

CURRENT PLANNING DIVISION



March 14, 2017

The Honorable Lori N. Boyer, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2016-805**

Dear Honorable Council President Boyer, Honorable Council Member and LUZ Chairman Becton and Honorable Members of the City Council:

The application for Ordinance 2016-805 was originally filed as a conventional rezoning from Residential Rural-Acre (RR-Acre) to Residential Low Density-90 (RLD-90). Since that time the applicant has amended the application to a Planned Unit Development (PUD). The attached application is ready for substitution. The application will go back before the Planning Commission.

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Bruce E. Lewis". The signature is fluid and cursive, written over a light blue horizontal line.

Bruce E. Lewis, City Planner Supervisor
Current Planning Division

Application For Rezoning To PUD

Planning and Development Department Info

Ordinance # 2016-0805 **Staff Sign-Off/Date** BEL / 03/01/2017

Filing Date N/A **Number of Signs to Post** 2

Hearing Dates:

1st City Council 03/28/2017 **Planning Commission** 03/23/2017

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

Neighborhood Association OLDE MANDARIN NEIGHBORHOOD ASSOC., RAMS GATE HOA

Neighborhood Action Plan/Corridor Study NONE

Application Info

Tracking # 1206 **Application Status** FILED COMPLETE

Date Started 08/01/2016 **Date Submitted** 08/01/2016

General Information On Applicant

Last Name HARDEN **First Name** PAUL **Middle Name** M.

Company Name
LAW OFFICE OF PAUL M. HARDEN

Mailing Address
501 RIVERSIDE AVENUE, SUITE 901

City JACKSONVILLE **State** FL **Zip Code** 32202

Phone 9043965731 **Fax** 9043995461 **Email** PAUL_HARDEN@BELLSOUTH.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name SIMON **First Name** HELEN **Middle Name**

Company/Trust Name

Mailing Address
2629 LORETTA RD.

City JACKSONVILLE **State** FL **Zip Code** 32223

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 | 105634 0010 | 6 | 3 | RR-ACRE | PUD |

Map

| | | | | |
|-------------|---|---|---------|-----|
| 105635 0005 | 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) 9.38

Development Number

Proposed PUD Name DOCKSIDE ESTATES

Justification For Rezoning Application

SEE EXHIBIT D - WRITTEN DESCRIPTION

Location Of Property

General Location

NORTH SIDE OF LORETTO RD., SOUTH OF MANDARIN RD.

| House # | Street Name, Type and Direction | Zip Code |
|---------|---------------------------------|----------|
| 2629 | LORETTO RD | 32223 |

Between Streets

LORETTO RD. and MANDARIN RD.

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:** \$2,000.00
- 2) Plus Cost Per Acre or Portion Thereof**
9.38 Acres @ \$10.00 /acre: \$100.00
- 3) Plus Notification Costs Per Addressee**
73 Notifications @ \$7.00 /each: \$511.00
- 4) Total Rezoning Application Cost (Not to Exceed \$15,000.00):** \$2,611.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

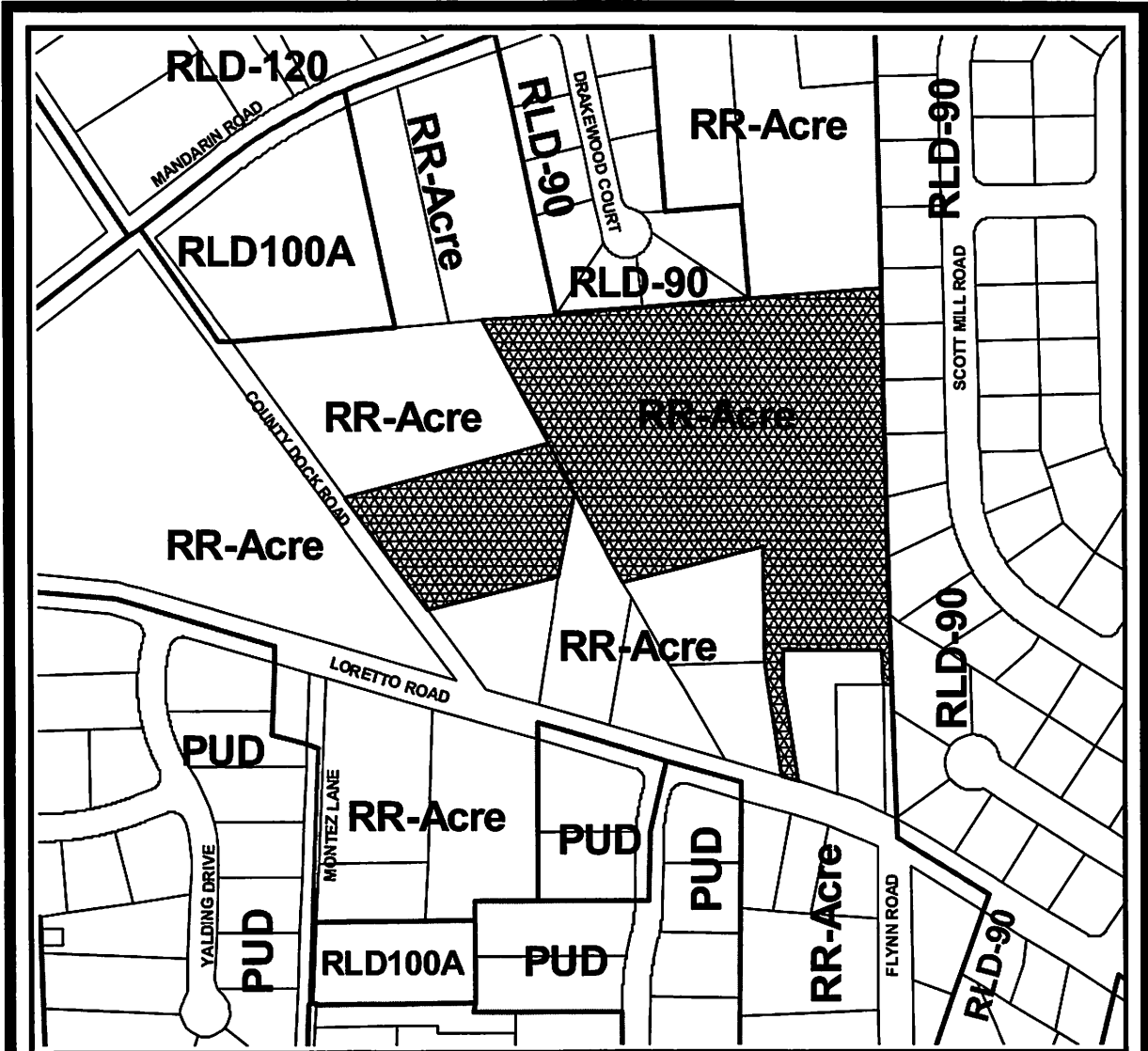
Legal Description

March 1, 2017

A PORTION OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE, AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD (A 60' RIGHT OF WAY, AS NOW ESTABLISHED); WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY DOCK ROAD (A 30' RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 37°56'40" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY DOCK ROAD, A DISTANCE OF 161.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 37°58'40" WEST, ALONG LAST SAID LINE, A DISTANCE OF 255.87 FEET, TO THE SOUTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 10311, PAGE 1887, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 73°15'08" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 397.79 FEET; THENCE NORTH 29°57'58" WEST, A DISTANCE OF 250.14 FEET TO THE SOUTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 4063, PAGE 1099, SAID CURRENT PUBLIC RECORDS; THENCE NORTH 82°57'15" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHEASTERLY LINE OF LOT 6 AND LOT 5, AS SHOWN ON THE PLAT OF ASHCROFT, PLAT BOOK 43, PAGES 14 THROUGH 14A, AND ALONG THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 16467, PAGE 703, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 701.91 FEET TO THE WEST LINE OF RAMSGATE UNIT ONE, AS RECORDED IN PLAT BOOK 35, PAGES 49 THROUGH 49A, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 03°08'00" EAST, ALONG LAST SAID LINE AND ALONG THE WEST LINE OF LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, AND LOT 23, AS SHOWN ON THE PLAT OF RAMSGATE UNIT TWO, AS RECORDED IN PLAT BOOK 36, PAGES 11 THROUGH 11 A, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 707.02 FEET, TO THE NORTH LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14810, PAGE 810, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 86°56'11" WEST, A DISTANCE OF 20.12 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 03°08'00" WEST, A DISTANCE OF 62.69 FEET; THENCE SOUTH 86°27'24" WEST, A DISTANCE OF 179.04 FEET TO THE EAST LINE OF A 30 FOOT EASEMENT FOR INGRESS AND EGRESS, RECORDED IN OFFICIAL RECORDS BOOK 12276, PAGE 1098, SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°21'23" EAST, ALONG LAST SAID LINE, A DISTANCE OF 82.37 FEET; THENCE SOUTH 10°03'08" EAST, ALONG LAST SAID LINE, A DISTANCE OF 177.65 FEET, TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD; THENCE NORTH 75°50'12" WEST, ALONG LAST SAID LINE, A DISTANCE OF 32.78 FEET TO THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 5667, PAGE 1018, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, SAID EAST LINE ALSO BEING THE WEST LINE OF AFOREMENTIONED 30 FOOT EASEMENT FOR INGRESS AND EGRESS; THENCE NORTH 10°02'20" WEST, ALONG SAID LINE A DISTANCE OF 167.72 FEET; THENCE NORTH 00°21'23" WEST, ALONG LAST SAID LINES, AND ALONG THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 12276, PAGE 1098, SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 249.90 FEET; THENCE SOUTH 76°16'23" WEST, A DISTANCE OF 252.36 FEET TO THE NORTHEASTERLY LINE OF OFFICIAL RECORDS BOOK 17522, PAGE 1801 OF THE SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 30°24'38" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 135.53 FEET TO THE EASTERLY LINE OF OFFICIAL RECORDS BOOK 15440, PAGE 373 OF SAID CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 14°37'15" WEST ALONG SAID EASTERLY LINE, A DISTANCE 156.95 FEET; THENCE SOUTH 77°32'01" WEST, A DISTANCE OF 253.03 FEET TO THE POINT OF BEGINNING.

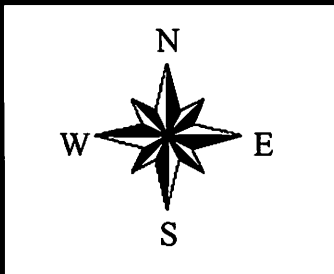
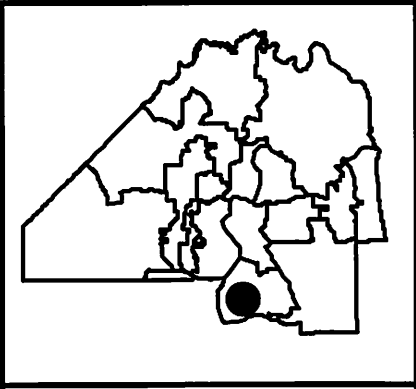
CONTAINING: 9.3± ACRES, MORE OR LESS.



REQUEST:

FROM: RR-Acre

TO: PUD



COUNCIL DISTRICT:
06

ORDINANCE NUMBER:
ORD-2017-0805

TRACKING NUMBER:
T-2016-1206

Page 1 of 1

EXHIBIT A - Property Ownership Affidavit

Date: May 16, 2016

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:
RE # 105635-0005 and 105634-0010

To Whom it May Concern:

I Helen J. Simon hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for EUD Rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Helen J. Simon

By _____

Print Name: Helen J. Simon

Print Name: _____

Its: _____

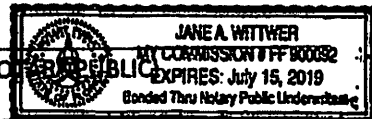
*If Owner is Corporate Entity, please provide documentation illustrating that signatory is an authorized representative of Owner; this may be shown through corporate resolution, power of attorney, printout from sunbiz.org, etc.

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed and acknowledged before me this 16th day of May 2016 by Helen J. Simon, who is personally known to me or who has produced _____ as identification and who took an oath.

Jane A. Wittwer
(Signature of NOTARY PUBLIC)

(Printed name of NOTARY PUBLIC)



State of Florida at Large.

My commission expires: _____

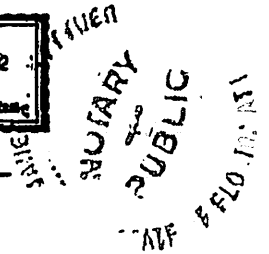


EXHIBIT B - Agent Authorization Affidavit- Property Owner

Date: May 16, 2016

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

Re: Agent Authorization for the following site location: RE#105635-0005 105634-0010

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 Paul M. Harden to act as agent to file application(s) for PUD Rezoning for the above-referenced property and in connection with such authorization to file such applications, papers, documents, requests and other matters necessary for such requested change.

If Owner is Individual:

If Owner is Corporate Entity*:

By Helen J. Simon
Print Name: Helen J. Simon

Print Corporate Name:

By _____
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 16th day of May 2014, by Helen J. Simon, who is personally known to me or who has produced _____ as identification and who took an oath.

Jane A. Wittwer

(Signature of NOTARY PUBLIC)

Jane A. Wittwer
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires:

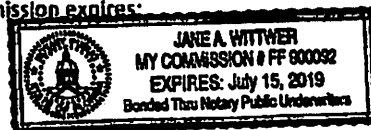


EXHIBIT C

Binding Letter

City of Jacksonville
Planning and Development Department
Jacksonville, Florida 32202

RE: RE#105635-0005 and 105634-0010

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,

By: 
Helen J Simon

Its: _____

Exhibit D

WRITTEN DESCRIPTION

Dockside Estates PUD
RE #: 105634-0010 & 105635-0005
February 27, 2017

I. PROJECT DESCRIPTION

Applicant proposes to rezone approximately 9.38 acres of property from RR-Acre to PUD. The parcel is located at the northeast corner of Loretto Road and County Dock Road, just east of the intersection of Loretto Road and Mandarin Road.

The subject property is currently owned by Helen J. Simon and is more particularly described in the legal description attached as Exhibit 1 to this application. The property has current land use and zoning designations of LDR/RR-Acre. The property is currently single-family. Surrounding uses include: LDR/RLD-90 & RR-Acre, and RR/RLD-100A & RR-Acre to the north (single-family); LDR/RLD-90 to the east (single-family); LDR/PUD and RR-Acre to the south (single-family); and LDR/RR-Acre to the west (single-family).

Project Name: Dockside Estates
Project Architect/Planner: North Florida Engineering Services, Inc.
Project Engineer: North Florida Engineering Services, Inc.
Project Developer: Alsop Companies

II. QUANTITATIVE DATA

Total Acreage: 9.38 acres
Total amount of non-residential floor area: N/A
Total amount of open space: 1.13 acres
Total amount of public/private rights of way: 1.46 acres
Total amount of land coverage of all buildings and structures: 133,097 s.f.
Phase schedule of construction (include initiation dates and completion dates):
Completion within 3 years

III. USES AND RESTRICTIONS

A. Permitted Uses:

Permitted uses and structures:

1. Single family dwellings.

B. Permissible Uses by Exception:

1. Home occupations meeting the performance standards and development criteria set forth in Part 4.

C. Limitations on Permitted or Permissible Uses by Exception None.

D. Permitted Accessory Uses and Structures: See §656.403.

IV. STATEMENTS

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

The PUD limits the number of unites which are possible under a conventional zoning.

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 by a fee title owner.

V. DESIGN GUIDELINES AND CRITERIA

Generally, the site shall be developed in accordance with the current RLD-90 standards and outline except where standard and criteria differ from the following which shall apply.

A. Lot Requirements for Single-family:

- (1) *Minimum lot area:* 9,900 sq. ft.
- (2) *Minimum lot width:* 90 ft.
- (3) *Maximum lot coverage:* 45 percent
- (4) *Minimum front yard:* 20 feet

- (5) *Minimum side yard:* 5 feet
- (6) *Minimum rear yard:* 10 feet
- (7) *Maximum height of structures:* 35 feet

B. Ingress, Egress and Circulation:

(1) *Parking Requirements.* The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code.

(2) *Vehicular Access.*

a. Vehicular access to the Property shall be by way of County Dock Road and Loretto Road. The final location of all access points is subject to the review and approval of the City's Traffic Engineer. The access points are located to divide ingress and egress between the two points. The County Dock road access provides landscape buffers and setbacks, so as to comply with §654.114.

b. Within the Property, internal access shall be provided by reciprocal easements for ingress and egress among the driveways of the various parcels of the Property, if ownership or occupancy of the Property is subdivided among more than one person or entity.

(3) *Pedestrian Access.*

a. Pedestrian access shall be provided by sidewalks installed in accordance with the 2030 Comprehensive Plan.

C. Landscaping:

The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code.

D. Recreation and Open Space:

The subdivision is designed for less than 25 lots. Pursuant to §656.420(c), subdivisions of less than 25 lots are not required to have a recreation area.

E. Utilities

Water will be provided by JEA.
Sanitary sewer will be provided by JEA.
Electric will be provided by JEA.

F. Wetlands

Wetlands will be permitted according to local, state and federal requirements.

G. Signage

One double faced monument sign or two single faced monument signs not to exceed 24 square feet in area and 15 feet in height. Signs may be externally illuminated.

VI. 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.

VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION FOR THIS PROJECT

The proposed project is consistent with the general purpose and intent of the City of Jacksonville 2030 Comprehensive Plan and Land Use Regulations. The proposed project will be consistent with the surrounding developments and:

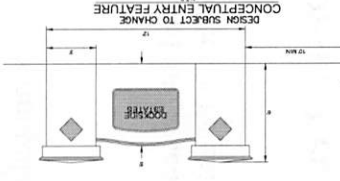
- a. Is more efficient than would be possible through strict application of the Zoning Code;
- b. Is compatible with surrounding land uses and RLD-90 developed parcels;
- c. Will promote the purposes of the City of Jacksonville 2030 Comprehensive Plan; and Allow for development of an infill parcel surrounded by residential uses.

DOCKSIDE ESTATES
HORIZONTAL CONTROL PLAN

DATE: 2/14/2017
 JOB NUMBER: 16-011
 SCALE: 1" = 50'
 SHEET NUMBER: 3

NORTH FLORIDA ENGINEERING SERVICES, INC.
 CERTIFICATION # 26065
 9432 Birmadades Road, Suite 260, Jacksonville, FL 32256
 (904) 721-0871 or (904) 396-5372
 FLS 15339 (06/01/2014) - CONTRACT ENGINEER
 STATE OF FLORIDA
 DIVISION OF PROFESSIONAL REGULATION

- LEGEND**
- BLD. BUILDING RESTRICTION LINE
 - DR. DRAINAGE EASEMENT
 - NVB. VEGETATION NATURAL BUFFER
 - UAE. UNOBSTRUCTED ACCESS EASEMENT
 - UAE. UNOBSTRUCTED UTILITY EASEMENT
 - POE. PRIVATE DRAINAGE EASEMENT
 - PUE. PRIVATE UNOBSTRUCTED DRAINAGE EASEMENT
 - LOAE. UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
 - UNB. UNOBSTRUCTED UPLAND BUFFER (10' MIN. 25' AVERAGE)
 - WIMPACT. WETLAND IMPACT



- REVISED JANUARY 6, 2015
1. PAVEMENT MARKINGS SHOULD BE PLACED AS SHOWN ON THE PLANS AND DETAIL SHEETS.
 2. ANY REQUIRED TEMPORARY MARKINGS MUST BE IN PLACE BEFORE OPENING LANES OF TRAFFIC. PAY TENDS FOR TEMPORARY PAVEMENT MARKINGS ARE TO BE INCLUDED IN THE TABULATION OF QUANTITIES.
 3. THE REMOVE OF EXISTING PAVEMENT MARKINGS WILL CONSIDERED AN INCIDENTAL ITEM WITH NO ADDITIONAL COMPENSATION PROVIDED.
 4. ALL PERMANENT PAVEMENT MARKINGS SHALL BE EXTRUDED THERMOPLASTIC AND MEET CURRENT CITY OF JACKSONVILLE SPECIFICATIONS AND/OR FOOT STANDARDS SPECIFICATIONS.
 5. THERMOPLASTIC PAVEMENT MARKINGS ARE TO BE PLACED NO SOONER THAN 30 CALENDAR DAYS AFTER THE COMPLETION OF THE FINAL PAYMENT LATER.
 6. A BIRMINGHAM REFLECTIVE PAVEMENT MARKER (BPM) AGHESIVE METING CURRENT CITY OF JACKSONVILLE AND/OR FOOT SPECIFICATIONS SHALL BE USED ON ASPHALT ROADWAYS.
 7. THE CONTRACTOR SHALL USE CLASS-B REFLECTIVE PAVEMENT MARKERS AND/OR FOOT STANDARDS SPECIFICATIONS.
 8. SELECTIVE PAVEMENT MAKERS THAT DO NOT CONDUCT WITH PERMANENT CONCRETE SURFACES IMMEDIATELY AFTER THE TEMPORARY PERMANENT STRIPING IS IN PLACE.
 9. PAVEMENT MARKINGS REMOVE:
 - (a) REMOVE ANY HANDS BLAST METHODS SHALL BE USED ON WEATHERED ASPHALT SURFACES.
 - (b) REMOVE ANY HANDS BLAST METHODS SHALL BE USED ON WEATHERED ASPHALT SURFACES.
 - (c) REMOVE ANY HANDS BLAST METHODS SHALL BE USED ON WEATHERED ASPHALT SURFACES. 10. THE CONTRACTOR SHALL CONTACT THE PAVEMENT MARKING INSPECTOR (904) 225-7550 48 HOURS PRIOR TO INSTALLING ANY PAVEMENT MARKINGS ON ANY CITY OF JACKSONVILLE HIGHWAY OR STREET.
 11. IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFICATIONS OF THE CITY OF JACKSONVILLE AND THE SPECIFICATIONS OF THE FDOT, THE CITY OF JACKSONVILLE WILL PREVAIL.

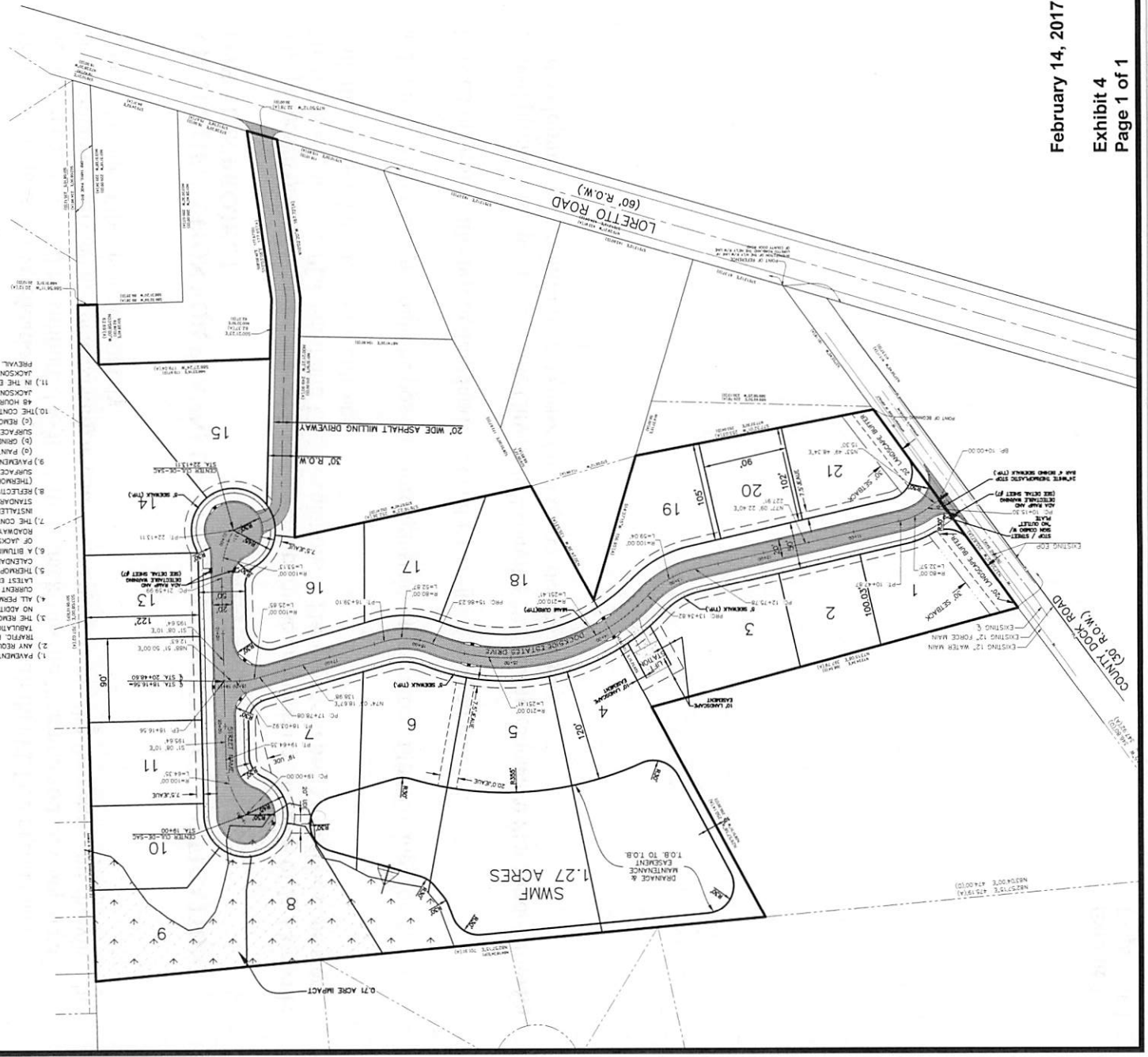
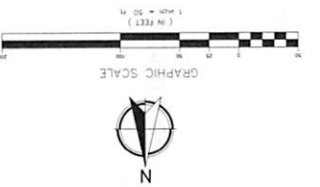


EXHIBIT F

PUD Name

Dockside Estates

Date

Feb 27, 2017

Land Use Table

| | | | |
|--|-------------|---------|---------------|
| Total gross acreage | 9.38 | Acres | 100 % |
| Amount of each different land use by acreage | | | |
| Single family | 7.09 | Acres | 75.5 % |
| Total number of dwelling units | 21 | D.U. | |
| Multiple family | 0 | Acres | 0 % |
| Total number of dwelling units | 0 | D.U. | |
| Commercial | 0 | Acres | 0 % |
| Industrial | 0 | Acres | 0 % |
| Other land use | 0 | Acres | 0 % |
| Active recreation and/or open space | 0 | Acres | 0 % |
| Passive open space, wetlands, pond | 0.83 | Acres | 8.9 % |
| Public and private right-of-way | 1.46 | Acres | 15.6 % |
| Maximum coverage of non-residential buildings and structures | 0 | Sq. Ft. | 0 % |

Prepared by, Record and
Return to:
Tahnya Gary
Gibraltar Title Services
4190 Belfort Road, Suite 350
Jacksonville, Florida 32216

File Number: 10-5468A

10 074449

General Warranty Deed

Made this November 18, 2010 A.D. By **Cynthia P. Tucker, an unremarried widow**, whose post office address is: **3033 Yanlee Lane, Jacksonville, Florida 32223-7240** and **Francis E. Tucker, Jr., a single man**, whose post office address is: **1365 Sheffield Road, St. Johns, Florida 32259-9092**, hereinafter called the grantor, to **Helen J. Simon, an unmarried woman**, whose post office address is: **2629 Loretta Road, Jacksonville, Florida 32223-1318**, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Duval County, Florida**, viz:

**SEE EXHIBIT "A" FOR LEGAL DESCRIPTION ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

Parcel ID Number: **105634-0010**

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

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

And the grantor hereby covenants with said grantee that 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 whomsoever; and that said land is free of all

File Number: 10-5468A

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tahnya Gary
Witness Printed Name TAHNYA GARY

Cynthia P. Tucker (Seal)
Cynthia P. Tucker

Address: 3033 Yanlee Lane, Jacksonville, Florida
32223-7240

Alan Copertino
Witness Printed Name ALAN COPERTINO

Francis E. Tucker, Jr. (Seal)
Francis E. Tucker, Jr.

Address: 1365 Sheffield Road, St. Johns, Florida
32259-9092

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 18th day of November, 2010, by Cynthia P. Tucker, an unmarried widow and Francis E. Tucker, Jr., a single man, who have produced their drivers licenses as identification.

Tahnya Gary
Notary Public
Print Name: TAHNYA GARY

My Commission Expires: _____

Notary Seal



File Number: 10-5468A

EXHIBIT "A" LEGAL DESCRIPTION

A PART OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY, WITH THE NORTHEASTERLY RIGHT OF WAY OF COUNTY DOCK ROAD, AS NOW ESTABLISHED AS A 30 FOOT RIGHT OF WAY; THENCE SOUTH 75°13'12" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD, A DISTANCE OF 97.37 FEET; THENCE NORTH 14°46'48" EAST, A DISTANCE OF 370.04 FEET; THENCE NORTH 29°51'51" WEST ALONG AN OLD FENCE LINE AND ALONG THE EASTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK 526, PAGE 17 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 127.08 FEET; THENCE SOUTH 73°24'34" WEST, A DISTANCE OF 398.54 FEET; THENCE SOUTH 37°55'45" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY DOCK ROAD, A DISTANCE OF 417.57 FEET TO THE POINT OF BEGINNING.

WITH THE EXCEPTIONS THEREFROM:

A PART OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY, WITH THE NORTHEASTERLY RIGHT OF WAY OF COUNTY DOCK ROAD, AS NOW ESTABLISHED AS A 30 FOOT RIGHT OF WAY; THENCE SOUTH 75°13'12" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD, A DISTANCE OF 97.37 FEET TO A POINT; RUN THENCE NORTH 14°46'48" EAST, A DISTANCE OF 154.09 FEET TO A POINT; RUN THENCE SOUTH 89°58'25" WEST, A DISTANCE OF 230.13 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY DOCK ROAD; RUN THENCE SOUTH 37°55'45" EAST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 157.26 FEET TO THE POINT OF BEGINNING.

AND

A PART OF GOVERNMENT LOT 4, SECTION 12, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF LORETTO ROAD, AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY, WITH THE NORTHEASTERLY RIGHT OF WAY OF COUNTY DOCK ROAD, AS NOW ESTABLISHED AS A 30 FOOT RIGHT OF WAY; THENCE NORTH 37°55'45" WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 157.18 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED AND CONTINUING ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 37°55'45" WEST, A DISTANCE OF 4.00 FEET; THENCE DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 77°33'30" EAST, A DISTANCE OF 253.04 FEET TO A POINT IN THE NORTHWESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 5763, PAGE 18 OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY, FLORIDA; THENCE SOUTH 14°39'04" WEST ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 4.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN

NO. 6087-2242
OFFICIAL RECORDS
Warranty Deed

THIS INSTRUMENT WAS PREPARED BY
HARRY KATZ, Jr.
 WITHOUT THE BENEFIT OF
 EXAMINATION OF TITLE
 317 E. TOLSON STREET
 JACKSONVILLE, FLORIDA 32202

THIS INDENTURE, Made this 10th day of February, A.D. 1986 BETWEEN
M. J. SIMON,

of the County of Duval, State of Florida, part y of the first part, and
M. J. SIMON and HELEN J. SIMON, his wife, as Joint Tenants with Right of Survivorship,
 whose post office address is 432 East Monroe, Jacksonville 32202

of the County of Duval, State of Florida, part ies of the second part.
WITNESSETH: That the said part y of the first part, for and in consideration of the sum of
LOVE AND AFFECTION

to him in hand paid by the said part ies of the second part, the receipt whereof is hereby acknow-
 ledged, has granted, bargained and sold to the said part ies of the second part,
 their heirs and assigns forever, the following described land, situate, lying and being in the
 County of Duval, State of Florida, to wit:

Part of Government Lot 4, Section 12, Township 4 South, Range 26 East, more
 particularly described as: Beginning at the intersection of the North line
 of Loretta Road (County Road No. 33) and the East line of said Section 12, which
 is 695 feet North from the Southeast corner of said Section 12; run thence
 North 2 degrees 30 minutes West a distance of 952 feet, more or less, to a
 post; run thence South 84 degrees East 702 feet, more or less, to a post; run
 thence South 28 degrees East a distance of 879.5 feet to a post on the North
 side of Loretta Road; run thence South 73 degrees 26 minutes East and along
 the Northerly right of way line of Loretta Road, 342 feet, more or less, to
 the place of beginning, and being same lands described in Deed Book 1263 page
 497; EXCEPTING therefrom the following: Commencing at the intersection of the
 North line of Loretta Road (County Road No. 33) and the East line of said
 Section 12, which is 695 feet North from the Southeast corner of said
 Section 12; run thence North 73 degrees 26 minutes West along the North line
 of Loretta Road, 21.03 feet to an iron for the point of beginning, run thence
 North 73 degrees 26 minutes West along the North line of Loretta Road a
 distance of 178.97 feet to an iron; run thence North 1 degree 28 minutes 40
 seconds West a distance of 173.68 feet to an iron; run thence North 88 degrees
 31 minutes 20 seconds East, a distance of 170.17 feet to an iron; run thence
 South 1 degree 28 minutes 40 seconds East a distance of 229.09 feet to an iron
 and point of beginning.

ALSO EXCEPTING therefrom lands described in deeds recorded in Official Records
 Volume 2281, page 131, Official Records Volume 2281, page 138, Official
 Records Volume 3289, page 690, and Official Records Volume 3471, page 138,
 public records of Duval County, Florida.

THIS DEED IS GIVEN FOR THE SOLE PURPOSE OF CREATING AN ESTATE BY THE
 ENTIRETIES FOR SURVIVORSHIP PURPOSES.

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

IN WITNESS WHEREOF, the said part y of the first part has hereunto set his hand and
 seal the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

M. J. Simon (SEAL)
 M. J. SIMON
James A. Williams (SEAL)
 (SEAL)
 (SEAL)

STATE OF FLORIDA
 COUNTY OF DUVAL

Before me personally appeared M. J. SIMON

and known to me to be the individual described in and who executed the foregoing instrument, and
 acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 10th day of February

1986 at Jacksonville, FL State aforesaid.

Notary Public in and for the County and State Aforesaid.
 My commission expires: 10/1/87



21 West Church Street
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Chris Favre
North Florida Engineering Services, Inc.
263 River Hills Drive
Jacksonville, Florida, 32216

July 27, 2016

Project Name: Dockside Estates
Availability#: 2016-1181

Dear Mr/Mrs Chris Favre,

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#: 2016-1181
 Request Received On: 7/26/2016
 Availability Response: 7/27/2016
 Prepared by: Mollie Price

Project Information

Name: Dockside Estates
 Type: Single Family
 Requested Flow: 7,000 gpd
 Location: 2 parcels 2629 Loretto Road and 2563 County Dock road
 Parcel ID No.: 105635-0005
 Description: 20 lot single family subdivision

Potable Water Connection

Water Treatment Grid: SOUTH GRID
 Connection Point #1: Existing 12-in water line on the east side of County Dock Rd
 Connection Point #2: NA
 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 12-in forcemain on the west side of County Dock Rd
 Connection Point #2: NA
 Special Conditions: Sewer connection will require to use Plate S-22 of the latest JEA water and wastewater standards. 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. 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.

PAUL M. HARDEN

ATTORNEY AT LAW

SUITE 801

801 RIVERSIDE AVENUE

JACKSONVILLE, FLORIDA 32202

(904) 386-5731

FAX (904) 399-5461

E-mail: paul_harden@bellsouth.net

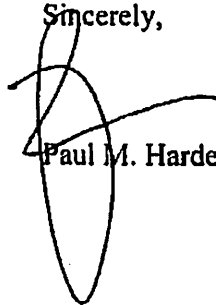
November 21, 2016

Mike Sands
Chief of Development Services
Planning and Development Department
214 N. Hogan St., 2nd Floor
Jacksonville, FL 32202

Dear Mike:

This is a follow up to our meeting regarding access off of County Dock Road. County Dock Road is a substandard roadway; in that 60 feet of right of way is required and approximately 30 +/- exists. Section 654.114 of the Ordinance allows access to subdivisions on substandard roadways if the difference between the existing width and the required width is added to the required setback. Per our meeting, you agreed that if the developer placed a 30 foot setback on the approximately 250 feet of frontage on County Dock Road they could use County Dock Road to access the proposed subdivision. Would you please sign this letter in the space provided to confirm our discussion? Thank you for your attention.

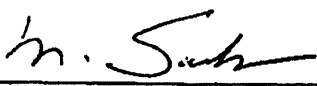
Sincerely,



Paul M. Harden

PMH/jc

I agree with the opinions set forth herein.



Mike Sands, Chief of Development Services
Planning and Development Department