

CURRENT PLANNING DIVISION



March 9, 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.: 2017-95

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

Pursuant to the provisions of Section 30.204 and Section 656.129, Ordinance Code, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

- Recommendation by JPDD: [X] Approve [] Deny
Recommendation by PC to LUZ: [X] Approve [] Deny

PC Commentary: There was no one to speak in opposition and there was little discussion among the Commissioners.

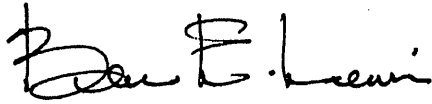
PC Vote: 8-0

Table with 5 columns: Name, Aye, Nay, Abstain, Absent. Rows include Daniel Blanchard, Chair; Abel Harding, Vice Chair; Nicole Padgett, Secretary; Marshall Adkison; Ben Davis; Chris Hagan; Joshua Garrison; Dawn Motes.

PLANNING & DEVELOPMENT DEPARTMENT

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

Sincerely,

A handwritten signature in black ink that reads "Bruce E. Lewis". The signature is written in a cursive style with a large initial "B" and "L".

Bruce E. Lewis, City Planner Supervisor
Current Planning Division

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2017-095

MARCH 9, 2017

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning **Ordinance 2017-095**.

Locations: 742 Dellwood Avenue; at the northeast intersection of Dellwood Avenue and Margaret Street

Real Estate Numbers: 090473-0010

Current Zoning District: Commercial Community General-1 (CCG-1)

Proposed Zoning District: Commercial Residential Office (CRO)

Current Land Use Category: Community General Commercial (CGC)

Planning District: Urban Core, 1

Planning Commissioner: Abel Harding

City Council District: The Honorable Jim Love, District 14

Agent/Owner: Paul and Linda Bremer
1650 Margaret Street #305
Jacksonville, FL 32204

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Rezoning Ordinance **2017-095** seeks to rezone 0.17 acres of land from the Commercial Community General-1 (CCG-1) Zoning District to the Commercial Residential Office (CRO) Zoning District. The site is within the CGC functional land use category as defined by the Future Land Use Map series (FLUMs) contained in the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The property is within the Riverside Avondale Zoning Overlay and contains a contributing structure within the residential character area. The proposed change in zoning district would allow for a live/work use and be more compatible with the development in the surrounding area. The property is developed with a 3,340 square foot commercial/office building built in 1910. The request is a conventional rezoning from CCG-1 to CRO. The property and existing building on site will continue its current use as mixed use with residential and office components. The property owner is seeking a rezoning to CRO to protect the neighborhood from more intensive uses that could be allowed in the CCG-1 category.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2030 Comprehensive Plan, the Planning and Development Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2030 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

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

Yes. The Planning and Development Department finds that the subject property is located in the Community general Commercial (CGC) functional land use category as defined by the Future Land Use Map series (FLUMs) contained within the Future Land Use Element (FLUE) adopted as part of the 2030 Comprehensive Plan. The rezoning proposes limited commercial, office and residential uses within the building which is allowed in the CGC land use category. Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code. A description of the category is noted below.

The Community General Commercial (CGC) functional land use category is intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled.

Compatibility with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following: A scale transition as defined and illustrated in this element. When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible. Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

The uses provided herein shall be applicable to all CGC sites:

Principal uses: Commercial retail sales and service establishments including auto sales; Restaurants; Hotels and motels; Offices, Business and Professional Offices including veterinary offices; Financial institutions; Multi-family dwellings; Live/Work Units; Commercial recreational and entertainment facilities; Auto repair and sales, mobile home/motor home rental and sales, boat storage and sales; Off street parking lots and garages; Filling stations; and Uses associated with and developed as an integral component of TOD. Residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Therefore, the proposed rezoning is consistent with the FLUMs adopted as part of the 2030 Comprehensive Plan pursuant to Chapter 650 Comprehensive planning for future development of the Ordinance Code.

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

Yes. The proposed zoning application has been reviewed in relation to and is consistent with the following goals, objectives, polices or text of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan:

FLUE Objective 1.1 Ensure that the type, rate and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages the proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

FLUE Policy 1.1.11 Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development (TOD), as described in this element.

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

FLUE Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

FLUE Policy 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

FLUE Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

FLUE Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

FLUE Policy 3.2.4 The City shall permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations.

FLUE Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

FLUE Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Historic Preservation Element

Objective 1.4 The City of Jacksonville shall establish and improve property values, and thus the tax base of local landmarks and local historic districts by encouraging property owners to maintain and improve buildings, grounds, streetscape and vistas and encouraging settlement and revitalization of established neighborhoods.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application has been evaluated for consistency or inconsistency with the following issues:

Historic District

The project site is located within the boundaries of the Riverside-Avondale Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Historic Preservation Commission and their staff before proceeding.

Historic Preservation Element

Policy 1.1.3 The City shall continue to submit for review by the Jacksonville Historic Preservation Commission all plans that will physically alter the appearance of a designated site, property, or historic district.

Urban Core Vision Plan

The subject property is located within the boundaries of the Urban Core Vision Plan. The plan states the high percentage of vacant land is a telltale sign of the fact that the Urban Core has regressed in residential population and commercial uses over the last 40 years, but it also represents tremendous opportunity for future growth. The low percentages of commercial and recreation uses are indicative of the fact that Urban Core residents lack proximate access to commercial goods and services and to recreational amenities that are essential to a high quality of life. Sub-principle 2.3 is to redevelop the major road corridors with neighborhood retail and services. One of the action items to achieve the sub-principle is to promote neighborhood retail through zoning changes and economic incentives. Although the proposed amendment site is not located on a major corridor identified in the Vision Plan, it does achieve the goal to promote neighborhood retail and provide commercial goods and services to improve the resident's quality of life.

This application for rezoning allows for the re-use of a bypassed parcel of commercial land within the Residential Character Area of the Riverside Avondale Zoning Overlay to be used to serve the community, and surrounding residential areas based on its original and historic use. The property owner is seeking a rezoning to CRO to protect the neighborhood from more intensive uses that could be allowed in the CCG-1 category.

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

No. It is the opinion of the Planning Department that the proposed rezoning would not conflict with the land development regulations of the city. The site has been used for a mix of uses and commercial activities since the current 3,340 square foot structure's construction in 1910. The previous use as a bar dates back at least to the 1980s, and existed as a legal conforming use since the adoption of the current zoning code. This rezoning would allow the owners to provide a mix of uses allowed per the CRO zoning designation to continue to serve the residents in the area and the CRO Zoning District would limit the type and intensity of uses that would be allowed on this property to those that are compatible with the surrounding neighborhood.

SURROUNDING LAND USE AND ZONING

The subject property is located on the northeast side of the Dellwood Avenue and Margaret Street intersection, just west of Interstate 95 in an area that contains a healthcare use, church, offices and residential uses. The surrounding uses, land use category and zoning are as follows:

<i>Adjacent Property</i>	<i>Land Use Category</i>	<i>Zoning District</i>	<i>Current Use(s)</i>
North	CGC	CCG-1	Church
East	CGC	CCG-1	Five Points Healthcare facility
South	CGC	CCG-1	Medical/office uses
West	CGC	CCG-1	Office/Multi-family and single-family residential uses

The proposed rezoning request is seeking to allow for commercial redevelopment/re-use consistent with the CGC land use category, and is consistent with the surrounding Zoning Districts given its location and historical uses since 1910.

Pursuant to 656.399.13, the following additional criteria shall be considered by the Planning and Development Department, the Local Planning Agency, and the City Council when evaluating any land use or zoning application within the Riverside/Avondale Zoning Overlay District:

(a) Whether the proposed rezoning is consistent with the Riverside/Avondale Zoning Overlay District and the historic district regulations;

The proposed rezoning is consistent with the intent of the Overlay. The parcel is located within the Residential Character Area of the Overlay, and has contained a mix of uses since approximately 1910. The rezoning and subsequent future development will not result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees, and will not have a negative effect on any contributing structures within the Riverside Avondale historic district.

(b) Whether the rezoning will negatively affect or alter the character of the character area or corridor;

The proposed rezoning maintains the separation of uses and essential historic character of the Residential Character Area. This application for rezoning allows for the re-use of a bypassed parcel of commercial land within the Residential Character Area of the Riverside Avondale Zoning Overlay to be used to serve the community, and surrounding residential areas based on its original and historic use. The property owner is seeking a rezoning to CRO to protect the neighborhood from more intensive uses that could be allowed in the CCG-1 category. Approval of this rezoning will not alter the essential character of the area or the corridor itself.

(c) Whether the rezoning and subsequent future development would result in the destruction of natural resources such as wetlands, protected trees or exceptional specimen trees;

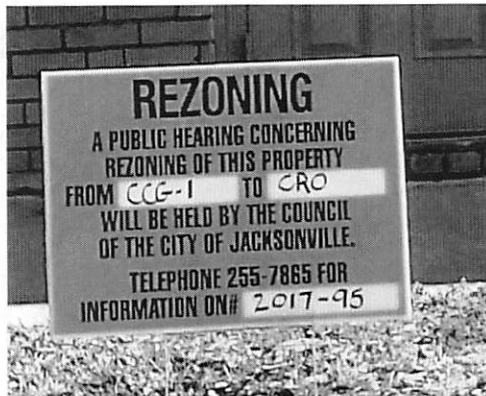
The request will not impact any natural resources, protected trees, or exceptional specimen trees.

(d) Whether the rezoning would have a negative effect on any contributing structures within the Riverside Avondale historic district, historic landmark or landmark site.

The proposed rezoning will not have a negative effect on any contributing structure located within the Overlay or historic district boundaries as evidenced throughout the report. The approval will minimize effects of the development of this site on existing contributing structures in the area.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on February 23, 2017, the required Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning 2017-095 be **APPROVED**.



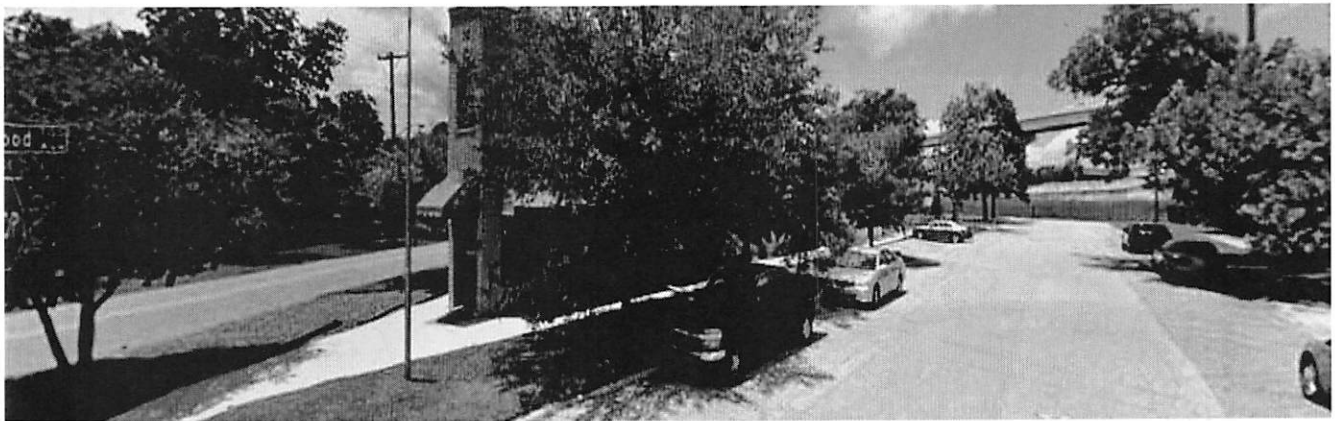
Aerial view of the subject site facing north



The subject site facing north from the Dellwood Ave./Margaret St. intersection



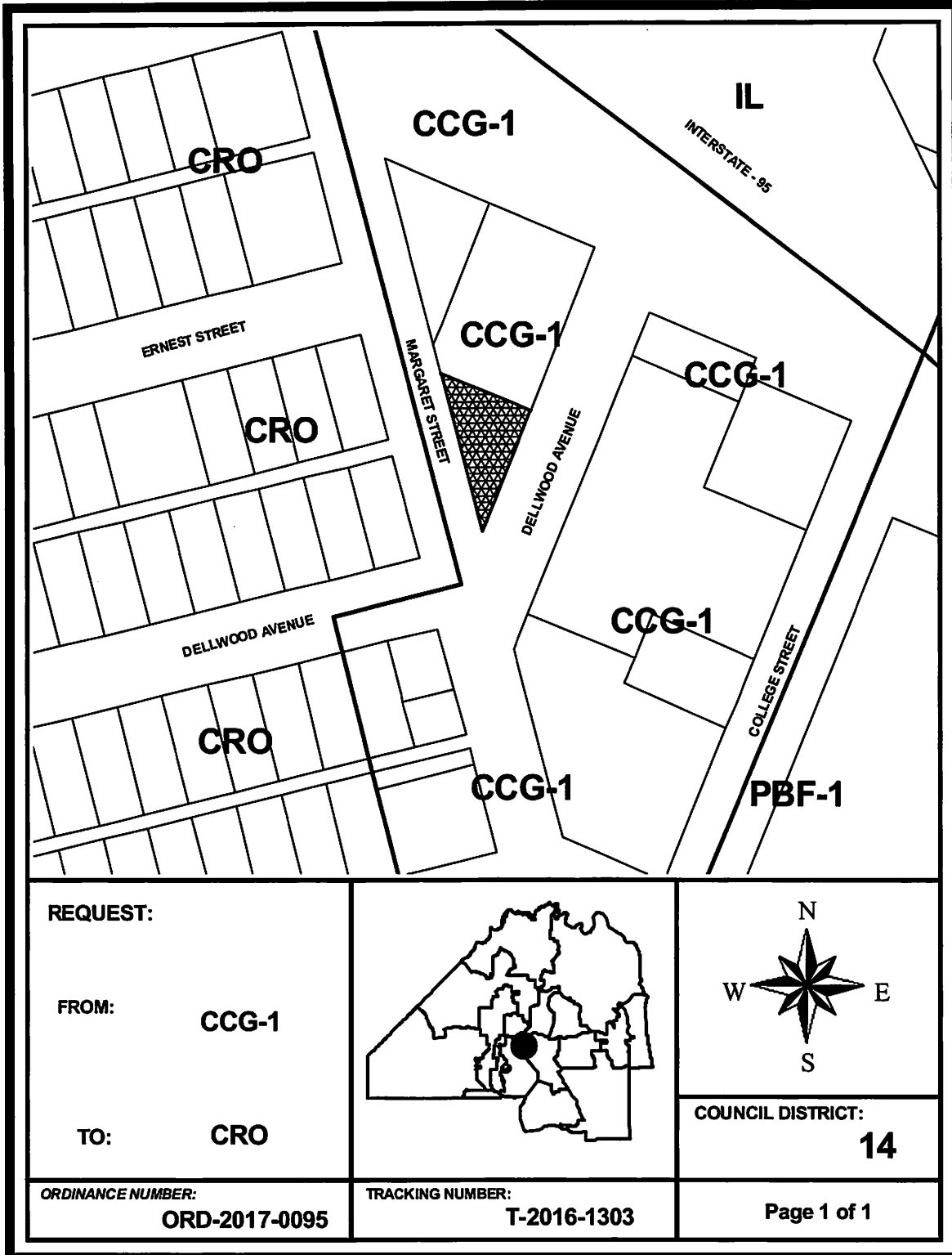
The subject property facing northwest from Dellwood Ave.



The subject property facing northwest from Dellwood Ave.



The subject property on the left facing south along Margaret St.



Application For Rezoning To Conventional Zoning District

Planning and Development Department Info

Ordinance # 2017-0095 Staff Sign-Off/Date AH / 01/11/2017

Filing Date 02/14/2017 Number of Signs to Post 2

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 RIVERSIDE AVONDALE PRESERVATION

Neighborhood Action Plan/Corridor Study

Application Info

Tracking # 1303

Application Status PENDING

Date Started 11/18/2016

Date Submitted 11/18/2016

General Information On Applicant

Last Name	First Name	Middle Name
BREMER	PAUL	W
Company Name		
Mailing Address		
1650-302 MARGARET STREET PMB #305		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
9045712667	9047300655	PAUL@BREMER.NET

General Information On Owner(s)

Check to fill first Owner with Applicant Info

Last Name	First Name	Middle Name
BREMER	PAUL	W
Company/Trust Name		
Mailing Address		
1650-302 MARGARET STREET PMB #305		
City	State	Zip Code
JACKSONVILLE	FL	32204
Phone	Fax	Email
9045712667	9047300655	PAUL@BREMER.NET

Last Name	First Name	Middle Name
BREMER	LINDA	MARKGRAF
Company/Trust Name		
Mailing Address		
1650-302 MARGARET ST. PMB #305		

City JACKSONVILLE	State FL	Zip Code 32204
Phone 9044039064	Fax 	Email LINDA@BREMER.NET

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	090473 0010	14	1	CCG-1	CRO

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

Existing Land Use Category

Land Use Category Proposed?

If Yes, State Land Use Application #

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

Justification For Rezoning Application

PROPERTY IS IN A RESIDENTIAL CHARACTER AREA. PREVIOUS USE AS A BAR/NIGHTCLUB WAS DETRIMENTAL TO THE NEIGHBORHOOD. SUBJECT BUILDINGS ARE NOW MIXED USE, RESIDENTIAL, AND OFFICES. BUILDING IS A CONTRIBUTING STRUCTURE IN THE RIVERSIDE/AVONDALE HISTORIC DISTRICT. DOWN ZONING WILL HELP PROTECT THE NEIGHBORHOOD INCLUDING THE ADJACENT CHURCHES AND HEALTHCARE FACILITY.

Location Of Property

General Location

House #	Street Name, Type and Direction	Zip Code
742	DELLWOOD AV	32204

Between Streets

and

Required Attachments For Formal, Complete application

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

- Exhibit 1** A very clear, accurate and legible legal description of the property on the form provided with application package (Exhibit 1). The legal description (which may be either lot and block or metes and bounds) should not be a faint or distorted copy that is difficult to read or duplicate.
- Exhibit A** Property Ownership Affidavit - Notarized Letter(s).
- Exhibit B** Agent Authorization - Notarized letter(s) designating the agent.

Supplemental Information

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

- One copy of the Deeds to indicate proof of property ownership.

Public Hearings And Posting Of Signs

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

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

Application Certification

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

- Agreed to and submitted

Filing Fee Information

- 1) Rezoning Application's General Base Fee:** \$2,000.00
2) Plus Cost Per Acre or Portion Thereof
 0.17 Acres @ \$10.00 /acre: \$10.00
3) Plus Notification Costs Per Addressee
 36 Notifications @ \$7.00 /each: \$252.00
4) Total Rezoning Application Cost: \$2,262.00

NOTE: Advertising Costs To Be Billed to Owner/Agent

EXHIBIT A - Property Ownership Affidavit

Date: Nov 18, 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:

742 Dellwood Ave

To Whom it May Concern:

I Linda M. Bremer hereby certify that I am the Owner of the property described in Exhibit 1 in connection with filing application(s) for rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

Print Corporate Name:

By Linda Bremer
Print Name: Linda Bremer

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 18th day of November 2016, by Linda Bremer, who is personally known to me or who has produced Florida Drivers License as identification and who took an oath.

Cassie Faye Walker
(Signature of NOTARY PUBLIC)

Cassie Faye Walker
(Printed name of NOTARY PUBLIC)

State of Florida at Large.

My commission expires: 09/07/2020



EXHIBIT A - Property Ownership Affidavit

Date: Nov 18, 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:

742 Dellwood Ave

To Whom it May Concern:

I Paul W. Bremer hereby certify that I am the Owner of the Property described in Exhibit 1 in connection with filing application(s) for rezoning submitted to the Jacksonville Planning and Development Department.

If Owner is Individual:

If Owner is Corporate Entity:*

By Paul W. Bremer
Print Name: PAUL W. BREMER

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.

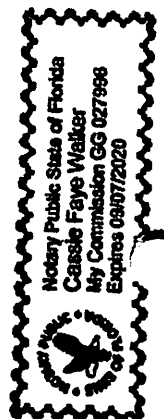
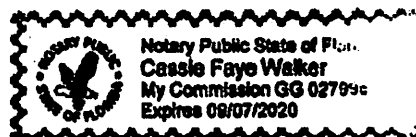
STATE OF FLORIDA
COUNTY OF DUVAL

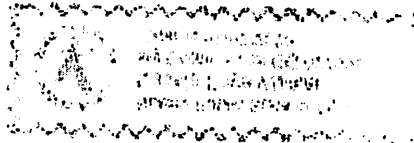
Sworn to and subscribed and acknowledged before me this 18th day of November 2016, by Paul Bremer, who is personally known to me or who has produced Florida Driver's License as identification and who took an oath.

Cassie Faye Walker
(Signature of NOTARY PUBLIC)

Cassie Faye Walker
(Printed name of NOTARY PUBLIC)

State of Florida at Large.
My commission expires: 09/07/2020





No

AGENT

Doc# 20044134283
Book: 11771
Pages: 414 - 416
Filed & Recorded
04/26/2004 02:25:46 PM
JIM FULLER
CLERK CIRCUIT COURT
DUVAL COUNTY
RECORDING \$ 13.00
FRUST FUND \$ 2.00
DEED DOC STAMP \$ 848.00

Prepared by:
Sandra Esquierdo, an employee of
Sheffield & Boatright Title Services, LLC
4209 Baymeadows Road, Suite 4
Jacksonville, Florida 32217
904-733-7900

File Number: 2004-403

RECORD AND RETURN TO:

Paul W. Bremer and Linda M. Bremer
4550 St. Augustine Road
Jacksonville, FL 32207

For official use by Clerk's office only

State of Florida)

SPECIAL WARRANTY DEED

(Corporate Seller)

County of Duval)

THIS INDENTURE, made on March 19, 2004, between B/D Sales, Inc., a dissolved Florida corporation**, whose mailing address is: 765 Margaret Street, Jacksonville, FL 32204, party of the first part, and Paul W. Bremer and Linda M. Bremer, husband and wife, whose mailing address is: 4550 St. Augustine Road, Jacksonville, FL 32207, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

*Lot 3 and the South 1/2 feet of Lot 2, Block 36 of RIVERSIDE
SUBDIVISION, according to the Plat thereof as recorded in Plat Book
14, Page(s) 109, of the Current Public Records of Duval County,
Florida. SEE ATTACHED EXHIBIT "A"*

Parcel Identification Number: 090473-0010

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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 party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it 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 the party of the first part.

**Transfer of property is appropriate to wind up and liquidate the business and affairs of B/D Sales, Incorporated. Sec. 607.1405 (1), F.S.

462321

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on March 19, 2004.

Signed, sealed and delivered in the presence of these witnesses:

Witness #1 signature
Print Name: SANDRA ESQUERDO

Witness #2 signature
Print Name: J. HOWARD SHEFFIELD

B/D Sales, Inc.

By: F. Osborn Bryant, Jr., President

(Corporate Seal)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on March 19, 2004 by F. Osborn Bryant, Jr., as President of and on behalf of B/D Sales, Inc. who is personally known to me or who has produced a valid driver's license as identification.

NOTARY PUBLIC
J. HOWARD SHEFFIELD

Notary Print Name
My Commission Expires:

J Howard Sheffield
My Commission DD143167
Expires September 30, 2006

Exhibit "A"

Lot 3 and the South 2 feet of Lot 2, Block 36 of RIVERSIDE SUBDIVISION, according to the Plat thereof as recorded in Plat Book 1, Page(s) 109, of the Former Public Records of Duval County, Florida, being the same lands as intended to have been described in Official Records Volume 4470, Page 549 of the current public records of said county.

File Number: 2004-403

Legal Description with Non Homestead
Closer's Choice



Paul W. Bremer
Paul W. Bremer
1650-302 Margaret St
Jacksonville, Florida, 32204

December 02, 2016

Project Name: Cozy Corner rezoning
Availability#: 2016-1888

Dear Mr/Mrs Paul W. Bremer,

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) 904-6655-7710



21 West Church Street
 Jacksonville, Florida 32202-3139

ELECTRIC WATER SEWER RECLAIMED

Availability#: 2016-1888
 Request Received On: 12/1/2016
 Availability Response: 12/2/2016
 Prepared by: Mollie Price

Project Information

Name: Cozy Corner rezoning
 Type: OTHER
 Requested Flow: 440 gpd
 Location: 742 Dellwood Ave corner of Dellwood Ave and Margaret St.
 Parcel ID No.: 090473-0010
 Description: Re-zoning from CCG-1 to CRO. Property already serviced by JEA

Potable Water Connection

Water Treatment Grid: NORTH GRID
 Connection Point #1: Existing water connection can be used
 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. Existing connection can be used if large enough to meet needs of development.

Sewer Connection

Sewer Treatment Plant: BUCKMAN
 Connection Point #1: Existing sanitary sewer connection can be used
 Connection Point #2: NA
 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. Existing connection can be used if large enough to meet needs of development. Future sewer capacity depends on the future flow.

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.