

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0639 **Staff Sign-Off/Date** BEL / 01/19/2017
Filing Date N/A **Number of Signs to Post** N/A
Hearing Dates:
1st City Council 03/14/2017 **Planning Commission** 03/09/2017
Land Use & Zoning 03/21/2017 **2nd City Council** N/A
Neighborhood Association EASTSIDE ENVIRONMENTAL COUNCIL, EASTSIDE NEIGHBORHOOD ASSOC., OAKLAND TRACE COMMUNITY ASSOC.
Neighborhood Action Plan/Corridor Study EAST JAX NEIGHBORHOOD ACTION PLAN

Application Info

Tracking # 1409 **Application Status** PENDING
Date Started 03/24/2017 **Date Submitted** 03/24/2017

General Information On Applicant

Last Name	First Name	Middle Name
WESTER	BRAD	
Company Name		
Mailing Address		
ONE INDEPENDENT DRIVE, STE. 1200		
City	State	Zip Code
JACKSONVILLE	FL	32202
Phone	Fax	Email
9043011269	904	BWESTER@DMPHLAW.COM

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
PORTER	MICHAEL	T
Company/Trust Name		
SUNSHINE STATE PLUMBING		
Mailing Address		
1340 TRAILWOOD DRIVE		
City	State	Zip Code
NEPTUNE BEACH	FL	32266
Phone	Fax	Email

Last Name	First Name	Middle Name
PORTER	SHARON	T
Company/Trust Name		
Mailing Address		
1340 TRAILWOOD DRIVE		

City	State	Zip Code
NEPTUNE BEACH	FL	32266
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	122669 0000	7	1	RMD-A	PUD

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

Existing Land Use Category

MDR

Land Use Category Proposed?

If Yes, State Land Use Application #

5220

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

Development Number

Proposed PUD Name

Justification For Rezoning Application

SEE WRITTEN DESCRIPTION

Location Of Property

General Location

MARTIN LUTHER KING JR PARKWAY AND OAKLEY STREET

House #	Street Name, Type and Direction	Zip Code
0	BRIDIER ST	32202

Between Streets

MARTIN LUTHER KING JR PARKWAY and BRIDIER STREET

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 | |
| 0.82 Acres @ \$10.00 /acre: | \$10.00 |
| 3) Plus Notification Costs Per Addressee | |

70 Notifications @ \$7.00 /each: \$490.00

4) Total Rezoning Application Cost (Not to Exceed \$15,000.00): \$2,769.00

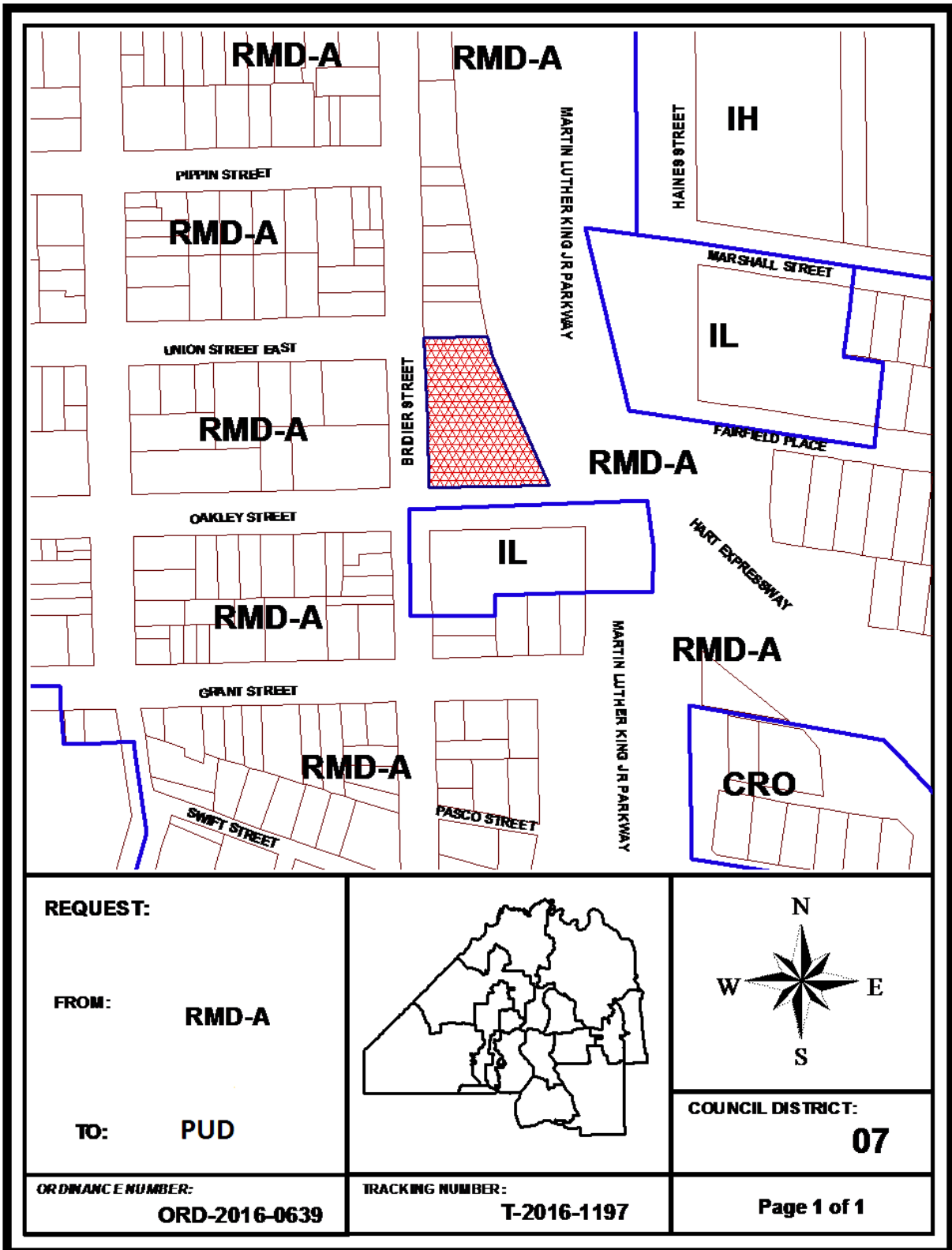
NOTE: Advertising Costs To Be Billed to Owner/Agent

ORDINANCE _____

Legal Description

A PART OF LOTS 266, 267, 268 AND 269, BLOCK 41, OAKLAND, AND A PART OF UNION STREET EAST (AS CLOSED AND ABANDONED BY ORDINANCE 2007-528-E), AS RECORDED IN PLAT BOOK Q, PAGE 443, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BRIDIER STREET WITH THE NORTHERLY RIGHT OF WAY LINE OF OAKLEY STREET (BOTH A 70 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE NORTH 00°54'00" WEST, A DISTANCE OF 245.00 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF UNION STREET EAST CLOSED BY ORDINANCE #2007-528-E; THENCE NORTH 89°01'18" EAST ALONG SAID NORTH LINE A DISTANCE OF 102.50 FEET TO THE WESTERLY LINE OF MARTIN LUTHER KING JR., PARKWAY; THENCE SOUTH 07°44'30" EAST ALONG SAID WESTERLY LINE A DISTANCE OF 25.18 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE SOUTH 24°04'47" EAST, A DISTANCE OF 239.18 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF OAKLEY STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 89°01'18" WEST, A DISTANCE OF 199.65 FEET TO THE POINT OF BEGINNING.

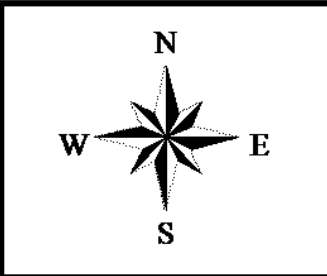
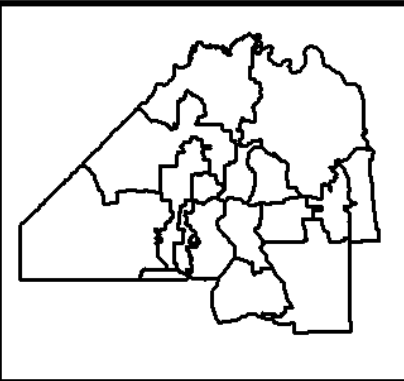
REVISED 1/27/2017



REQUEST:

FROM: RMD-A

TO: PUD



COUNCIL DISTRICT:

07

ORDINANCE NUMBER:

ORD-2016-0639

TRACKING NUMBER:

T-2016-1197

Page 1 of 1

EXHIBIT A

Property Ownership Affidavit

December 2, 2016

City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Property Ownership Affidavit for RE# 122669-0000 and 122678 0000

Ladies and Gentlemen:

You are hereby advised that the undersigned is the owner of the property described in the legal description attached hereto as **Exhibit 1**, filed in connection with application(s) for rezoning to Planned Unit Development district, submitted to the Jacksonville Planning and Development Department.

SUNSHINE STATE PLUMBING

By: 
Name: Michael T. Porter
Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 2 day of December, 2016, by Michael T. Porter, who is personally known to me or has produced _____ as identification.

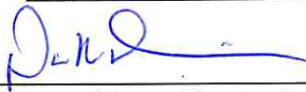

(Notary Signature)



EXHIBIT B

Agent Authorization

December 2, 2016


City of Jacksonville
Planning and Development Department
Zoning Section
214 North Hogan Street, 2nd Floor
Jacksonville, Florida 32202

Re: Agent Authorization for RE# 122669-0000 and 122678 0000

Ladies and Gentlemen:


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 DRIVER, MCAFEE, PEEK & HAWTHORNE, P.L. to act as agent to file a Planned Unit Development (PUD) application(s) for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such application(s).

SUNSHINE STATE PLUMBING

By: 
Name: Michael T. Porter
Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 2 day of December, 2016, by Michael T. Porter, who is personally known to me or has produced _____ as identification.


(Notary Signature)

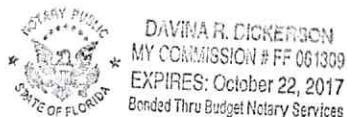


EXHIBIT C

Binding Letter

December 2, 2016


City of Jacksonville
Planning and Development Department
214 North Hogan Street, 3rd Floor
Jacksonville, Florida 32202

Re: Binding Letter for RE# 122669-0000 and 122678 0000

Ladies and Gentlemen:

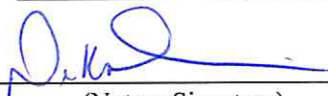
You are hereby advised that the undersigned, owner of the above referenced property, being more particularly described in the PUD document attached hereto and by reference made a part thereof, hereby agrees to bind its successor(s) in title to development in accordance with (a) the site plan and the 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.

SUNSHINE STATE PLUMBING

By: 
Name: Michael T. Portere
Its: President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing affidavit was sworn and subscribed before me this 2 day of December, 2016, by Michael T. Portere, who is personally known to me or has produced _____ as identification.



(Notary Signature)



DAVINA R. DICKERSON
MY COMMISSION # FF 061309
EXPIRES: October 22, 2017
Bonded Thru Budget Notary Services

EXHIBIT D

PUD WRITTEN DESCRIPTION Sunshine State Plumbing RE# 122669-0000 January 19, 2017

I. PROJECT DESCRIPTION

A. The purpose of this RMD-A to PUD rezoning is to modify the regulations to allow for industrial business park uses, including outdoor storage on the 0.82 acre (+/-) subject property described herein. The subject property is currently an undeveloped parcel located between Bridier Street and Haines Street, and between Union Street East and Oakley Street.

B. Project Planner/Legal Counsel: Driver McAfee Peek & Hawthorne, P.L.

C. Project Developer: Sunshine State Plumbing (Mike Porter)

F. Current Land Use Category: Medium Density Residential (MDR)

G. Current Zoning District: Residential Medium Density-A (RMD-A)

H. Requested Land Use Category: Business Park (BP)

I. Requested Zoning District: Planned Unit Development (PUD)

J. Real Estate Number(s): 12269-0000

II. QUANTITATIVE DATA

Total Gross Acreage	0.82 Acres	100%
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Amount of each different land use by acreage

Single family	N/A
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Total number of units	N/A
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Multiple family	N/A
-----------------	-----

Total number of units	N/A
-----------------------	-----

Commercial	N/A
------------	-----

Industrial	N/A
------------	-----

Other land use (office)	0.82 Acres	100%
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Total amount of non-residential floor area	8,000 sq. ft.	22%
Active Recreation and/or open space	0 Acres	0%
Passive open space, wetlands, ponds	0 Acres	0%
Public and private right-of-way	0 Acres	0%
Maximum coverage of buildings and structures	8,000 sq. ft.	22%

III. STATEMENTS

A. How does the proposed PUD differ from the usual application of the Zoning Code?

The proposed PUD, along with the companion BP future land use, allows for proper planning, orientation, screening, use restrictions, and compatibility with the area while promoting opportunity for expansion of similar warehouse uses that exist on the contiguous property owned by the same entity.

B. Describe the intent for the continued operation and maintenance of those areas and functions described herein and facilities which are not to be provided operated or maintained by the City?

All lands will be operated and maintained as written in the current PUD with no changes.

C. Justification for the rezoning.

The proposed PUD is generally consistent with the area abutting Haines Street and the expressway, and is intended to be a transitional land use compatible with nearby business and residential uses. The proposed project will be beneficial to the surrounding neighborhood, community and:

- a. Provides additional compatibility standards and use restrictions than the normal application of the Zoning Code;*
- b. Is compatible with surrounding land uses as a transitional future land use restricted through a PUD;*
- c. Will promote the goals, objectives and policies of the City of Jacksonville 2030 Comprehensive Plan;*
- d. Will amend the land use and zoning to provide for expansion of an existing local business, and provide additional job opportunities for the community.*

D. Phase schedule of construction (include initiation dates and completion dates):

Design, permitting and construction is expected to take approximately 12-18 months—example: winter of 2018 through fall of 2019.

IV. SUMMARY OF PROPOSED LAND USE

Business Park (BP) - Refers to development primarily intended to accommodate commercial office and light industrial uses.

V. PERMITTED USES & RESTRICTIONS

A. Permissible Uses and Structures:

- (a) Professional and business offices.
- (b) Warehousing, wholesaling, distribution and similar uses, and light manufacturing, fabrication, assembling of components, printing and similar uses.
- (c) Manufacturer's agents and display rooms, offices of building trades contractor (including outside storage or use of a vehicle in excess of one-ton capacity or any equipment, machinery, ditching machines, tractors, bulldozers or other heavy construction equipment).
- (d) Building trades contractors, including outdoor storage of equipment.
- (e) Medical and dental, or chiropractic offices and clinics.
- (f) Banks (including drive-thru tellers), loan companies, mortgage brokers, stockbrokers and financial institutions.
- (g) Union halls.
- (h) Research, dental and medical laboratories, manufacturers of prosthetic appliances, dentures, eyeglasses, hearing aids and similar products.
- (i) Radio or television broadcasting offices or studios subject to Part 15 of the Zoning Code.
- (j) Vocational, technical, business, trade or industrial schools and similar uses.
- (k) Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Part 4.
- (l) Off-street parking lots for premises requiring off-street parking lots, meeting the performance standards and development criteria set forth in Part 4

B. Permissible Uses by Exception:

- (1) Retail sales and service of alcoholic beverages for on-premises consumption, not to exceed 25 percent of the building of which it is a part or 40 seats whichever is greater.
- (2) Day care centers or care centers meeting the performance standards and criteria set forth in Part 4.
- (3) Churches, including rectory or similar uses, meeting the performance standards and development criteria set forth in Part 4.

- (4) Retail sales of all types of merchandise, service establishments including restaurants, and the retail sale and service of alcoholic beverages for either on-premises or off-premises consumption or both.
- (5) Animal hospitals, veterinary clinics, animal boarding places, dog parks.

C. Limitations on Permitted or Permissible Uses by Exception:

- (1) They shall be conducted entirely within an enclosed building, except for outside storage approved by exception.
- (2) They shall be provided with off-street loading facilities which are located at the rear or side of the building and visually screened from an abutting public or approved private street.
- (3) Off-street parking shall comply with Part 12 Landscaping Requirements.

D. Permitted Accessory Uses and Structures:

Accessory uses and structures are permitted in all districts, if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principal use or structure and, unless otherwise provided, these uses and structures are located on the same lot (or a contiguous lot in the same ownership) as the principal use. Where a building or portion thereof is attached to a building or structure containing the principal use, the building or portion shall be considered as a part of the principal building, and not as an accessory building. Accessory uses shall not involve operations or structures not in keeping with character of the district where located and shall be subject to Section 656.403.

VI. DESIGN GUIDELINES

A. Lot Requirements:

1. Minimum lot area: NONE
2. Minimum lot width: NONE
3. Maximum lot coverage: NONE
4. Minimum front yard: ZERO
5. Minimum side yard: ZERO
6. Minimum rear yard: ZERO
7. Maximum height of structures: THIRTY FIVE (35) FEET

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.*

Minimum of one (1) space per 1,000 square feet of gross floor area of warehouse and office use. All other uses shall comply with the off-street parking requirements in Part 6 of the Zoning Code.

(2) *Vehicular Access.*

- a. Vehicular access to the Property shall be by way of two (2) ingress/egress points from Bridier Street and Oakley Street, as shown on the PUD Concept Plan. The final location and design of all access points is subject to the review and approval of the City's Traffic Engineer.

(3) *Pedestrian Access.*

- a. Pedestrian access shall be provided by the existing sidewalk on Bridier Street, and by way of a sidewalk proposed for Oakley Street, as shown on the PUD Concept Plan.

C. Signs:

- (1) One (1) street frontage sign per lot, not to exceed one (1) square foot for each linear foot of street frontage, to a maximum size of three hundred (300) square feet in area for every three hundred (300) linear feet of street frontage or portion thereof, is permitted provided such signs are located no closer than two hundred (200) feet apart, as provided in the Zoning Code. Signs shall not exceed fifty (50) feet in maximum height.
- (2) Wall signs not to exceed ten percent (10%) of the square footage of the occupancy frontage of the building abutting a public right-of-way are permitted.
- (3) One (1) under-the-canopy sign per occupancy, not exceeding a maximum of eight (8) square feet in area per sign, is permitted, provided that any square footage used for an under-the-canopy sign shall be subtracted from the maximum allowable square footage for wall signs on the building in question.
- (4) Directional signs shall not exceed four (4) square feet in height.

D. Landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code. Additionally, a six (6') high 95% opaque screening fence shall surround all outdoor storage areas, as shown on the PUD Concept Plan.

E. Recreation and Open Space: Not applicable.

F. Utilities: Water, Electric and sanitary sewer will be provided by JEA.

G. Wetlands: There are no wetlands on the subject property.

H. On-site construction trailers will be allowed.

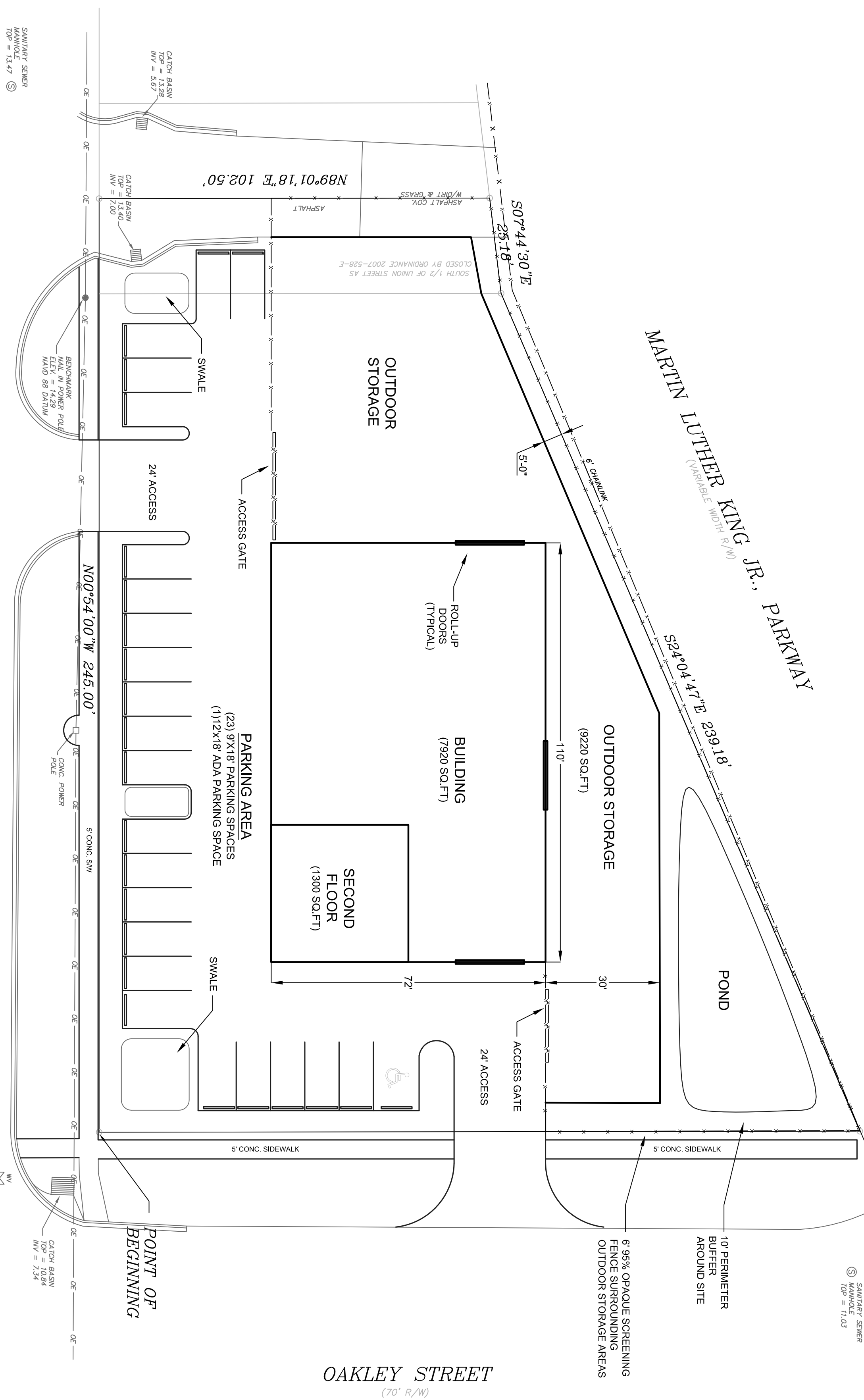
- I. Site lighting shall be designed and installed to direct downward and reflect back toward the subject property to prevent glare or excessive light on residential properties to the west.

VII. DEVELOPMENT PLAN APPROVAL

With each request for verification of substantial compliance with this PUD, a Preliminary Development Plan shall be submitted to the City of Jacksonville Planning and Development Department identifying all then existing and proposed uses within the Property, and showing the general layout of the overall Property.

PUD CONCEPT PLAN

MARTIN LUTHER KING JR., PARKWAY
(VARIABLE WIDTH R/W)

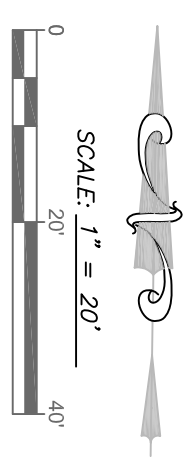


OAKLEY STREET
(70' R/W)

BRIDIARD STREET
(70' R/W)

January 19, 2017

Exhibit 4
Page 1 of 1



THIS INSTRUMENT PREPARED BY:
Crabtree Law Group, P.A.
R. R. Crabtree
8777 San Jose Boulevard
Jacksonville, FL 32217

RECORD AND RETURN TO:
Crabtree Law Group, P.A.
8777 San Jose Boulevard
Jacksonville, FL 32217

RE PARCEL ID #: 122669-0000
CONTRACT SALES PRICE: \$82,000.00

CORPORATE WARRANTY DEED

THIS INDENTURE made this **5th day of December, 2012** by **Operation New Hope, Inc.**, hereinafter referred to as Grantor, whether one or more, and whose address is **1830 N. Main Street, Jacksonville, FL 32206**, to **Michael Porter and Sharon Porter, husband and wife**, hereinafter referred to as Grantee, whether one or more, and whose address is **1340 Trailwood Drive, Neptune Beach, FL 32266**

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

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and NO/100 Dollars and other valuable considerations, in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee the following described land situate, lying and being in the County of **Duval**, State of **Florida** to wit:

More particularly described on Exhibit "A" attached hereto and by reference made a part hereof.


SUBJECT TO taxes accruing subsequent to **December 31, 2011.**

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

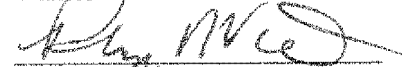
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed in its name by its duly authorized officer(s) and caused its corporate seal to be hereto affixed the day and year first above written.

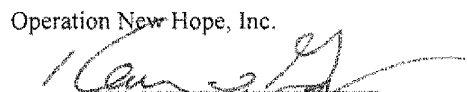
Signed, sealed and delivered in our presence:



R. R. Crabtree
Witness



Phyllis D. Vaccaro
Witness


Operation New Hope, Inc.


By: Kevin T. Gay
Its: President

By: _____
Its: _____

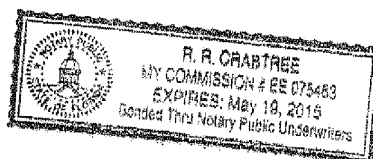
STATE OF **Florida**
COUNTY OF **Duval**

The foregoing instrument was acknowledged before me this 5th day of December, 2012 by Kevin T. Gay, President of Operation New Hope, Inc.. He has produced Driver's License as identification.



Notary Public, County and State Aforesaid

Notary Printed Signature



My commission expires: _____

Documentary Stamps in the amount of **\$574.00** have been paid.

EXHIBIT "A"

A part of Lots 266, 267, 268, and 269, Block 41, Oakland and a part of Union Street East (as closed and abandoned by Ordinance 2007-528-E), as recorded in Plat Book Q, Page 443, of the former public records of Duval County, Florida, being more particularly described as follows: Begin at the intersection of the Easterly right of way line of Bridier Street with the Northerly right of way line of Oakley Street (both a 70 foot right of way as now established), thence along the said Easterly right of way line North $00^{\circ} 54' 00''$ West, a distance of 245.00 feet to the North line of the South 1/2 of Union Street East closed by Ordinance #2007-528-E, thence North $89^{\circ} 01' 18''$ East along said North line a distance of 102.50 feet to the Westerly line of Martin Luther King Jr., Parkway, thence South $07^{\circ} 44' 30''$ East along said Westerly line a distance of 25.18 feet thence continue along said Westerly line South $24^{\circ} 04' 47''$ East, a distance of 239.18 feet to the said Northerly right of way line of Oakley Street; thence along said Northerly right of way line, South $89^{\circ} 01' 18''$ West, a distance of 199.65 feet to the point of beginning.

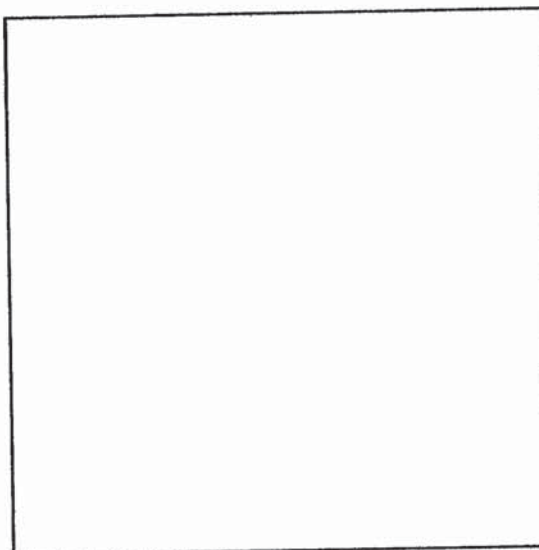
THIS INSTRUMENT PREPARED BY:

William H. Maness
Attorney at Law
500 North Ocean Street
Jacksonville, FL 32202

RECORD AND RETURN TO:

William H. Maness
Attorney at Law
500 North Ocean Street
Jacksonville, FL 32202

Property Appraisers
I.D. No. 122670-0000



QUIT CLAIM DEED

STATE OF FLORIDA
COUNTY OF DUVAL

KNOW ALL MEN BY THESE PRESENTS: That William H. Maness, a married man, GRANTOR, for and in consideration of Ten (\$10.00) Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged has bargained, sold, conveyed and granted unto Michael T. Porter and Sharon T. Porter, his wife, whose address is 1340 Trailwood Drive, Neptune Beach, FL 32266, GRANTEE'S heirs, executors, administrators and assigns forever, the following described property, situate, lying and being in the County of Duval, State of Florida, to-wit:

The North 35 feet of Lot 274, Block 42, Oakland according to plat thereof as recorded in Deed Book "Q", page 443, of the former public records of Duval County, Florida

The above described real property is not the homestead property of the GRANTOR.

SUBJECT TO 2007 real property taxes, covenants, easements and restrictions of record, however, this reference shall not operate to reimpose same.

This Quit Claim Deed was prepared by William H. Maness, Attorney for GRANTOR, 500 North Ocean Street, Jacksonville, FL 32202, who expresses no opinion of the title of the subject real property nor of the marketability of such title nor expresses any opinion of any environmental, ecological or occupational safety hazards concerning the subject real property.

** Wherever used herein, the term "GRANTOR/GRANTEE" shall include the heirs, personal representative, successors and/or assigns of the respective parties hereto; the use of singular number shall include the plural, and the plural the

singular; the use of any gender shall include all genders).

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE, his heirs, successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal on the 7th day of March, 2007.

Signed and sealed and delivered in the presence of:

Roy E. DeZern

Roy E. DEZERN
Print Name

William H. Maness (SEAL)
William H. Maness

Jessica Lepper

Jessica Lepper
Print Name

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of March, 2007, by William H. Maness, a married man, who did/did not take an oath and who:

- is personally known to me
- produced current Florida Drivers License as identification
- produced _____ as identification

Connie DeZern
Notary Public





ELECTRIC

WATER

SEWER

RECLAIMED

21 West Church Street
Jacksonville, Florida 32202-3139

Brad Wester
Driver, McAfee, Peek & Hawthorne, P.L.
1 Independent Drive, Suite 1200
Jacksonville, Florida, 32202

August 15, 2016

Project Name: SUNSHINE STATE PLUMBING
Availability#: 2016-1258

Dear Mr/Mrs Brad Wester,

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#: 2016-1258
 Request Received On: 8/9/2016
 Availability Response: 8/15/2016
 Prepared by: Mollie Price

Project Information

Name: SUNSHINE STATE PLUMBING
 Type: Warehouse
 Requested Flow: 750 gpd
 Location: 0 BRIDIER STREET (122678-0000)0 BRIDIER STREET (122669-0000)710 HAINES STREET (122670-0000)
 Parcel ID No.: 122678-0000 & 122669-0000 & 122670-0000
 Description: WAREHOUSE AND PARKING 10,000SF WAREHOUSE AND 3,000SF OFFICE.

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing 6-in water line on west side of Bridier St
 Connection Point #2: Existing 2-in water line on the south side of Oakley St
 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: BUCKMAN
 Connection Point #1: Existing 10-in gravity sanitary sewer line on the west side of Bridier Street
 Connection Point #2: Existing 8-in gravity sanitary sewer line on Oakley St
 Special Conditions: For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

Reclaimed Water Connection

Sewer Region/Plant: North 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.