

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0577 **Staff Sign-Off/Date** N/A / N/A
Filing Date N/A **Number of Signs to Post** 2
Hearing Dates:
1st City Council 11/22/2016 **Planning Commission** 11/17/2016
Land Use & Zoning 12/06/2016 **2nd City Council** N/A
Neighborhood Association GREATER HOOD NEIGHBORHOOD ASSOCIATION
Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1277 **Application Status** FILED COMPLETE
Date Started 10/13/2016 **Date Submitted** 10/13/2016

General Information On Applicant

Last Name DAY **First Name** JOHN **Middle Name** NATE
Company Name H. SMITH, INC.
Mailing Address 1 SAN JOSE PLACE, SUITE 7
City JACKSONVILLE **State** FL **Zip Code** 43357
Phone 9042689990 **Fax** 904 **Email** NDAY@HSMITH-INC.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name CONTE **First Name** NICHOLAS **Middle Name**
Company/Trust Name
Mailing Address 22 DOGWOOD DR
City MIDDLESEX **State** NJ **Zip Code** 08846
Phone 9088121099 **Fax** **Email**

Last Name CONTE **First Name** MARY **Middle Name** LYNN
Company/Trust Name
Mailing Address 9906 CHRIS CRAFT COURT

City TAMPA	State FL	Zip Code 33615
Phone	Fax	Email

Property Information

Previous Zoning Application Filed For Site?

If Yes, State Application No(s)

Map	RE#	Council District	Planning District	From Zoning District(s)	To Zoning District
Map	149030 0050	6	3	RR-ACRE	PUD

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) 71.48

Development Number

Proposed PUD Name KEVIN ROAD

Justification For Rezoning Application

SEE WRITTEN DESCRIPTION

Location Of Property

General Location

END OF KEVIN ROAD OFF OF SUNBEAM ROAD

House #	Street Name, Type and Direction	Zip Code
9670	KEVIN RD	32257

Between Streets

SUNBEAM ROAD and KEVIN 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**
71.48 Acres @ \$10.00 /acre: \$720.00
- 3) Plus Notification Costs Per Addressee**

76 Notifications @ \$7.00 /each: \$532.00

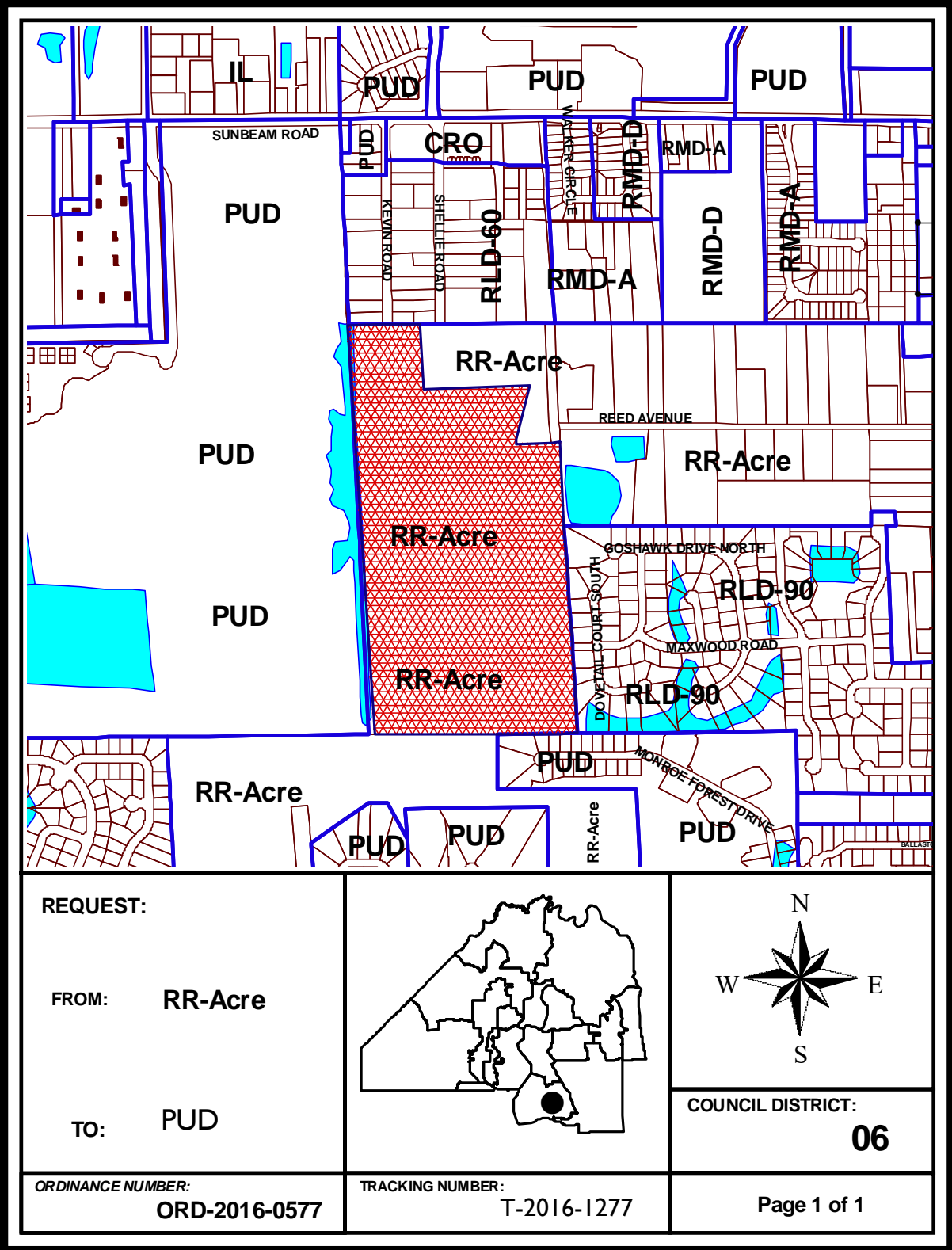
4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$532.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

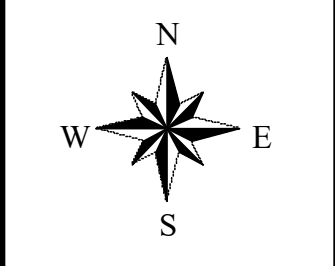
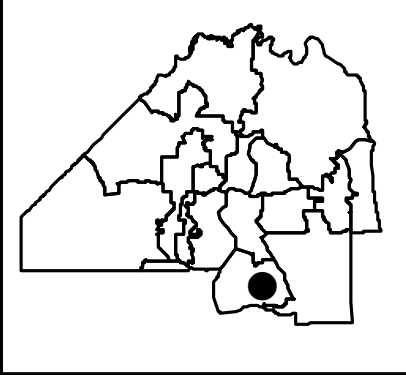
ORDINANCE _____

Legal Description

October 13, 2016



REQUEST:
 FROM: RR-Acre
 TO: PUD



COUNCIL DISTRICT:
06

ORDINANCE NUMBER:
ORD-2016-0577

TRACKING NUMBER:
T-2016-1277

Page 1 of 1

EXHIBIT A - Property Ownership Affidavit

Date: 6-10-16

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: 0 Shellie Road (RE: 149030 0050)

To Whom It May Concern:

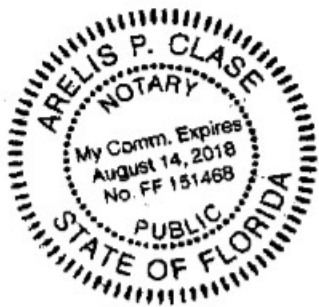
I, Mary Lynn Conte, hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for _____ submitted to the Jacksonville Planning and Development Department.

Mary Lynn Conte
Mary Lynn Conte

STATE OF Florida

COUNTY OF Hillsborough

Sworn to and subscribed and acknowledged before me this 10th day of June 2016, by Mary Lynn Conte, who is personally known to me or produced Florida DL as identification.



Arelis P. Clase
(Signature of NOTARY PUBLIC)
Arelis P. Clase
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: 08/14/2018

EXHIBIT A - Property Ownership Affidavit

Date: 6/14/16

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: 0 Shellie Road (RE: 149030 0050)

To Whom It May Concern:

I, Nicholas Conte, hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for _____ submitted to the Jacksonville Planning and Development Department.

Nicholas J. Conte
Nicholas Conte

STATE OF New Jersey
COUNTY OF Middlesex

Sworn to and subscribed and acknowledged before me this 14th day of JUNE 2016, by Nicholas Conte, who is personally known to me or produced Driver's License as identification.

[Signature]
(Signature of NOTARY PUBLIC)

SUNIL PAMNANI
(Printed name of NOTARY PUBLIC)

State of Florida at Large. **SUNIL PAMNANI**
My commission expires. **NOTARY PUBLIC OF NEW JERSEY**
I.D. # 2350959
My Commission Expires 10/11/2018



EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 6-10-16

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

Re: Agent Authorization for the following site location: O Shelle Road (RE: 149030 0050)

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 H. Smith, Inc., Rogers Towers, P.A. and John N. Day to act as agent to file application(s) for rezoning from PUD to PUD 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.


Mary Lynn Conte

STATE OF Florida
COUNTY OF Hillsborough

Sworn to and subscribed and acknowledged before me this 10th day of June
2016, by Mary Lynn Conte, who is personally known to me or produced
Florida Driver license as identification.



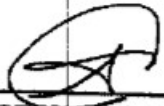

(Signature of NOTARY PUBLIC)
Arelis P. Glase
(Printed name of NOTARY PUBLIC)
State of Florida at Large.
My commission expires: 08/14/18

EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: 6/14/16

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

Re: Agent Authorization for the following site location: 0 Shellie Road (RE: 149030 0050)

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 H. Smith, Inc., Rogers Towers, P.A. and John N. Day to act as agent to file application(s) for rezoning from PUD to PUD 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.

Nicholas J. Conte
Nicholas Conte

STATE OF New Jersey
COUNTY OF Middlesex

Sworn to and subscribed and acknowledged before me this 14th day of JUNE 2016, by Nicholas Conte, who is personally known to me or produced Driver's License as identification.

[Signature]
(Signature of NOTARY PUBLIC)

SUNIL PAMNANI
(Printed name of NOTARY PUBLIC)

State of Florida at Large. **SUNIL PAMNANI**
My commission expires: **NOTARY PUBLIC OF NEW JERSEY**
I.D. # 2350959
My Commission Expires 10/11/2016



EXHIBIT C

Binding Letter

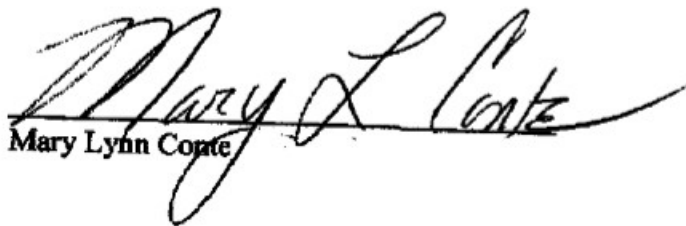
City of Jacksonville
Planning and Development Department Jacksonville,
Florida 32202

RE: 0 Shellie Road (RE: 149030 0050)

Ladies and Gentleman;

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 thereof, 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 rezoning 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, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,


Mary Lynn Conte

Page _____ of _____

EXHIBIT C

Binding Letter

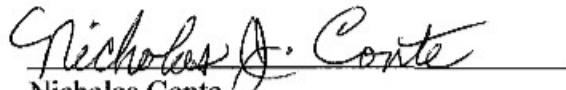
City of Jacksonville
Planning and Development Department Jacksonville,
Florida 32202

RE: 0 Shellie Road (RE: 149030 0050)

Ladies and Gentleman;

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 thereof, 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 rezoning 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, which are not to be provided, operated or maintained by the City of Jacksonville.

Sincerely,



Nicholas Conte

Exhibit “D”

Hunter’s Hideaway PUD

Written Description

Date: October 12, 2016

I. SUMMARY DESCRIPTION OF THE PROPERTY

- A. Current Land Use Designation: LDR
- B. Current Zoning District: RR-Acre
- C. Requested Zoning District: PUD
- D. RE #: 149030 0050
- E. City Development Number: _____
- F. Project Architect/Planner: N/A
- G. Project Engineer:
Dominion Engineering Group, Inc.
4348 Southpoint Boulevard, Suite 204
Jacksonville, Florida 32216
- H. Project Developer:
H. Smith, Inc.
3741 San Jose Place, Suite 7
Jacksonville, FL 32257

II. SUMMARY DESCRIPTION OF THE PLAN

The Applicant proposes to rezone approximately 72.59± acres of property from Rural Residential (RR-Acre) to Planned Unit Development (PUD). A conceptual site plan of the proposed development is attached as Exhibit “E” to this application (the “Revised Site Plan”). The proposed PUD rezoning permits the Property to be developed as an upscale residential community consisting of up to one hundred forty-five (145) single family detached homes.

The proposed PUD differs from the usual application of the Zoning Code for Rural Residential by reducing the minimum width from 100 feet to 50 feet, reducing the minimum area from 43,560 square feet to 5,000 square feet, increasing the maximum lot coverage from 25 percent to 50 percent, reducing the front setback from 25 feet to 15 feet (20 feet for the face of the garage) and reducing the side setback from 10 feet to 5 feet.

The subject property (the “Property”) is currently owned by Mary Lynn Conte and Nicholas Conte and is more particularly described in the legal description attached as Exhibit

“1.” The Property is located at the end of Kevin Road, as shown on Exhibit “K”. The land use designation of the Property is LDR in the Future Land Use Map in the City's Comprehensive Plan and is undeveloped. The gross density of 2 units per acre is consistent with the seven (7) units per acre currently permitted under the Comprehensive Plan

The property is currently vacant and is a mix of cleared uplands and pine trees with some hardwoods on the majority of the eastern part of the property, and forested wetlands on the western portion of the property. The Property's elevation slopes from the east to the west towards the wetland on the western portion.

The proposed residential product will consist of one and two story fee simple homes on a mixture of lots with integrated minimum two car garages. The proposed development of the Property will be both aesthetically and environmentally appealing. A recreational area, including but not limited to, picnic tables, benches and tot lot will be provided for the residents.

The project will be developed in two (2) phases. The first phase of construction will commence in the early part of 2017, and will consist of roughly half the lots. The second phase will commence in mid to late 2018, and will consist of the remaining lots.

Wetlands are present along the western portion of the Property which make the clustering of the lots to the eastern side of the Property and the mixture of lot size appropriate as shown on the Revised Site Plan. A combination of buffering, landscaping and architectural controls are provided to create this integrated community and blend the proposed development into the surrounding area.

III. PUD DEVELOPMENT CRITERIA

A. Description of Uses.

1. One hundred forty-five (145) one and two story single family units with enclosed minimum two car garage;
2. Supporting amenities/recreation facilities including, but not limited to, tot lot, park and similar uses;
3. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric, marine and land communication devices, small satellite dishes, and similar uses subject to performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.
4. Home occupations meeting the performance standards set forth in Part 4 of the City of Jacksonville Zoning Code.

B. Permitted Accessory Uses and Structures. Accessory uses and structures are allowed as defined in Section 656.403 of the Zoning Code.

C. **Minimum Lot and Building Requirements.**

1. **Minimum building setback and yard requirements.** The building setbacks for all uses and structures are as follows:

- a. Front:
 - (1) From face of garage – twenty (20) feet.
 - (2) From building face – fifteen (15) feet.
- b. Side – Five (5) feet.
- c. Rear – Ten (10) feet.

Note: Encroachments by sidewalks, parking, signage, utility structures, fences, street/park furniture, HVAC units, and other similar improvements shall be permitted within the minimum building setbacks.

2. **Minimum Lot Requirements.** Fifty (50) feet wide by one hundred (100) feet deep. However, cul-de-sacs, curve and corner lots will require a minimum of twenty-five (25) feet of frontage. So long as a cul-de-sac, curve or corner lot is fifty (50) feet in width at some point (not necessarily at the BRL), the structure can be built anywhere on the lot so long as required setbacks and required building restriction lines are met.

3. **Maximum Height of Structures.** Thirty-five (35) feet. As provided in Section 656.405 of the City of Jacksonville Zoning Code, spires, cupolas, antennas, chimneys and other appurtenances not intended for human occupancy may be placed above the maximum heights provided for herein.

4. **Maximum parcel coverage by all buildings.** Fifty (50) percent.

D. **Common Area Landscape Maintenance.** The Applicant shall ensure the proper maintenance of all common areas, lawns, and landscaping to be funded by mandatory homeowners association dues.

E. **Access.** Access to the site will be from Kevin Road only. As indicated on the Site Plan, the Property will have one primary access point. The design of the access points and internal roads as shown on the Site Plan may vary prior to development; provided, however, that the final design of both shall be subject to the review and approval of the Planning and Development Department and the Traffic Engineer. Upon completion, the internal road will be dedicated to the City. No access shall be permitted from Reed Road or Dovetail Court/Drive.

F. **Pedestrian Circulation.** The site will be developed with an internal sidewalk system. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department. External sidewalks will be provided consistent with the Comprehensive Plan.

G. **Recreational/Open Space.** Unless otherwise approved by the Planning and Development Department, recreational open space (including active recreational facilities such as playgrounds with play equipment, amenity/recreation center, pool, cabana/clubhouse, health/exercise facility, walking/activity trails and similar uses) shall be provided at a ratio of a minimum of 436 square feet per lot.

H. **Signage.** The PUD shall be permitted one double-faced or two single-faced externally-illuminated monument sign(s), not to exceed twenty-four (24) square feet in area per sign face and twelve (12) feet in height, at the entrance.

Directional Signs that indicate ways to and from property entrances, major buildings, common areas and key components of the development within the PUD, for drivers of vehicles, and for pedestrian users of the PUD shall be permitted throughout the PUD. The design of such Directional Signs shall be reflective of the overall character of the PUD, and may include the relevant project logo and name. Vehicle-oriented Directional Signs shall be a maximum of four (4) square feet in area per sign face. Pedestrian-oriented Directional Signs, such as “informational sidewalk kiosks,” 1-, 2-, 3- or 4-sided (or cylindrical signs) shall be a maximum of four (4) square feet per side (or 16 square feet for a cylinder). Directional signs may be attached to lighting fixtures within the PUD.

Real estate signs and construction signs in compliance with Part 13 of the Zoning Code are also permitted. Signs to identify entrances to buildings that contain residential model units not to exceed twelve (12) square feet shall be permitted throughout the PUD.

Because the signs discussed above are architectural elements of the PUD, intended to be compatible with and complementary of the buildings in the PUD, they may be located in structures or frames that are part of the architecture of the project. Accordingly, the area of such signs shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letter, words, and numbers on the sign and shall not include the frame or surrounding mount.

I. **Parking and Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community. Parking within the PUD will be provided in accordance with the City's off-street parking and loading requirements as set forth in Part 6 of the City of Jacksonville Zoning Code. The homes will have integrated two car garages, and sufficient driveway space to park one car without protruding into the internal sidewalk.

Modifications to parking requirements within the PUD may be permitted by an administrative modification.

J. **Landscaping/Fencing/Screening.** Buffering will be consistent with the requirements of Section 656.1222 of the Zoning Code.

K. **Architectural Design.** Throughout the PUD, any dumpsters, compactors, propane tanks, and similar appurtenances shall be kept behind or within substantially opaque enclosures composed of the same material and painted the same color as the nearby

structure within the Property, such that the dumpster, compactors propane tank, or similar appurtenance is screened from view from surrounding roadways and adjacent properties.

L. **Lighting.** PUD lighting shall be designed and installed to localize illumination onto the Property and to minimize unreasonable interference or impact on any residential zoning districts outside of the PUD. The recreational area will not be lighted.

M. **Stormwater Retention.** Stormwater retention/detention system shall be designed and constructed in accordance with the requirements of the City of Jacksonville and the St. Johns River Water Management District, and may include underground detention vaults.

N. **Utilities.** Electric power, water and sewer services will be available to the site by JEA.

O. **Temporary Uses.** Temporary sales, leasing and construction office(s) and trailers shall be allowed to be placed within the PUD.

P. **Modifications.** Amendments to this approved PUD district may be accomplished by administrative modification, administrative deviation, by minor modification, or by the filing of a rezoning application pursuant to Section 656.341 of the City of Jacksonville Zoning Code. PUD amendments, including administrative modification, administrative deviations, minor modifications, or rezonings, may be sought for individual parcels or access points within the PUD.

Q. **Conceptual Site Plan.** The configuration of the development as depicted in the Revised Site Plan is conceptual and revisions to the Revised Site Plan, including access points and internal circulation, may be required as the proposed development proceeds through final engineering and site plan review, subject to the review and approval of the Planning and Development Department.

R. **Phasing.** Upon approval of the construction plans for the infrastructure improvements within the PUD, the Applicant may seek and obtain building permits for the construction of the residential and recreational buildings within the PUD prior to the recordation of the plat(s) for the subdivision.

IV. PUD REVIEW CRITERIA

A. **Consistency with Comprehensive Plan.** The Property is currently within the RR land use category, which permits residential development at a density of up to 2 units per acre. At 55.56± acres, the proposed density of 1.998 (111 d.u. / 55.56± acres) is consistent with the RR land use category. The proposed development is consistent with the following policies of the 2030 Comprehensive Plan: 1.1.1, 1.1.8, 1.1.9, 1.1.12, 1.1.17, 1.4.5, 3.1.5, 3.1.6 and 3.1.7.

B. **Roadways / Consistency with the Concurrence Management System.** The development of the Property will comply with the requirements of the Concurrence

Management System. An application for concurrency will be submitted concurrently to the Concurrency Management System Office.

C. **Allocation of Residential Land Use.** This proposed development will not exceed the projected holding capacity reflected in Table L20 of the Future Land Use Element of the 2030 Comprehensive Plan.

D. **Internal Compatibility/Vehicular Access.** The Revised Site Plan attached as Exhibit "E" addresses access and circulation within the site. The Property will have one primary access point from Grover Road. The location and final design of the access point are subject to the review and approval of the City Traffic Engineer and the Planning and Development Department. The completed internal road will be dedicated to the City.

E. **External Compatibility/Intensity of Development.** The proposed development is consistent with and comparable to permitted development in the area. The Property is bounded to the north by single family lots in the RPI Land Use category and RLD-60 Zoning district, to the south by single family lots in the LDR Land Use category and PUD Zoning district, to the east by single family lots in the LDR Land Use category and the RLD-90 Land Use category and RR-Acre Zoning district, and to the west by the old Sunbeam Road landfill that is now a mixed use development with single family and multifamily units in the PBF Land Use category and PUD Zoning district. All along Sunbeam Road, which is the access point for this neighborhood, are various multifamily apartment complexes, high density single family residential, and commercial developments. The proposed use is compatible in both intensity and density with these surrounding uses and zoning districts.

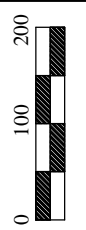
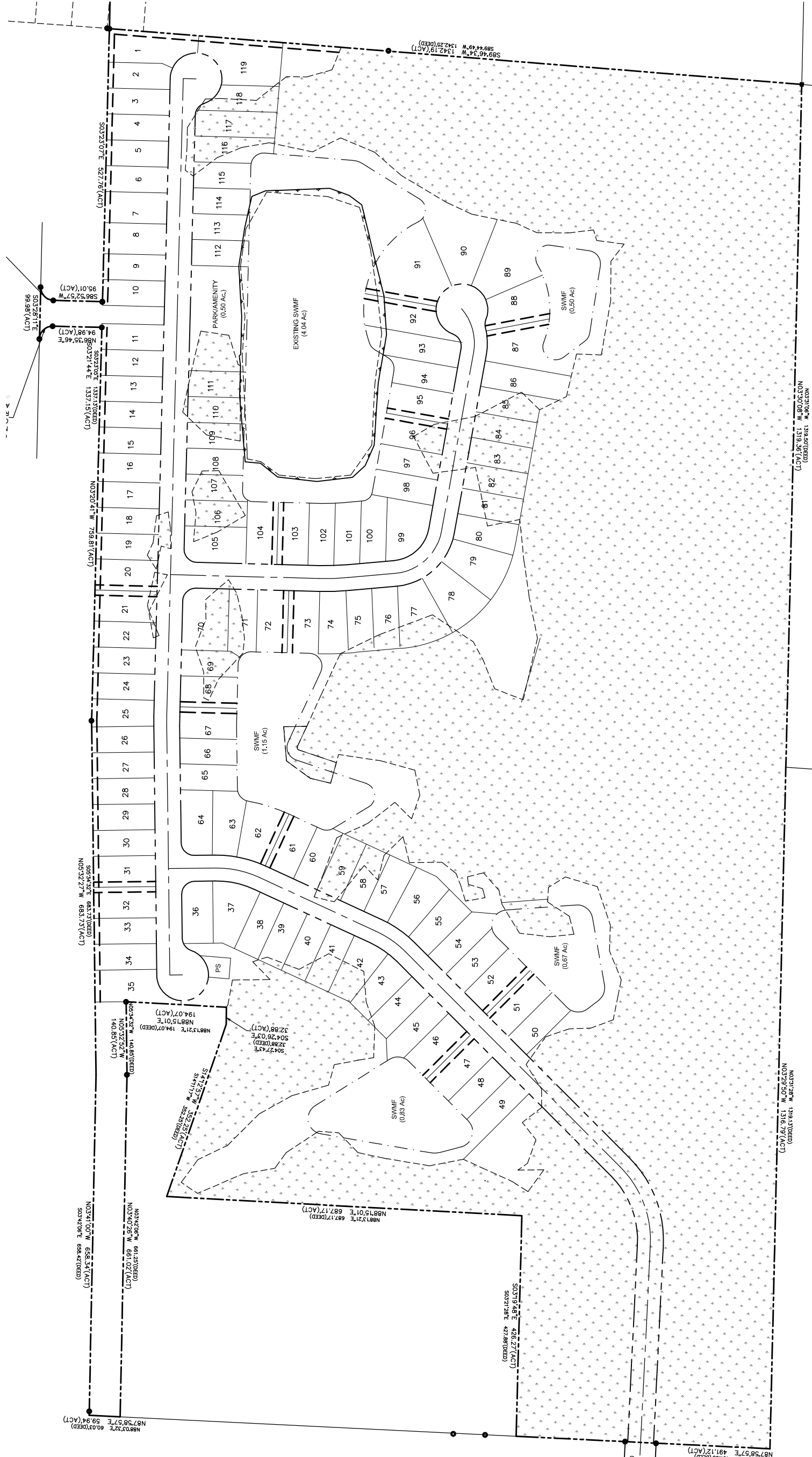
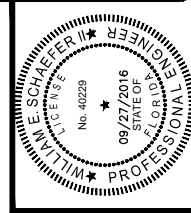
F. **Recreation/Open Space.** The PUD provides ample open spaces and recreational opportunities.

G. **Impact on Wetlands.** Development that would impact wetlands will be permitted in accordance with local, state and federal requirements.

H. **Listed Species Regulations.** A listed species survey has been included with the PUD application.

I. **Off-Street Parking & Loading Requirements.** The proposed PUD will provide integrated parking facilities to support the proposed residential community as described above.

J. **Sidewalks, Trails, and Bikeways.** External sidewalks will be provided as required by the Comprehensive Plan. Internal sidewalks will be provided as shown on the Revised Site Plan. The location of all sidewalks is conceptual and final sidewalk plans are subject to the review and approval of the Planning and Development Department.



SITE DATA
 119 - 50'X110'(MIN) LOTS
 WETLAND IMPACTS = 4.00 Ac.±
 PARK AREA = 0.50 Ac.

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

CIVIL ACTION NO: 16-2011-CA-001744-XXXX-MA

DIVISION: FC-D.

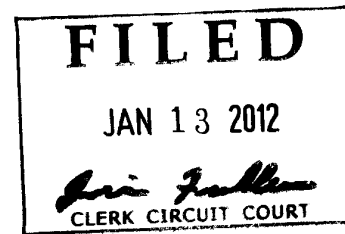
SPACE FOR RECORDING ONLY F.S. §695.26

PHILIP^A CONTE and
NICHOLAS CONTE,

Plaintiff(s)

vs.
ESTEBAN J GONZALEZ, et al.

Defendant(s)



CERTIFICATE OF TITLE

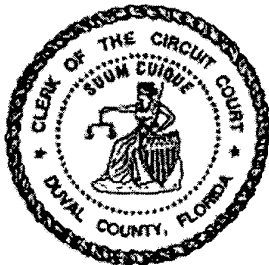
The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on Dec 06, 2011 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Duval County, Florida:

SEE ATTACHED EXHIBIT A

was sold to PHILIP CONTE and NICHOLAS CONTE,
whose address is: C/O PERRY G. GRUMAN, ESQ. 3400 W. Kennedy Blvd. , Tampa, FL 33609

WITNESS my hand and the seal of the court on **JAN 13 2012**, as Clerk of the Circuit Court.



JIM FULLER
CLERK OF THE CIRCUIT AND COUNTY
COURTS

By: *Jana Lovelady*
Deputy Clerk
JANA LOVELADY

Exhibit A

LEGAL DESCRIPTION : BEGINNING AT THE NORTHWEST CORNER OF NATURES WOODS SUBDIVISION PLAT BOOK 42 PAGE 81B AS RECORDED IN THE PUBLIC RECORDS FOR DUVAL COUNTY, FLORIDA; THENCE S 03°23'05" E ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 1337.13' TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST; THENCE S 89°44'49" W ALONG SAID NORTH LINE A DISTANCE OF 1342.25' TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE N 03°31'08" W ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST A DISTANCE OF 1319.50' TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE N 03°31'28" W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST A DISTANCE OF 1319.13' TO THE SOUTHWEST CORNER OF PEGGYVILLE SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 11 OF THE PUBLIC RECORDS FOR DUVAL COUNTY, FLORIDA; THENCE N 88°03'32" E ALONG SOUTH LINE OF SAID SUBDIVISION A DISTANCE OF 491.00'; THENCE S 03°21'28" E A DISTANCE OF 427.88'; THENCE N 88°13'21" E A DISTANCE OF 687.17'; THENCE S 14°11'17" W A DISTANCE OF 352.25'; THENCE S 04°27'43" E A DISTANCE OF 32.88'; THENCE N 88°13'21" E A DISTANCE OF 254.20' TO A POINT ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10079 PAGE 2245 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE S 05°34'32" E A DISTANCE OF 539.88' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 71.48 ± ACRES.

TOGETHER WITH A PORTION OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF SUNBEAM WOODS UNIT TWO AS RECORDED IN PLAT BOOK 39 PAGES 92 THROUGH 92B INCLUSIVE OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 44 MINUTES 30 SECONDS WEST ALONG THE SOUTHERLY LINE OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST 1340.52 FEET TO THE EASTERLY LINE OF SECTION 33 OF TOWNSHIP 3 SOUTH, RANGE 27 EAST; THENCE SOUTH 03 DEGREES 23 MINUTES AND 05 SECONDS EAST ALONG LAST SAID LINE 760.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03 DEGREES 23 MINUTES AND 05 SECONDS EAST ALONG SAID EASTERLY LINE 50.0 FEET, THENCE NORTH 86 DEGREES 36 MINUTES AND 55 SECONDS EAST 95.0 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 39.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 23 MINUTES AND 05 SECONDS EAST 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03 DEGREES 23 MINUTES AND 05 SECONDS WEST 100.0 FEET TO THE POINT OF CURVATURE OF A CURVE BEARING SOUTHWESTERLY THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 39.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING A DISTANCE OF SOUTH 41 DEGREES 36 MINUTES AND 55 SECONDS WEST 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 86 DEGREES 36 MINUTES AND 55 SECONDS WEST 95.0 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.14 ± ACRES.

And

A PORTION OF LANDS IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED BELOW.

POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 4, REED'S SUBDIVISION PLAT BOOK 7, PAGE 3 OF THE PUBLIC RECORDS FOR DUVAL COUNTY, FLORIDA.; THENCE S 03°42'06" E ALONG THE WEST LINE OF SAID LOT 4 REED'S SUBDIVISION A DISTANCE OF 658.42' TO THE SOUTHWEST CORNER OF SAID LOT 4 REED'S SUBDIVISION; THENCE S 05°34'32" E A DISTANCE OF 143.85'; THENCE S 88°13'21" W A DISTANCE OF 60.13'; THENCE N 06°34'32" W A DISTANCE OF 140.85'; THENCE N 03°42'06" W A DISTANCE OF 681.25'; THENCE N 88°03'32" E A DISTANCE OF 60.03' TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.10 ± ACRES.

Prepared by and return to:

PERRY G. GRUMAN, ESQUIRE
3400 West Kennedy Blvd.
Tampa, FL 33609
(813)870-1614

_____[Space Above This Line For Recording Data]_____

\$10.00

Warranty Deed

This Warranty Deed made this 18 day of Jan, 2016 between **PHILIP CONTE**, a single man, whose post office address is P.O. Box261388, Tampa FL 33685, grantor, and **MARY LYNN CONTE**, whose mailing address is **9906 Chris Craft Court**, Tampa FL 33615, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) 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 said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Duval County, Florida**, to-wit:

See attached exhibit A

Parcel Identification Number: 149030-0050
149159-0000

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

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

And the grantor hereby covenants with said grantee the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors, subject to easements and restrictions of record.

This deed is pursuant to a Final Divorce Decree

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.



Signed, sealed and delivered in our presence:

WITNESS K. Zepko
Printed name: K. Zepkosky
Address: Tampa FL

Philip Conte
PHILIP CONTE

Perry Gruman
WITNESS
Printed name: Perry Gruman
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME the undersigned authority this day personally appeared **PHILIP CONTE**, who, after being duly sworn, deposes and states that he executed the foregoing instrument and acknowledged before me that he executed it voluntarily for the purposes therein expressed, and who is personally known to me or produced _____ as identification.

WITNESS my hand and official seal this 18 day of Jan, 2016.

Perry Gruman
Notary Public

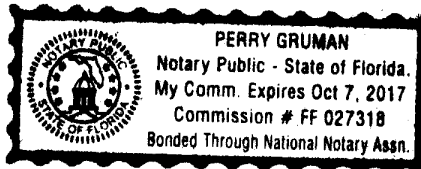


Exhibit "A"

BEGINNING AT THE NORTHWEST CORNER OF NATURES WOODS SUBDIVISION, PLAT BOOK 42, PAGE 81B, AS RECORDED IN THE CURRENT PUBLIC RECORDS FOR DUVAL COUNTY, FLORIDA; THENCE SOUTH 03°23'05" EAST, ALONG THE WEST LINE OF SAID SUBDIVISION, A DISTANCE OF 1337.13 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST; THENCE SOUTH 89°44'49" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1342.25 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 03°31'06" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, A DISTANCE OF 1319.50 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 03°31'28" WEST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST, A DISTANCE OF 1319.13 FEET TO THE SOUTHWEST CORNER OF PEGGYVILLE SUBDIVISION, AS RECORDED IN PLAT BOOK 16, PAGE 11, OF THE CURRENT PUBLIC RECORDS FOR DUVAL COUNTY, FLORIDA; THENCE NORTH 88°03'32" EAST, ALONG SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 491.00 FEET; THENCE SOUTH 03°21'28" EAST, A DISTANCE OF 427.88 FEET; THENCE NORTH 88°13'21" EAST, A DISTANCE OF 687.17 FEET; THENCE SOUTH 14°11'17" WEST, A DISTANCE OF 352.25 FEET; THENCE SOUTH 04°27'43" EAST, A DISTANCE OF 32.88 FEET; THENCE NORTH 88°13'21" EAST, A DISTANCE OF 254.20 FEET TO A POINT ALONG THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10079, PAGE 2245, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 05°34'32" EAST, A DISTANCE OF 539.88 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH A PORTION OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SUNBEAM WOODS UNIT TWO, AS RECORDED IN PLAT BOOK 39, PAGES 92 THROUGH 92B, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°44'30" WEST, ALONG THE SOUTHERLY LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, 1340.52 FEET TO THE EASTERLY LINE OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 27 EAST; THENCE SOUTH 03°23'05" EAST, ALONG LAST SAID LINE, 760.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°23'05" EAST, ALONG SAID EASTERLY LINE, 50.0 FEET; THENCE NORTH 86°36'55" EAST, 95.0 FEET TO THE POINT OF A CURVATURE OF A CURVE TO THE RIGHT, THENCE ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 39.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°23'05" EAST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°23'05" WEST, 100.0 FEET TO THE POINT OF CURVATURE OF A CURVE BEARING SOUTHWESTERLY, THENCE ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.0 FEET, AN ARC DISTANCE OF 39.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING A

DISTANCE OF SOUTH 41°36'55" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°36'55" WEST, 95.0 FEET TO THE POINT OF BEGINNING.

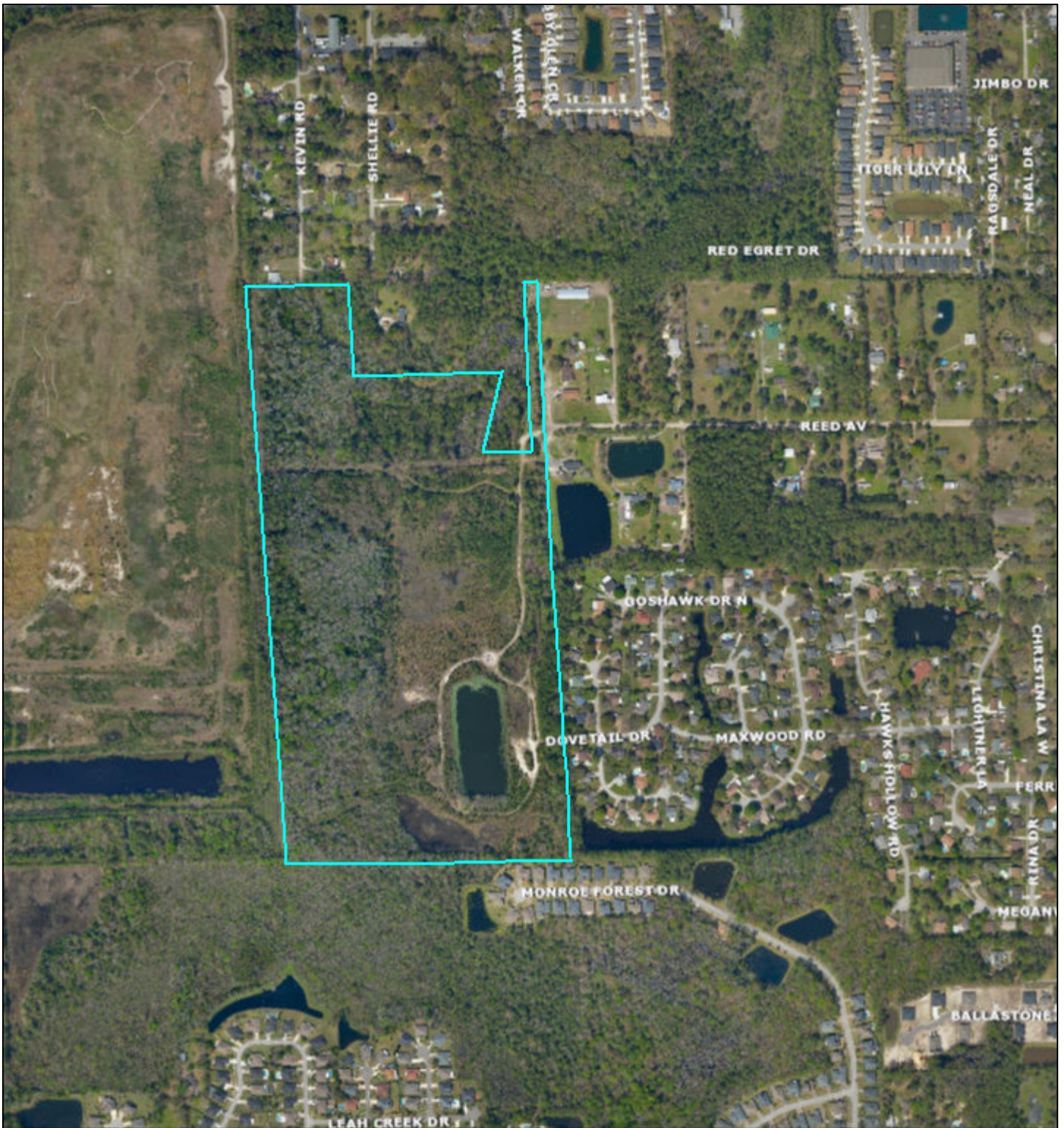
AND

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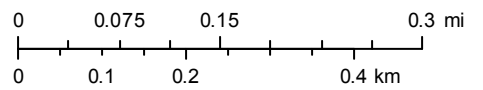


Duval Map

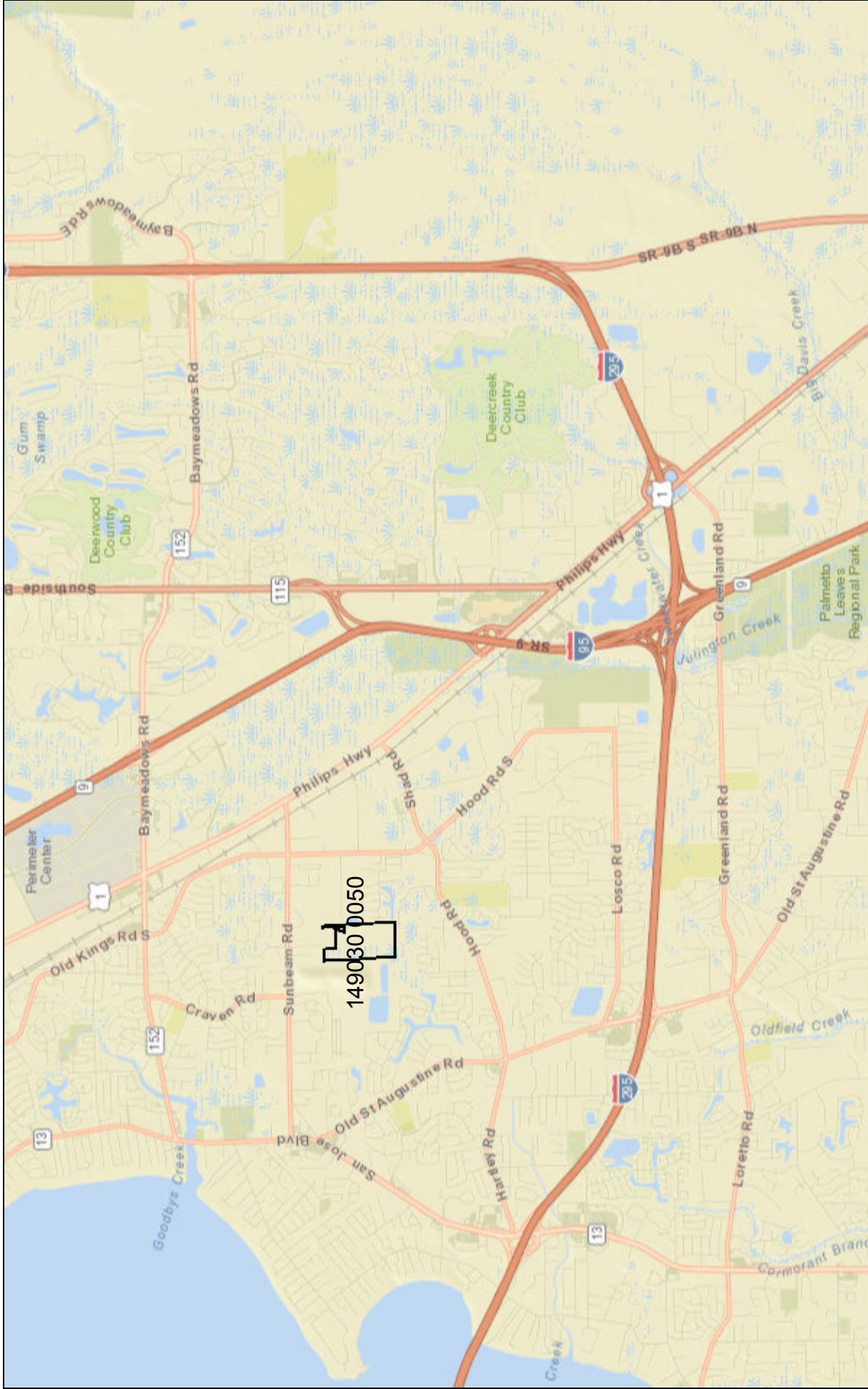


October 12, 2016

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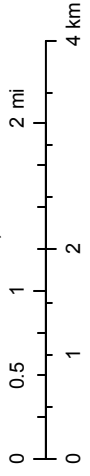


Duval Map



October 12, 2016

1:72,224



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp.,
NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),



ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Mike BOWLES
Dominion Engineering Group
4348 Southpoint Blvd, Suite 204
Jacksonville, Florida, 32216

May 19, 2016

Project Name: Conte Parcel(see also 2015-0689)
Availability#: 2016-0753

Dear Mr/Mrs Mike BOWLES,

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.

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. 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
- ⇒ 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#: 2016-0753
 Request Received On: 5/18/2016
 Availability Response: 5/19/2016
 Prepared by: Mollie Price

Project Information

Name: Conte Parcel(see also 2015-0689)
 Type: Single Family
 Requested Flow: 25,900 gpd
 Location: end of Dovetail Drive
 Parcel ID No.: 149030 0050
 Description: 74 single family homes

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 12" water main along the southerly side of Sunbeam Rd. (See Special Conditions)
 Connection Point #2: Existing 8" water main stub in the intersection of Dovetail Dr. and Dovetail Ct.. (See Special Conditions)
 Special Conditions: Fire protection needs to be addressed. POC #1 and #2 need to be connected together in your development to form a loop system for reliability. 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 gravity manhole in the intersection of Dovetail Dr. and Dovetail Ct.
 Connection Point #2: NA
 Special Conditions: 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.). 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: 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.