transacted in my name, and all endorsements and instruments executed by my Agent for the purpose of carrying out any of the foregoing powers shall contain my name, followed by that of my Agent and the designation, "Agent." My Agent shall have the power to sign, seal, acknowledge, deliver and accept any instrument, to execute any oath or affidavit, and to disburse, receive and receipt for any funds necessary to accomplish any of the powers herein granted; and

(a) I hereby ratify and confirm all lawful acts done or caused to be done by my said Agent pursuant to this Durable Limited Power of Attorney, and I direct that it shall continue in effect until terminated as herein specified.

(b) If the authority contained herein shall be terminated by operation of law without notice, I hereby agree for myself, my personal representatives, heirs, and assigns, in consideration of my Agent's willingness to act pursuant to this Limited Durable Power of Attorney, to save and hold my Agent harmless from any loss or expense suffered or any liability incurred by my Agent in so acting after such revocation or termination without notice.

(c) This Limited Durable Power of Attorney shall be from this date of execution and terminate after the closing on the sale of the Las Vegas Road Property.

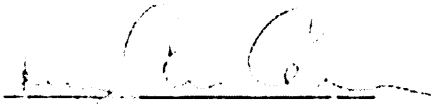
It is the intention of this power of attorney to hereby give and grant unto my said Agent power to do, act, transact and determine all matters and things as fully, amply and effectually to all intents and purposes as I could do personally present, hereby ratifying, allowing and approving everything whatsoever that the said attorneys may have heretofore done and everything that the said attorneys shall hereafter do or cause to be done in the premises by virtue of these presents.

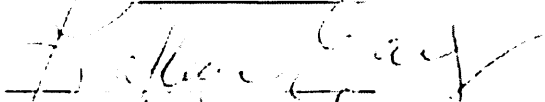
This is intended to be a durable power of attorney within the meaning of Section 709.08, Florida Statutes, and as permitted under the laws of any other jurisdiction, and this durable power of attorney shall not be affected by my subsequent incapacity, except as provided by statute.

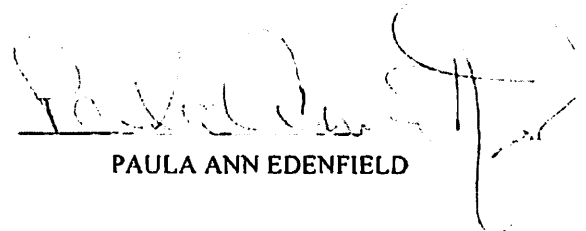
IN WITNESS WHEREOF, I, **PAULA ANN EDENFIELD**, have hereunto set my hand and affixed my seal this 11, day of NOV, 2016.

Signed, sealed, and delivered in the presence of:

WITNESSED BY:

  
\_\_\_\_\_  
Print Name \_\_\_\_\_

  
\_\_\_\_\_  
Print Name \_\_\_\_\_

  
\_\_\_\_\_  
PAULA ANN EDENFIELD

STATE OF:  
COUNTY:

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of May, 2016,  
by PAULA ANN EDENFIELD who is (check one)  is personally known to me or  has  
provided \_\_\_\_\_ as identification.

Maggie Martin  
Notary Public

Name: Maggie Martin  
My Commission Expires: 2/29/2020  
My Commission Number is: FF965772



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**Parcel A:**

That certain tract or parcel of land, being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the intersection of the Northerly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  with the Easterly right of way line of Hampton Road, a 60 foot right of way as now established; thence North 89 deg 46 min 10 sec East along the Northerly line of Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 943.25 feet to a point in the Southeasterly line of a proposed 40 foot drainage easement, said point being the point of beginning; thence South 46 deg 38 min 20 sec West along said Southeasterly line, 244.16 feet; thence South 29 deg 25 min 40 sec West continuing along said Southwesterly line of said drainage easement, 137.54 feet; thence North 89 deg 46 min 10 sec East, 615.1 feet to a point in the Easterly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ; thence North 00 deg 02 min 20 sec East along said Easterly line, 286.25 feet to the Northeast corner of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  thence South 89 deg 46 min 10 sec West along the Northerly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$ , 370.2 feet to the Point of Beginning;

**Parcel B:**

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4, South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 deg 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 286.5 feet; thence South 89 deg 46' 10" West and parallel to the Northerly line of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 366. 36 feet to the point of beginning; thence continue South 89 deg 46' 10" West, 11 feet; thence South 0 deg 02' 20" West and parallel to the Easterly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 3, 373. 68 feet; thence North 89 deg 46' 10" East, 11 feet; thence North 0 deg 02' 20" East, 373. 68 feet to the point of beginning.

**Parcel C:**

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 degrees 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 286.5 feet; thence South 89 degrees 46' 10" West and parallel to the Northerly line of the Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 183.18 feet to the point of beginning; thence continue South 89 degrees 46' 10" West, 183.18 feet; thence South 0 degrees 02' 20" West and parallel to the Easterly line of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 373.68 feet; thence North 89 degrees 46' 10" East, 183.18 feet; thence North 0 degrees 02' 20" East 373.68 feet to the point of beginning.

Together with the rights of ingress and egress over, under, through and upon the following described:

That certain tract or parcel of land being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as commencing at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 5; thence South 0 degrees 02' 20" West along the Easterly boundary of said Northeast  $\frac{1}{4}$  of Southwest  $\frac{1}{4}$  of Section 5, 660.18 feet to a point for the point of beginning; thence continue South 0 degrees 02' 20" West, 60.0 feet, thence South 89 degrees 46' 10" West and parallel to the Northerly line of said South 89 degrees 46' 10" West and parallel to the Northerly line of said Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 5, 906.54 feet; thence South 77 degrees 41' 25" West, 355.64 feet to the Easterly right of way line of Hampton Road; thence North 0 degrees 02' 40" East along said right of way line, 9.32 feet; thence continue along said right of way line North 4 degrees 18' 30" West, 51.4 feet to the Southerly boundary of a 40.0 foot drainage easement; thence North 77 degrees 41' 25" East along the same, 352.85 feet; thence North 89 degrees 46' 10" East 913.17 feet to the point of beginning, being a 60.0 foot strip of land to be used for road and utility purposes.





0 841ft



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Mark Knowles  
Collins Builders Group  
3840 Crown Point Rd, #A  
Jacksonville, Florida, 32257

April 18, 2016

Project Name: Las Vegas  
Availability#: 2016-0564

Dear Mr/Mrs Mark Knowles,

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#: 2016-0564  
 Request Received On: 4/14/2016  
 Availability Response: 4/18/2016  
 Prepared by: Mollie Price

**Project Information**

Name: Las Vegas  
 Type: Single Family  
 Requested Flow: 7,000 gpd  
 Location: 3625 Las Vegas Rd, Jacksonville, FL 32223  
 Parcel ID No.: 155736-0040  
 Description: 5 acre site with potential to subdivide into 15-20 residential lots

**Potable Water Connection**

Water Treatment Grid: SOUTH GRID  
 Connection Point #1: Existing 6-in water line 200-lf west of site on the north side of Las Vegas Rd  
 Connection Point #2: Existing 8-in water line west of Hampton Glen Lane on the north side of Las Vegas Rd (west of the fire hydrant)  
 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: MANDARIN  
 Connection Point #1: Existing 8-in gravity sanitary sewer line with manhole approx. 720-lf west of site on Las Vegas Rd  
 Connection Point #2: Existing 8-in forcemain approx. 750-lf west of site on Las Vegas Rd  
 Special Conditions: If plan to connect to gravity line/manhole, calculations must be provided for the accepting lift station to prove existing capacity. For force main connection conditions, please email fmconnections@jea.com referencing this availability letter. 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. If connection to the gravity sewer system is unavailable, then connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.).

**Reclaimed Water Connection**

Sewer Region/Plant: South Grid  
 Connection Point #1: No reclaim in the foreseeable future  
 Connection Point #2: NA  
 Special Conditions: No reclaim in the foreseeable future.

**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.